

APPLICATION FOR

CONDITIONAL USE PERMIT

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

Tel: 919/542-8204
Fax: 919/542-2698
Email: angela.birchett@chathamnc.org

(1) Applicant Information:

Name: Brian Sawyer

Address: 30024 Village Park Drive

Chapel Hill, NC 27517

Phone No: (h) 919 969-9871

(w) 919 422-5656

(m) 919 422-5656

Email: Bsawyer4@nc.rr.com

(2) Landowner Information (as shown on deed)

Name: Brian Sawyer

Address: 30024 Village Park Drive

Chapel Hill, NC 27517

Phone No: (h) 919 969-9871

(w) 919 422-5656

(m) 919 422-5656

Email: Bsawyer4@nc.rr.com

(3) Property Identification:

911 Address: 525 Old Farrington Rd
Chapel Hill NC 27517

S.R. Name: Old Farrington Rd

S.R. Number: 1726

Township: COD13

Acreage: 1.160

Flood map #: 3710979600J

(2-07-2007)

Flood Zone: X

PARCEL#: Lot 1 02735

Deed Book: 1266 Page: 0643 Yr: 2006

Plat Book: 2005 Page: 0224

Current Zoning District: R1

Watershed District: WSIV-PA

(4) Requested Conditional Use Permit for the following Uses: Section 10 of Zoning Ordinance

NB zoning column similar uses listed as "P" Permitted use or "CU" Conditional Use" in table 1 on pages 35-46. Cabinet Shop; Carpet Flooring, Tile & Stone Product Sales, Contractors Plants, Storage Yards & Staging Areas; Daycare Centers for more than 15 Children; Heating, Plumbing, Electrical, Cabinet & Similar Shops; Horticulture Specialized; Interior Design Shop; Landscape Design Shop; Lawn and Garden Shops; General, Professional, Medical & Government Offices; Mixed Use Building; Office, Business, Professional & Governmental; Office- Engineering Supply and Similar Sales and Services including Blueprinting, Photostating and Similar Services; Printing & Publishing.

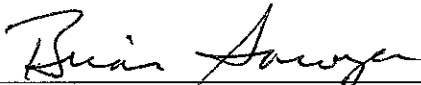
(5) Directions to property from Pittsboro: Head west on East St/US-64 toward Masonic St (0.1 mile) at the traffic circle take the 1st exit onto Hillsboro St/US-15/US-501/NC-1717 (9.2 miles). Turn right at Jack Bennett Rd/NC-1717 (3.2 miles). Turn right at Lystra Rd (1 mile). Turn left at Farrington Post/NC-1008 (2 miles). Turn right at NC-1726/ Old Farrington Rd (.6 miles) destination is on the left.

(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 Conditional Use Permits of the Chatham County Zoning Ordinance

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

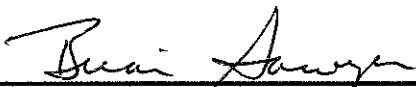
I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.


Signature

8/20/09
Date

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

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


Signature

8/20/09
Date

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) Robert and Mary McClurg (83177)
14004 Reynolds Ct
Chapel Hill NC 27517 | (2) Lester and Gloria Porter (79310)
998 Whippoorwill Lane
Chapel Hill NC 27517 |
| (3) Scott and Emily Tinervin (83176)
14005 Reynolds Ct
Chapel Hill NC 27517 | (4) Kevin and Amanda Corbett (83174)
12033 Wicker Drive
Chapel Hill NC 27517 |
| (5) Eric and Cynthia Reifsnider (83175)
12031 Wicker Drive
Chapel Hill NC 27517 | (6) Pamela Burrett (83173)
8468 Maurer Rd Apt 611
Lenexa Ks 66219 |
| (7) Charles and Julie Hammer (83178)
14003 Reynolds Ct
Chapel Hill NC 27517 | (8) Michael and Nicole Galiger (83171)
12039 Wicker Drive
Chapel Hill NC 27517 |
| (9) | (10) Raymond L Mathews (19386)
205 Severin St.
Chapel Hill NC 27516 |
| (11) Lester R. Porter (20032)
998 Whippoorwill Lane
Chapel Hill NC 27514 | (12) David and Andrea Snyder (82736)
587 Old Farrington Rd
Chapel Hill NC 27517 |
| (13) Renee Aquilano (83172)
12037 Wicker Drive
Chapel Hill NC 27517 | (14) Governors Village(63613)
C/O Dane L Vincent
Hot Springs Va 24445 |
| (15) Talis Management (Governors Village)
PO Box 90840
Raleigh NC 27624 | (16) |
| (17) | (18) |
| (19) | (20) |
| (21) | (22) |
| (23) | (24) |
| (25) | |

Finding # 4. This 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 business being with ¼ mile from other commercial centers in and around the Governors Village area on Mt. Carmel Church Road. Food Lion, restaurants, cleaners, real estate office, bank and landscaping company are among the neighboring businesses. BSI, Inc. would add value to the community by providing a needed service for those interested in improving their properties (remodeling/building). The lot currently is vacant and the building will improve the current visual appearance. It was designed "appropriately for its setting" as a commercial endeavor yet the structure will reflect the "village character" of the community and will be "off a main thoroughfare and along a side road" but close to other business activity.

A business of this kind located in this setting is a "highly suitable business for its location" and may be deemed as keeping with the idea of "a small cross roads commercial business in a form that supports the rural character" and helps to keep away from "a strip commercial setting". BSI, is a small business which would "support Pittsboro" where it is stated "a range of shops and businesses is encouraged".

The use of this location will have no adverse affect on the water, sewer, flood or watershed protection ordinances found in the Land Use and Development plans of the county. The use of water and sewer or traffic will be the same as if the structure was residential. Adding the building to house the equipment which is currently stored on the lot will improve the area visually as well as provide a more visible, highly valuable service for the community resulting in a "net long term asset to the community at large".

Submission Materials Check List: Application for Conditional Use District and / or Conditional Use Permit

General Application Requirements:

1. Location:
 - a. 525 Old Farrington Rd. Chapel Hill, NC 27517
 - b. N/A
 - c. R-1
 - d. WS-IV-CA WS-IV-PA 36% allowed
 - e. No
 - f. 1.160 acres
 - g. 20 ft sanitary sewer easement in rear
 - h. Storage of business equipment and vehicles
 - i. 2 driveways land only
 - j. None
2. Description of Use: Building and Accessory Dwelling unit for office use and storage for Brian Sawyer, Inc. (BSI). BSI is a custom home and renovation company.
3. See photos and materials included
4. Immediately following rezoning approval – 3 months to completion from start.
5. Not mentioned

Specific Application Requirements:

Finding #1.

1. Validation of Use : Yes confirmed pg 4, 29-46
2. LDP referenced: See finding 4 attached

Finding #2.

1. Need and desirability: See finding # 4 attached
2. Survey or similar use: On adjacent property there is a beauty salon and the property next door is already zoned B1. David Daniel Builders is in one mile of the property. Carolina Waterscapes is within one mile of the property. All are successful. The proposed building will improve the appearance of the property. Currently it is vacant without landscaping.
3. Public improvements needed: None are needed
4. Tax: N/A
5. Employment : NA

Finding #3

1.a-c. Building and business will not have any impact on emergency, police or rescue.

2. Building/ business will have minimal impact to traffic in the area. There will not be office hours during the day when the building is open. Appointments will be made for customers with the business owner on an as needed basis. Some days there may not be any appointments or activity. There are no changes of speed limit or road modifications projected or needed

3) Impact to surrounding Land Values - NA

4) Visual Impact & Screening : Buffers currently exist on the side and rear of property and will remain unchanged. Side and front of property will improve visual presentation from what it present now – see drawings.

5) Lighting : Lights on the outside of the property will be minimal, attached to the structure only and would not impact adjacent properties. Will have a flood light to illuminate the sign near the road/driveway – see drawings.

6) Noise: No noise associated with this business.

7) Chemicals, Biological and Radioactive Agents: No chemicals, biochemical or other hazards, emissions, runoff or pollutants associated with this business.

8) Sign: One 3 foot by 8 foot sign – see drawings

Finding #4: See attached.

Finding #5

1. Water Source and Requirements : County < 5,000 gallons per month.

2. Wastewater management: Wastewater system to be used via Governors Club municipal system.

3. Access Roads: There are currently 2 driveways one on each side of the property connecting to Old Farrington Rd. . The plan is to connect these 2 driveways with a circular extension and create an area for parking in front of the building. See drawings.

4. Storm Water Runoff: Minimal storm water runoff anticipated. Should there be a need we will comply as needed.

Chatham County Water
PO Box 910
Pittsboro, NC 27312
(919) 542-8270
(919) 542-8282 (fax)

WATER SERVICE AVAILABILITY

Chatham County Water has examined the following property and has made the determinations as checked below:


Parcel ID: 82735

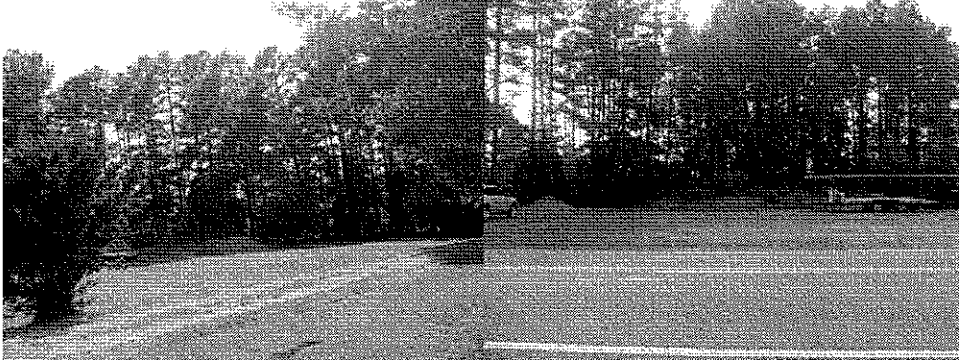
Owner of Record: BRIAN SAWYER

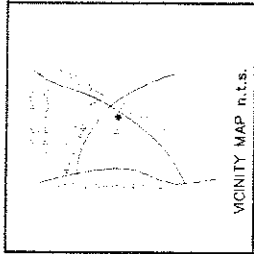
Street Address: 525 OLD FARRINGTON RD

- ☒ Property has water service available from an existing County-owned waterline with simple service connection.
- ☐ Based on proposed development plans, the developer would be required to extend an existing County-owned waterline to this property.
- ☐ County water service is not currently available to this property and the property is too far from an existing County-owned waterline to require extension.

Date: 6/30/09

Signed: 
Roy Lowder, Utilities Director
Chatham County Water





VICINITY MAP n.t.s.

I, James H. Holland, Jr., do hereby certify that the plat shown above under my supervision and in accordance with the provisions of the North Carolina Subdivision Map Act, Chapter 40B, Article 1, and the rules and regulations thereunder, is a true and correct representation of the actual survey and that the boundaries and areas shown are in accordance with the actual survey and that the plat is in accordance with the provisions of the North Carolina Subdivision Map Act, Chapter 40B, Article 1, and the rules and regulations thereunder.



State of North Carolina
County of Durham

I, _____, Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

- LEGEND
- Iron Pipe Set (unless otherwise designated)
 - Existing Iron Pipe or Stake Set
 - Concrete Monument Set
 - Existing Concrete Monument

Per 9/96-34-9760 (B 19386 & 63612)
Zoning

Recorded : PS 2005-224



- NOTES
- 1) Distances shown are for roads 1/4" = 100 feet.
 - 2) All areas shown are calculated to the nearest hundredth of an acre.
 - 3) Lots 1, 2 & 3 as shown are to be owned by the existing owner and are not to be subdivided.
 - 4) The existing well on Lot 1 is to be abandoned and a new well is to be drilled on Lot 1.
 - 5) The existing well on Lot 2 is to be abandoned and a new well is to be drilled on Lot 2.
 - 6) The existing well on Lot 3 is to be abandoned and a new well is to be drilled on Lot 3.
 - 7) The existing well on Lot 4 is to be abandoned and a new well is to be drilled on Lot 4.
 - 8) The existing well on Lot 5 is to be abandoned and a new well is to be drilled on Lot 5.
 - 9) The existing well on Lot 6 is to be abandoned and a new well is to be drilled on Lot 6.
 - 10) The existing well on Lot 7 is to be abandoned and a new well is to be drilled on Lot 7.
 - 11) The existing well on Lot 8 is to be abandoned and a new well is to be drilled on Lot 8.
 - 12) The existing well on Lot 9 is to be abandoned and a new well is to be drilled on Lot 9.
 - 13) The existing well on Lot 10 is to be abandoned and a new well is to be drilled on Lot 10.
 - 14) The existing well on Lot 11 is to be abandoned and a new well is to be drilled on Lot 11.
 - 15) The existing well on Lot 12 is to be abandoned and a new well is to be drilled on Lot 12.
 - 16) The existing well on Lot 13 is to be abandoned and a new well is to be drilled on Lot 13.
 - 17) The existing well on Lot 14 is to be abandoned and a new well is to be drilled on Lot 14.
 - 18) The existing well on Lot 15 is to be abandoned and a new well is to be drilled on Lot 15.
 - 19) The existing well on Lot 16 is to be abandoned and a new well is to be drilled on Lot 16.
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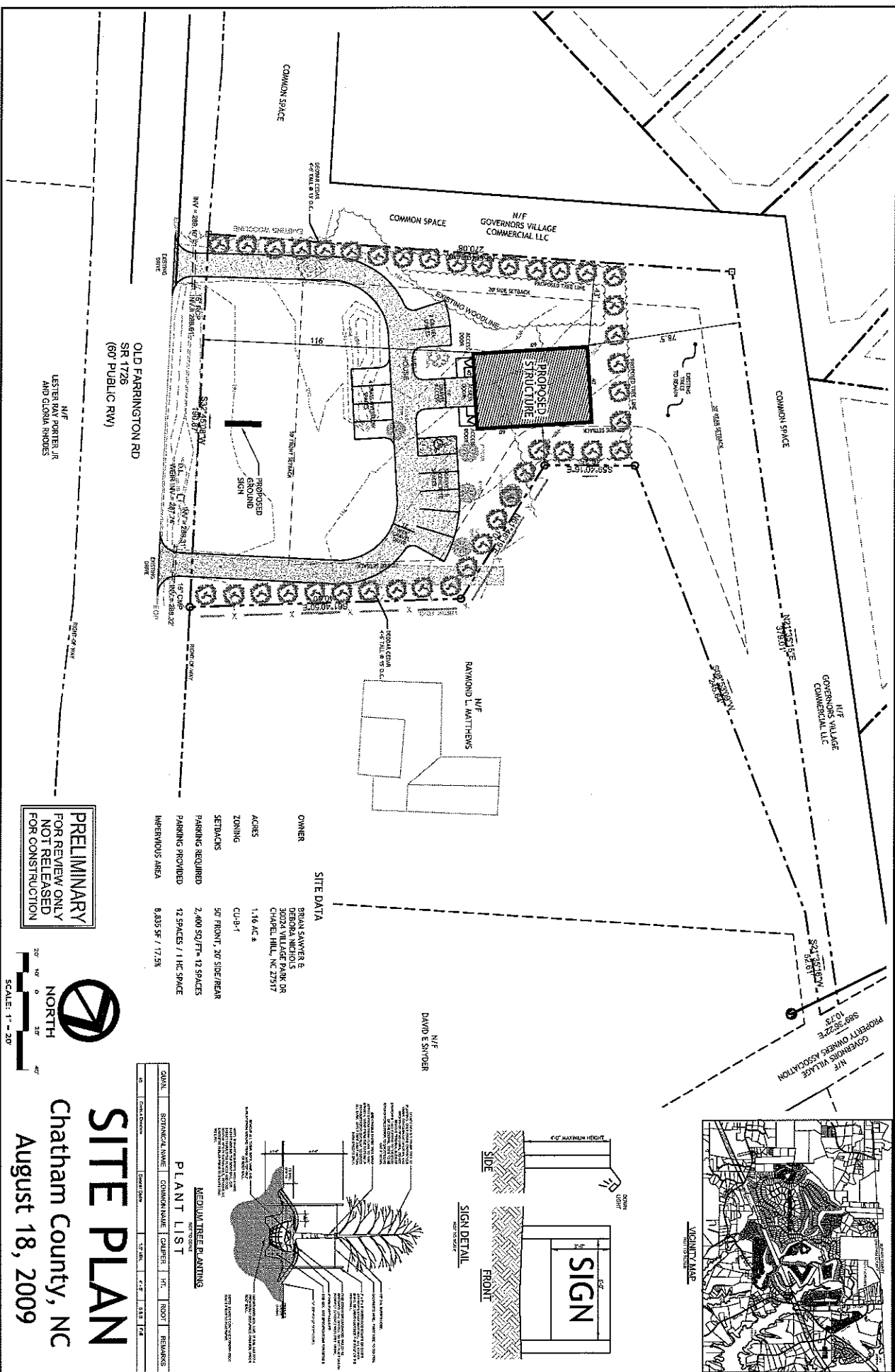
FINAL PLAT
SUBDIVISION FOR
MATTHEWS-WAGNER
ENTERPRISES, LLC
WILLIAMS TWP., CHATHAM CO., NC
SCALE : 1" = 50'
DATE JUNE 12, 2005

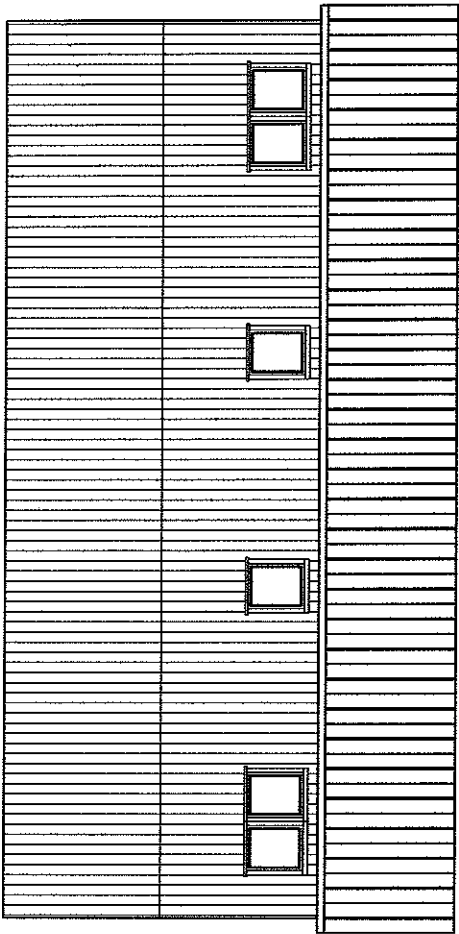


Survey Address :
2100 S. Green St.
Chapel Hill, NC 27516
Reference :
DB 501 Pg. 756
DB 23 Pg. 99

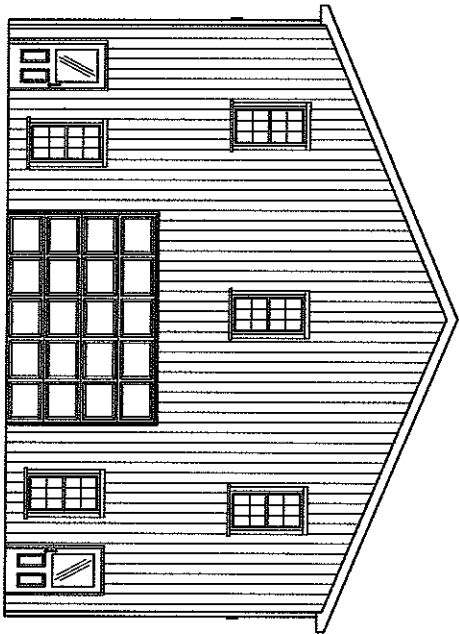


SCALE IN FEET





1
B-2
SIDE ELEVATION



1
B-2
FRONT ELEVATION

B-2

DATE	8/16/09
SCALE	1/8"=1'-0"
PROJECT	NEW CONSTRUCTION:
CLIENT	BRIAN SAWYER
LOCATION	WORK SHOP
ADDRESS	Pittsboro, N.C.

NEW CONSTRUCTION:
BRIAN SAWYER
WORK SHOP
Pittsboro, N.C.

K & M
DESIGNS



VERIFY ALL DIMENSIONS
IN THE FIELD BEFORE
STARTING CONSTRUCTION.