



JERRY TURNER & ASSOCIATES, INC.

Landscape Architecture Land Planning Environmental Design

Principals:

Jerry M. Turner, FASLA, AICP

William B. Hood, ASLA

Lynda P. Harris, ASLA

905 Jones Franklin Road

Raleigh, North Carolina 27606

April 8, 2008

Ms. Angela Birchett
Zoning Administrator
Planning Department, Chatham County
P.O. Box 54
Pittsboro, North Carolina 27312

RE: Amendment to Conditional Use Permit

Dear Angela:

With this letter, we are requesting an amendment to the Conditional Use Permit that was granted to Blake and Associates and approved by the Chatham County Board of Commissioners on October 16, 2006 for property zoned CU-B-1. The property is located approximately 11 miles North of Pittsboro off US 15-501 N at the corner of 15-501 and Polks Landing Road. Specifically we want to amend condition # 13. It states "the first building permit shall be issued within 24 months from the date of this permit's approval or the expiration of the appeal period or any court decision, whichever is later or this permit will automatically expire and become void. The request is for a two-year extension. The new date would be October 16, 2010.

Since the approval was granted, the property owner has been working diligently on the necessary approvals in order to start construction. The delay that our client is experiencing is due to NCDOT coming back to us with other alternatives for road connections onto US 15-501. A traffic study was done based on approvals by the County during the rezoning process; however, NCDOT wants to take a closer look at the road network in the area to ensure that it will function efficiently. A meeting was held on April 1 with staff from NCDOT and the Chatham County Planning department to discuss the responses from NCDOT. From that meeting it was determined that more time is needed for NCDOT to review the proposed road network in that area.

Given where we are in the process, we feel justified in our request to extend the time period for another two years. The owner is committed to developing a project that will meet the needs of the community. The additional time will ensure that this will happen.

Please let me know if you need any additional information to process this request. Thank you.

Sincerely,

Glenda S. Toppe, AICP
Jerry Turner & Associates, Inc.

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: Glenda S. Toppe AICP
Jerry Turner & Associates, Inc.
Address: 905 Jones Franklin Road
Raleigh, NC 27606

Phone No: (w) 851-7150

Email: gtoppe@jerryturnerassoc.com

(2) Landowner Information (as shown on deed)

Name: HBP Properties, LLC
Address: PO Box 5365 Cary , NC 27512
Phone No: (w) 851-2929

Email: HBPowell@aol.com

(3) Property Identification:

911 Address: 10677 US 15-501 N Chapel Hill,
NC

S.R. Name: US 15-501 N

S.R. Number: 15-501

Township 2 Baldwin

Acreage: 40.7

Flood map #: 370229 00 55 B (7-13-2005)

371097 75 00 J

Flood Zone: X

PARCEL#: 9775-29-5698.000

P.I.N #: 2407

Deed Book:1191 Page: 0212 Yr:2005

Plat Book: _____ Page: _____

Current Zoning District:CU-B-1

Watershed District: WS-!V PA

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

Revision to existing conditional use permit, condition No. 13. The request is to extend the issuance of the first building permit from October 16, 2008 to October 16, 2010. (Refer to letter sent to Angela Birchett.)

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) <u>Ann R. Zappa</u>
<u>11155 US 15-501 N</u>
<u>Chapel Hill, NC 27514</u> | (2) <u>Cynthia Ann Cole</u>
<u>110-A Estes Drive EXT</u>
<u>Carrboro, NC 27510</u> |
| (3) <u>Wannie D. Womble</u>
<u>1135 Smith Level Road</u>
<u>Chapel Hill, NC 27516</u> | (4) <u>TW & Bonnie G Womble</u>
<u>434 Polks Landing Road</u>
<u>Chapel Hill, NC 27516</u> |
| (5) <u>Fouts Hannah Elizabeth & Melanie Jean Edwards</u>
<u>703 Highland Trl</u>
<u>Chapel Hill, NC 27516</u> | (6) <u>Donald W. Chambers</u>
<u>111 Polks Landing Drive</u>
<u>Chapel Hill, NC 27516</u> |
| (7) <u>Keele Elizabeth M. & Bernard Britt III</u>
<u>109 Polks Landing Drive</u>
<u>Chapel Hill, NC 27516</u> | (8) <u>Bremseth Douglas W & Emily N</u>
<u>1371 E. Foxhill Dr. Apt 208</u>
<u>Fresno, CA 93720</u> |
| (9) <u>Cadiz Romeo C ETUS Jeri S</u>
<u>105 Polks Landing Road</u>
<u>Chapel Hill, NC 27516</u> | (10) <u>Gersch William D</u>
<u>103 Polks Landing Road</u>
<u>Chapel Hill, NC 27516</u> |
| (11) <u>Harrelson Mary Sue</u>
<u>101 Polks Landing Road</u>
<u>Chapel Hill, NC 27516</u> | (12) <u>Taggart Holly Kathleen</u>
<u>201 Polks Landing Road</u>
<u>Chapel Hill, NC 27516</u> |
| (13) <u>Hill Jill Denisse c/o Jillian Adams</u>
<u>203 Polks Landing Road</u>
<u>Chapel Hill, NC 27516</u> | (14) <u>Polks Landing Homeowners</u>
<u>70 Polks Landing STN</u>
<u>Chapel Hill, NC 27514</u> |
| (15) <u>Larry Sturdivant</u>
<u>97 Polks Landing Road</u>
<u>Chapel Hill, NC 27516</u> | (16) <u>Rachel K Parrish</u>
<u>10501 US 15-501 North</u>
<u>Chapel Hill, NC 27517</u> |
| (17) <u>Jane W Studivant</u>
<u>25 Polks Landing Road</u>
<u>Chapel Hill, NC 27516</u> | (18) <u>ZR Chatham LLC</u>
<u>501 Washington Street</u>
<u>Durham, NC 27701</u> |
| (19) <u>ZR Chatham LLC</u>
<u>P.O. Box 670</u>
<u>Napa, CA 94559</u> | (20) _____

_____ |
| (21) _____

_____ | (22) _____

_____ |
| (23) _____

_____ | (24) _____

_____ |
| (25) _____

_____ | (26) _____

_____ |

(5) **Directions to property:** Approximately 11 miles North of Pittsboro off US 15-501 N at the corner of 15-501 and Polks Landing Road.

(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
- 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

(Refer to letter addressed to Angela Birchett.)

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

N/A

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.

Glenda S. Toppe
Signature

April 9, 2008
Date

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

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

HBP Properties, LLC
by HBC [Signature]
Signature

4/14/08
Date