



PO Box 54/80-A East Street  
Pittsboro, NC 27312  
**CONTACT:**  
Angela Birchett  
Zoning Administrator  
(919)-542-8285  
angela.birchett@chathamnc.org

PL 20130405

CHATHAM COUNTY  
APPLICATION FOR CHANGE IN  
**GENERAL USE ZONING DISTRICTS**

**(1) Applicant Information:**

Name: Douglas D. Roberts  
Name: Brenda Nell Roberts  
Address: 5015 Pine Cone Dr  
Durham, NC 27707  
Phone No: (h) 919-414-4578  
(w) \_\_\_\_\_  
(m) \_\_\_\_\_  
Email: doug.roberts@nc.rr.com

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

Name: Douglas Donald Roberts  
Name: Brenda Nell Roberts  
Address: 5015 Pine Cone Dr.  
Durham NC 27707  
Phone No: (h) 919-414-4578  
(w) \_\_\_\_\_  
(m) \_\_\_\_\_  
Email: doug.roberts@nc.rr.com

**(3) Property Identification:**

911 Address: 577 Half Dollar Rd PARCEL#: 74741  
Chapel Hill, NC 27516  
Township: Chapel Hill Baldwin Plat Book: 98 Page: 0052  
Acreage: 1.21 **Current** Zoning District: CCUP  
Flood map #: 37109765005 Watershed District: WSIV-PA  
(2-07-2007) Jordan Lake Buffer  
Flood Zone: X

**(4) Requested Zoning District:** Please refer to Section 4 of the Zoning Ordinance for clarification of the below districts.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> R-1 Residential   | <input type="checkbox"/> NB Neighborhood Business |
| <input type="checkbox"/> R-2 Residential              | <input type="checkbox"/> CB Community Business    |
| <input type="checkbox"/> R-5 Residential              | <input type="checkbox"/> RB Regional Business     |
| <input type="checkbox"/> O & I Office & Institutional | <input type="checkbox"/> IL Light Industrial      |
| <input type="checkbox"/> B1 (Legend Category ONLY)    | <input type="checkbox"/> HI Heavy Industrial      |

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

15-501 N to Cole Park Plaza, TL on Manns Chapel Rd,  
TL on Dollar Rd, TL on Half Dollar Rd, to end  
on Left



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6) Attach the following as required in Section 19.4.C of the zoning ordinance:

- Map of the property showing the parcel or portions thereof that are affected by this rezoning request.
- Written legal description of such land
- Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment
- The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary
- The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof
- List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment
- All other information required on this application or as offered by the applicant in support of the request

PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)

(1) 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.

Douglas D Roberts  
Angela N Roberts  
Signature

May 3, 2013  
MAY 3, 2013  
Date

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

(2) I hereby certify that \_\_\_\_\_ is an authorized agent for said property and is permitted by me to file this application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

(3) I acknowledge that I am not the landowner OR authorized agent of the property for which this application is being made, but I do live within the zoned area of the county.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
PRINT NAME

**APPLICATION FOR REZONING PARCELS**

**#74741 & 2246**

**SUBMITTED BY**

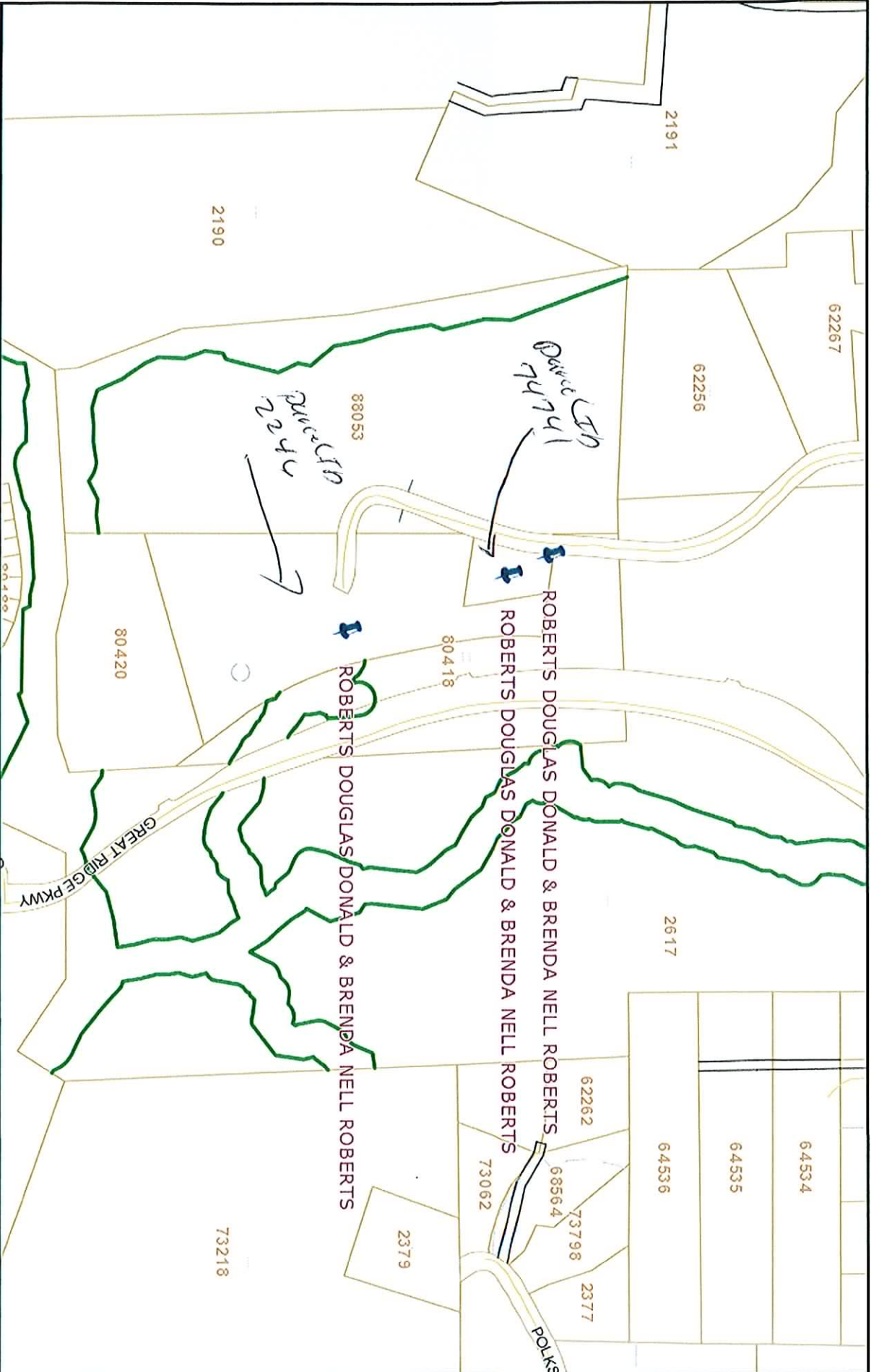
**DOUGLAS D. ROBERTS & BRENDA NELL ROBERTS**

**ALLEGED ERROR IN THE ORDINANCE-** Parcels are zoned CCUP , properties cannot be developed to CCUP standards , no access to Chatham co water , no access to sewer system. Property complies to R1 zoning after total acreage is subdivided.

**CHANGING CONDITIONS MANDATING REZONING REQUEST -** Property was zoned to CCUP by a misrepresentation executed by Newland Communities. The property will not be developed by Newland Communities as my sister and I are keeping the land to develop to our own use.

**WE OWN BOTH PARCELS AS TENANTS IN COMMON-** We intend to subdivide the land to separately develop and improve.





CHATHAM COUNTY, NC

Property Map



Disclaimer: Provided on this map are prepared for the inventor of real property found within Chatham County, NC and are compiled from recorded public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

One Inch = 400 Feet



**Adjacent/Adjoining Landowners:** These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

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

(1) NNP Briar Chapel  
Nextland Communities

(3) \_\_\_\_\_

(5) \_\_\_\_\_

(7) \_\_\_\_\_

(9) \_\_\_\_\_

(11) \_\_\_\_\_

(13) \_\_\_\_\_

(15) \_\_\_\_\_

(17) \_\_\_\_\_

(19) \_\_\_\_\_

(21) \_\_\_\_\_

(23) \_\_\_\_\_

(25) \_\_\_\_\_

(2) \_\_\_\_\_

(4) \_\_\_\_\_

(6) \_\_\_\_\_

(8) \_\_\_\_\_

(10) \_\_\_\_\_

(12) \_\_\_\_\_

(14) \_\_\_\_\_

(16) \_\_\_\_\_

(18) \_\_\_\_\_

(20) \_\_\_\_\_

(22) \_\_\_\_\_

(24) \_\_\_\_\_

(26) \_\_\_\_\_

**BOOK 1591 PAGE 1050  
GENERAL WARRANTY DEED**

Revenue Stamps: Gift

Prepared by: David M. Rooks, Northen Blue, LLP (without title examination)

Return to Grantees: 5015 Pine Cone Dr., Durham, NC 27707

Grantor's Address: 16 Windy Knoll Circle, Chapel Hill, NC 27516

Grantor's Principal Residence: Yes

FILED  
CHATHAM COUNTY NC  
TREVA B. SEAGROVES  
REGISTER OF DEEDS  
FILED Nov 15, 2011  
AT 03:26:48 pm  
BOOK 01591  
START PAGE 1050  
END PAGE 1051  
INSTRUMENT # 10520  
EXCISE TAX (None)

This deed made and entered into this the 15<sup>th</sup> day of November 2011 by and between Isaac C. Dollar and Verble Williams Dollar, a married couple, ("Grantors") and Douglas Donald Roberts and Brenda Nell Roberts, as Tenants in Common ("Grantee"). The designation Grantors and Grantees 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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Chatham County, North Carolina and more particularly described as follows:

BEING all of Lot 1 according to the plat recorded at Plat Slide 1998-52, Chatham County Registry to which reference is made for a more particular description.

BEING all of Lot 5 according to the plat recorded at Plat Slide 2003-111, Chatham County Registry to which reference is made for a more particular description.

TO HAVE AND TO HOLD the aforesaid the foregoing lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for 2011;  
Restrictive and protective covenants; and  
Utility easements and rights of way of record.



Verble Williams Dollar joins in this conveyance solely to convey her marital interest and makes no warranties or title.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, the day and year first above written.

Isaac C Dollar by POA  
Verble W Dollar (SEAL)  
Isaac C. Dollar

Verble Williams Dollar (SEAL)  
Verble Williams Dollar

STATE OF NORTH CAROLINA

COUNTY OF Chatham

I certify that the following persons personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Isaac C. Dollar and Verble Williams Dollar, Grantors.

This the 15 day of Nov, 2011

Margaret E. Ashness  
Notary Public

Margaret E. Ashness  
Notary's printed or typed name  
My commission expires: 5/12/2016

(Official Seal)

