

APPLICATION FOR

**CONDITIONAL USE PERMIT**

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

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

**(1) Applicant Information:**

Name: Scott Thomas

Address: 250 East Street

PO Box 1814

Pittsboro, NC 27312

Phone No: (h) \_\_\_\_\_

(w) 919-542-2667

(m) 919-548-5643

Email: scott@carolinasouthernrealty.com

**(2) Landowner Information (as shown on deed)**

Name: Thomas & Fearington Developer LLC

Address: 3400 Sunnybrook Drive

Charlotte, NC 28210

Phone No: (h) \_\_\_\_\_

(w) 704-351-023

(m) \_\_\_\_\_

Email: \_\_\_\_\_

**(3) Property Identification:**

911 Address: 50 Morris Road

Pittsboro, NC 27312

S.R. Name: Morris Road

S.R. Number: 1527

Township: Baldwin

Acreage: .322

Flood map #: 3710977400J

(2-07-2007)

Flood Zone: X

PARCEL#: Portion of 65232

Deed Book: 1401 Page: 47 Yr: 2008

Plat Book: A Page: 564

Current Zoning District: CU

Watershed District: WS-IV-PA

**(4) Requested Conditional Use Permit for the following Uses: List all uses being requested as found in Section 10.13 Table of Permitted uses in the Zoning Ordinance**

Only the .322 acre portion of parcel 65232 shown on attached map being purchased by the North Chatham Fire Department is to be reverted back to residential and combined with their existing parcel. The remaining acres of parcel 65232 to remain with its current commercial conditional use zoning. This .322 acre portion will remain as open space, not to be used for any other purpose.

**(5) Directions to property from Pittsboro:**

Northwest corner of intersection of 15-501 and Morris Road across US 15-501 from Fearington Village.

**(6) Attach the following:**

- ☒ List of names and addresses of current adjoining property owners (see Adjacent Landowners form)
- ☒ Written legal description
- ☒ Map of the property per Section 19.3.B.1 of the Zoning Ordinance
- ☐ EIA (Environmental Impact Assessment) if disturbing two (2) or more acres

**(7) Attach all supporting documentation, maps, or plans that meet the five (5) findings as required (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.

Jesse Q. Herrington  
Signature

16 Feb 2012  
Date

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

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

\_\_\_\_\_  
Signature


\_\_\_\_\_  
Date

**(6) Attach the following:**

- ☒ List of names and addresses of current adjoining property owners (see Adjacent Landowners form)
- ☒ Written legal description
- ☒ Map of the property per Section 19.3.B.1 of the Zoning Ordinance
- ☐ EIA (Environmental Impact Assessment) if disturbing two (2) or more acres

**(7) Attach all supporting documentation, maps, or plans that meet the five (5) findings as required (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.

 2-16-12  
Signature Date

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

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

 16 Feb 2012  
Signature Date

## **FEARRINGTON PLACE ADJOINING PROPERTY OWNERS**

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Fitch Creation, Inc  
2000 Fearington Village  
Pittsboro, NC 27312

North Chatham Fire Station  
45 Morris Road  
Pittsboro, NC 27312

William B. Sutton  
Annette Sutton  
21 Kentview Drive  
Pittsboro, NC 27312

Jacques Condoret  
Nicole Condoret  
50 Kentview Drive  
Pittsboro, NC 27312

Howard Scott Beasley  
Cheri B. Beasley  
255 Morris Road  
Pittsboro, NC 27312

William Murray  
Mary S. Murray  
287 Morris Road  
Pittsboro, NC 27312

Charlie Casper  
300 Morris Road  
Pittsboro, NC 27312

Thomas Fearington Developer, LLC  
3400 Sunnybrook Drive  
Charlotte, NC 28210

## LEGAL DESCRIPTION OF PROPERTY

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Parcel # 65232 is described as follows:

All of that certain tract of land described as Tract II and conveyed to Jesse Fearington and J. Earl Thomas, a Partnership, by deed from Jane Humm, Executrix of the Estate of Rosemary M. Kent recorded on January 4, 1986 at Book 490, Page 282, Chatham County Registry; SAVE AND EXCEPT the following property:

1. The property conveyed to Charlie Casper by deed recorded at Book 500, Page 877, and depicted on that certain plat slide 86-34, Chatham County Registry (comprising approximately 6.342 acres);
2. The property depicted as Kentview Phase II on the plat recorded at plat slide 98-204, Chatham County Registry;
3. All easements and rights of way of record.

## DOCUMENTATIONS FOR FIVE FINDINGS

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**Finding #1:** Property (.322 portion of parcel 65232) is to revert back to its original residential zoning.

**Finding #2:** Property (.322 portion of parcel 65232) is to remain as open and unused area.

**Finding #3:** Property (.322 portion of parcel 65232) is being sold to the North Chatham Fire Department to enable them to close the existing dead-end state road in front of their structure for the sole purpose of insuring a safe egress and ingress for their emergency vehicles. This change should create a safer traffic flow and will not be detrimental to surrounding properties.

**Finding #4:** Not applicable.

**Finding #5:** Property (.322 portion of parcel 65232) will not require any utilities, access roads, drainage, sanitation facilities because it will remain unused. It also will not affect the utilities, access roads, drainage, sanitation facilities of the remaining portion of the commercial property, parcel 65232.