

APPLICATION FOR
ZONING DISTRICTS
CONDITIONAL USE DISTRICTS
CONDITIONAL USE PERMITS

Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312

Tel: 919/542-8204
Fax: 919/542-2698
Email: angela.birchett@ncmail.net

(1) Applicant Information:

Name: Andrea Snyder
Address: 104 Harrison Ct
Pittsboro, NC 27312
Phone No: (h) (919) 533-3291
(w) (919) 918-7776
(m) (919) 259-1032
Email: ASnyder71@hotmail.com

(2) Landowner Information (as shown on deed)

Name: Atticus Dev. Group INC.
Address: 1608 Edgewood Rd.
Chapel Hill, NC 27517
Phone No: (h) (919) 960-2620
(w) _____
(m) _____
Email: _____

(3) Property Identification:

911 Address: 587 Old Fannington Rd.
S.R. Name: Old Fannington Rd.
S.R. Number: 1726
Township: # 2
Acreage: 1.137
Flood map #: 3710-9796-00J (7-13-2005)
Flood Zone: X
PARCEL#: 82736
P.I.N #: 9745-76-3734
Deed Book: 1302 Page: 686 Yr: _____
Plat Book: 27 Page: 7
Current Zoning District: COUNTY RA-40
Watershed District: WS-IV-PA

(4) Requested Zoning District, Conditional Use District, OR Conditional Use Permit:

RA-40 TO CU-B-1 (Beauty Salon)

(5) Directions to property:

15-501 TO MT. CARMEL TO OLD FANNINGTON RD.

(6) Attach the following, if requesting a zoning map amendment:

- List of names and addresses or current adjoining property owners (see Adjacent Landowners form)
- Written legal description *Survey?*
- Map of the property at a scale of not less than 1 inch equals 200 feet
- Explanation of request addressing applicable portions of Section 17.3B of the Chatham County Zoning Ordinance

(7) Attach Submission Materials Checklist Information (see Submission Materials Checklist form)

I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

Signature Date

The owner must sign the following if someone other than the owner is making the application.

I hereby certify that _____ is an authorized agent for said property and is permitted by me to file this application.

Signature Date

This CUD request is in response to and consistent with finding #4 in the Land Use and Development Plan of Chatham County.

Finding #4 The requested permit will be consistent with the objectives of the Land Conservation and Development plan in the following ways: **“Balanced growth”** would be ensured due to specific location of the proposed beauty salon being within ¼ mile from other service related commercial centers in and around the Governors village area on Mt.Carmel Ch. Rd., ie: Food lion grocery, mailing center, restaurants, nail salon, and cleaners to name a few. This type of service is not included among the services mentioned and would serve a valuable need for the many neighboring communities. The existing structure would remain essentially the same , with changes being made to the exterior as per request by the Chatham County Appearance commission. These changes would be in keeping with the **“village character”** of the nearby community. The structure would suite the idea of a commercial endeavour being **“designed appropriately for its setting”** as well as being situated **“off of a main thoroughfare and along a side road”** but close to other business activity. A business of this kind located in this specific setting is most definatley deemed a **“highly suitable business for its location”** it may even be keeping with the idea of **“small cross roads commercial business in a form that supports rural character”**. I believe this project would also be in keeping with the opposition of the **“strip commercial setting”** currently the option for this type of business. Currently there are fewer than 3 businesses of this type within a 3 mile radius and thousands of residents within that same parameter. Potential clients would only have to travel very short distances to reach us and convenience is key to the success of any small business. A salon in this location and of this kind would **“support Pittsboro”** where it is stated **“a range of homes, shops and business is encouraged”**. The use of this particular location will in no way have an adverse affect on the water, sewer, flood or watershed protection ordinances found in the Land Use and Development plans of the county, as the use of the existing structure will in no way change the topography or landscape of the property. The use of water and sewer will not exceed that of normal residential usage range. The lot size is small in keeping with the proposed future development plans of the county. All in all I believe that adding a highly valuable service as this to the community will not only ensure the contentment and prosperity to those Chatham county residents closely involved, it will also be a **“net long term asset to the community at large”**.

FILED
CHATHAM COUNTY
REBA G THOMAS
REGISTER OF DEEDS

FILED Jun 10, 2005
AT 03:50:33 pm
BOOK 01184
START PAGE 0332
END PAGE 0333
INSTRUMENT # 07561

Chatham County 06-10-2005
NORTH CAROLINA
Real Estate
Excise Tax \$660.00

BOOK 1164 PAGE 332

Excise Tax \$660.00

This deed was prepared by Bradshaw & Robinson, LLP, P. O. Box 607, Pittsboro, NC 27312
Return to Grantor
T-066

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of May, 2005, by and between

GRANTOR:

BB ENDEAVORS, LLC,
a North Carolina limited liability company

and

GRANTEE:

MATTHEWS WAGNER ENTERPRISES, LLC,
a North Carolina limited liability company
205 Severin Street
Chapel Hill, North Carolina 27516

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Williams Township, Chatham County, North Carolina and more particularly described as follows:

Tract No. 1: All that certain lot or tract of land, lying and being in Williams Township, Chatham County, North Carolina, according to plat of J. Ralph Weaver, Registered Surveyor, dated March 15, 1967, entitled "Property of Charles E. Harris" and being more particularly described as BEGINNING at an iron stake in the southeast corner of C. L. Lindsey's land and the western margin of the Fearrington Road; running thence with the southern margin of C. L. Lindsey, North 83° West 369 feet to an iron stake; thence a new line, South 32° West 396 feet to an iron stake in the northern line of Horton, (once W. A. Cheek); running thence with said line, South 51° 30' East 270 feet to an iron stake in the western margin of Fearrington Road; running thence with the said margin of Fearrington Road, North 38° 30' East 610 feet to an iron stake, the point and place of BEGINNING.

Tract No. 2: All of Tract No. 4 containing 0.184 acres, as more particularly described upon plat entitled "Property of James Brack Horton Heirs," Williams Township, Chatham County, North Carolina, dated May 23, 1978, by William G. Joyner, R.L.S., which plat is recorded in Plat Book 23, Page 99, Chatham County Registry.

The property was acquired by Grantor by instrument recorded in Book 759, Page 654, Chatham County Registry.

Chatham County Map



PIN	9796-44-1957.000	Property Rec Card	
Parcel Number(AKPAR)	82736	Feature	PARCEL
Tax Year	2007	Township	13
Fire District	107	OwnerID	1288707
Deed Name	ATTICUS DEVELOPMENT GROUP INC	Deed Book	1290
Deed Page	0183	Deed Year	2006
Plat Book	2005	Plat Page	0224
Legal Descrp	LOT 3	Land FMV	50002
Improvement FMV	0	Deeded Acres	1.14
Physical Address	587 OLD FARRINGTON RD	PIN Map	9796
PIN Submap	00	PIN Map Block	44
PIN Parcel	1957	PIN Subparcel	
Billing Name	ATTICUS DEVELOPMENT GROUP INC	Billing Name2	
Billing Name3		Billing Address	1608 EDGEWOOD DR
Billing Address2		Billing Address3	
Billing Address4		Billing City	CHAPEL HILL
Billing State	NC	Billing Zip	27517
Watershed	WS-IV PA	Census Tract	020700


Disclaimer: This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and the mapping companies assume no legal responsibilities for the information contained on this map.

Map Scale
1 inch = 313 feet
Grid based on the North
Carolina State Plane Coordinate
System, 1983 North American
Datum.



see
CUP
APP.

4) Storm Water Runoff > . **<Required>** . Detail the methods and various structures that will be used to control storm water runoff. This information will detail all points of off site discharge with design techniques used and projected impact on neighboring properties.

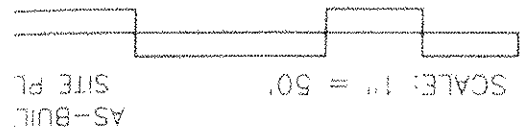
Name of Applicant: Andrea Snyder
Signature: 

Adjacent Landowners (property owners across a public or private road, easement, or waterway are considered adjacent landowners)

Legal notices are mailed to these owners, please type or write neatly.

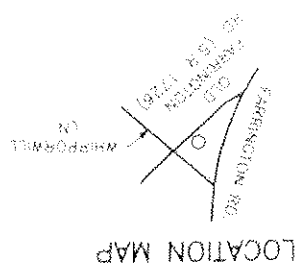
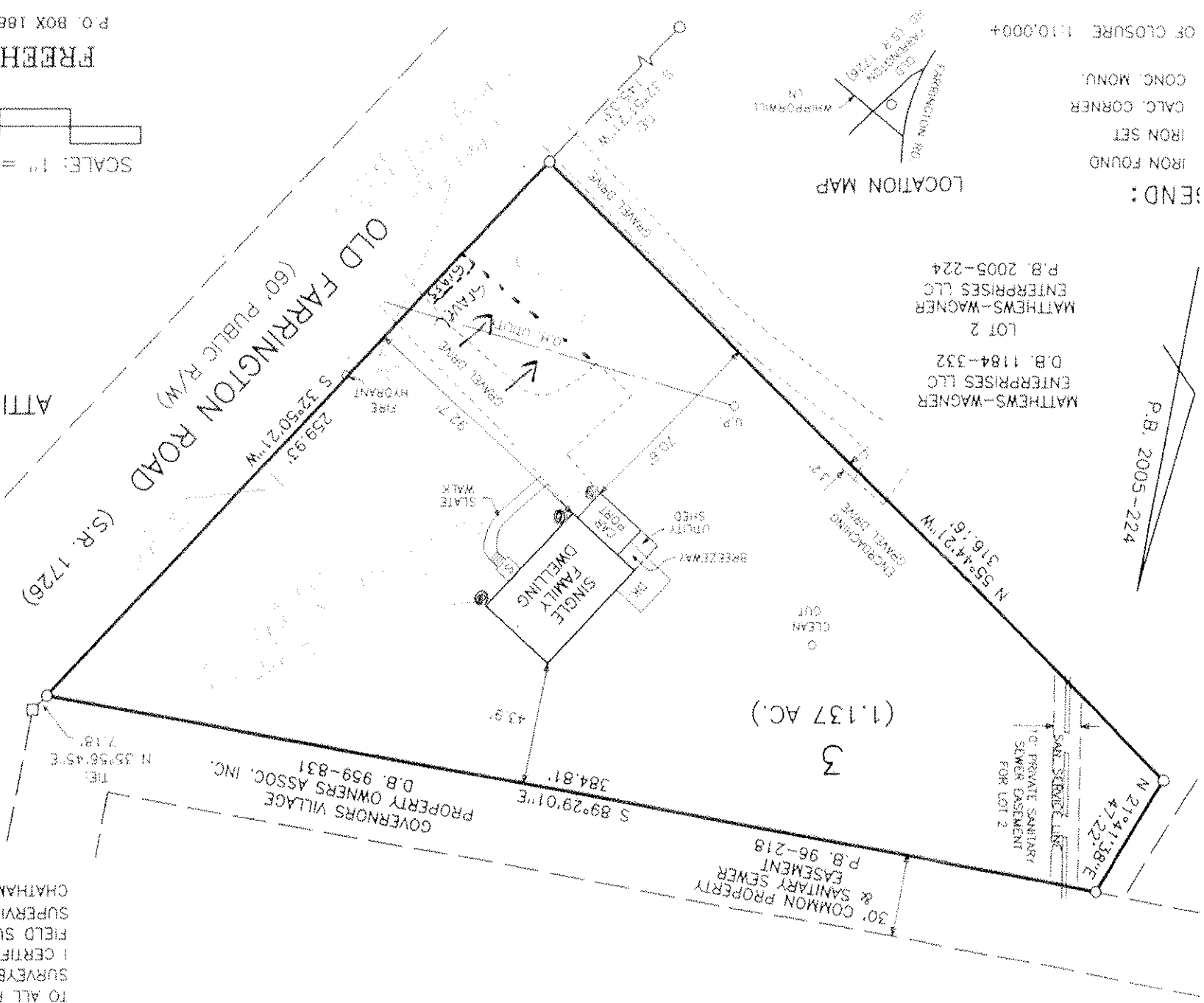
- (1) Michael & Denise J. Bowling
10034 Ward Dr.
Chapel Hill, NC 27516
- (2) James & Theresa Vanderford
469 Summerwalk Circle
Chapel Hill, NC 27514
- (3) Charles Etux & Marc Sprague
2180 N. Greenway Rd.
River Hills, WI 53217
- (4) Paul G. Carr
1208 College Place
Raleigh, NC 27605-1803
- (5) Scott A. Galvin & Ceia Etux
1026 Ward
Chapel Hill, NC 27517
- (6) Karen L. & Michael E. Miller
1061 S.W. Blue Stem Way
Stuart, FL 34997
- (7) M/I Homes of Raleigh, LLC
1500 Sunday Dr. Suite 115
Raleigh, NC 27607
- (8) M/I Homes of Raleigh, LLC
1500 Sunday Dr. Suite 115
Raleigh, NC 27607
- (9) Royal Oaks Building Group, LLC
120 Trinity Rd. Suite 102
Raleigh, NC 27607
- (10) Moments/Waagner Enterprises
205 Sevens St
Chapel Hill, NC 27516
- (11) Lester K. Porter Jr. & Gloria Rhodes, Etux.
998 Whisperwill Lane
Chapel Hill, NC 27514-7542
- (12) Governors Village Property Owners
Tallis Management Group, Inc.
P.O. Box 9940
Raleigh, NC 27624
- (13) _____
- (14) _____
- (15) _____
- (16) _____
- (17) _____
- (18) _____
- (19) _____
- (20) _____
- (21) _____
- (22) _____
- (23) _____
- (24) _____
- (25) _____
- (26) _____
- (2) _____

FREEHOLD LAND SURVY



AS-BUILT SURVEY
 ATTICUS DEVELOPMENT
 587 OLD FARRINGTON ROAD
 LOT 3
 MATTHEWS-WAGNER ENTERPRISE
 WILLIAMS TWP., NORTH CA
 AS-BUILT SURVEY PROPERTY

TO ALL PARTIES INTERESTED IN TITLE SURVEYED:
 I CERTIFY THAT THIS MAP WAS DRAWN UNDER FIELD SURVEY PERFORMED UNDER SUPERVISION (REFERENCE OF RECORD CHATHAM COUNTY REGISTRY).



MATTHEWS-WAGNER ENTERPRISES LLC
 D.B. 1184-332
 LOT 2
 MATTHEWS-WAGNER ENTERPRISES LLC
 P.B. 2005-224

P.B. 2005-224

SEND:
 IRON FOUND
 IRON SET
 CALC. CORNER
 CONC. MONU.
 OF CLOSURE 1:10,000+

COMMON PROPERTY & SANITARY SEWER EASEMENT
 P.B. 96-218
 30' COMMON PROPERTY & SANITARY SEWER EASEMENT
 P.B. 96-218
 GOVERNORS VILLAGE PROPERTY OWNERS ASSOC. INC.
 D.B. 959-831
 (1.137 AC.)
 3
 N 27°41'38\"/>

AFTER

Lighting For Parking/Drive area
5000-6000'S 110' Model Trans. (120 W)
Lighting

ADDED
GRAVEL
→

ILLUMINATED
Solar
lights

← Sign



589 Old Farrington Rd.

Andrea Snyder

Before



587 Old Farrington Rd.

Andrea Snyder