



PL 20131210

PO Box 54/80-A East Street  
Pittsboro, NC 27312

**CONTACT:**

Angela Birchett  
Zoning Administrator  
(919)-542-8285  
angela.birchett@chathamnc.org

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

**(1) Applicant Information:**

Name: F Properties LLC  
Address: 340 E River Rd.  
Monroe NC 27559  
Phone No: (h) -  
(w) -  
(m) 919-414-2471  
Email: corri@sitesweeps.com  
or  
Staff@sitesweeps.com

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

Name: Layne Family Investments LLC  
Address: 29931 Fox Hill Rd  
Perrysburg OH 43551  
Phone No: (h) -  
(w) -  
(m) 419-344-3846  
Email: -

**(3) Property Identification:**

911 Address: Old us 1  
Township: HAW River  
Acreage: 1.77  
Flood map #: 3710967800J  
(2-07-2007)  
Flood Zone: NA

PARCEL#: 0011515  
Plat Book: 979 ~~470043~~ Page: 0126 R-1  
**Current** Zoning District: B-1 / ~~B-1B~~  
Watershed District: WS-IVPA

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

- |   |   |
|---|---|
| <input 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 checked="" type="checkbox"/> B1 (Legend Category ONLY) | <input type="checkbox"/> HI Heavy Industrial      |

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

Take 15-501 S, turn left on Monroe-Pittsboro Rd., at T-intersection  
turn left on Old US 1 Hwy, the property is on the left  
between Jones Rd. and Crutchfield Rd.



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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. (see attached Map 1)
- Written legal description of such land (see attached Deed)
- Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment NA
- 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

see attached add'l info

**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.

\_\_\_\_\_  
 Signature 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.

Corri L. Faquin \_\_\_\_\_  
 Signature Date 12/5/13

Corri L. Faquin  
 PRINT NAME

#525.00 check # 0994

**Additional Info for Zoning Application  
Parcel 011515**

We would like to propose for the back of the parcel to be changed from R-1 to B-1 to match the front portion of the parcel and allow for construction of a commercial building. The majority of the adjacent properties along Old US 1 are also zoned B-1 in addition to adjacent parcels 11449, 11318, and 11319.



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**FOR OFFICE USE ONLY**

DATE RCV'D: Dec 6, 2013

RCV'D BY: A W Richardson

APPLICATION NO.: PL 2013 1210

FEE PAID: \$ #525.00





**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) <u>Cotten Thomas Rudolph Trustee</u><br><u>PO Box 4</u><br><u>Moncure NC 27559</u>         | (2) _____<br>_____<br>_____  |
| (3) <u>Crutchfield Donald Ralph</u><br><u>65 Crutchfield Rd</u><br><u>Moncure NC 27559</u>     | (4) _____<br>_____<br>_____  |
| (5) <u>Shelby C. Owensby</u><br><u>111 Crutchfield Dr.</u><br><u>Moncure NC 27559</u>          | (6) _____<br>_____<br>_____  |
| (7) <u>Moncure United Methodist Church</u><br><u>287 Partin Rd</u><br><u>New Hill NC 27542</u> | (8) _____<br>_____<br>_____  |
| (9) <u>John R Wasson Jr.</u><br><u>663 Old US 1</u><br><u>Moncure NC 27559</u>                 | (10) _____<br>_____<br>_____ |
| (11) <u>Timothy L. Mercer</u><br><u>405 Hawkins Ave.</u><br><u>Sanford NC 27330</u>            | (12) _____<br>_____<br>_____ |
| (13) <u>Mt. Olive Baptist Church</u><br><u>704 Old US 1</u><br><u>Moncure NC 27559</u>         | (14) _____<br>_____<br>_____ |
| (15) _____<br>_____<br>_____   | (16) _____<br>_____<br>_____ |
| (17) _____<br>_____<br>_____   | (18) _____<br>_____<br>_____ |
| (19) _____<br>_____<br>_____   | (20) _____<br>_____<br>_____ |
| (21) _____<br>_____<br>_____   | (22) _____<br>_____<br>_____ |
| (23) _____<br>_____<br>_____   | (24) _____<br>_____<br>_____ |
| (25) _____<br>_____<br>_____   | (26) _____<br>_____<br>_____ |






**Proposed Rezoning to B-1**

CHATHAM COUNTY, NC



Property Map

Disclaimer:  
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC, and are compiled from recorded plats, deeds, and other 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.

-  Parcel #011515 Boundaries
-  Currently zoned B-1
-  Currently zoned R-1, Proposed for rezoning to B-1

Map 1



One Inch = 100 Feet

Dec 10 8 43 AM '02

BOOK 979 PAGE 126

**Deed Prepared by and Return to:**

James M. Morton, Jr., Esq.  
Fuller & Henry Ltd.  
P.O. Box 2088  
Toledo, OH 43603-2088

No Stamps

**SPECIAL WARRANTY DEED**

THIS DEED made this 26th day of November, 2002, by and among **Anthony T. Layne, Jr.**, married, **Christopher C. Layne**, married, and **Virginia R. Layne**, unmarried, as to their sole separate equitable estates as joint tenants each with an undivided one-third interest and with right of survivorship (the "Grantors"), and **Layne Family Investments, LLC**, an Ohio limited liability company (the "Grantee");

**GRANTORS:** Anthony T. Layne, Jr., 1013 Winchester Way, Chesapeake, Virginia 23320  
Christopher C. Layne, 3634 Brookside Drive, Toledo, Ohio 43606  
Virginia R. Layne, 31 Chestnut Street, Potsdam, New York 13676

**GRANTEE:** Layne Family Investments, LLC, 2800 West Central Avenue, Ste. A, Toledo, Ohio 43606

The designation, "Grantors" 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, any and all right, title and interest they may possess in and to all that certain land, together with the improvements thereon, situated in the Town of Haywood, Chatham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The property described in Exhibit A was acquired by Grantors by instrument recorded in Chatham County, North Carolina Deed Records at Book 682, Page 494.

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

And the Grantors covenant with the Grantee, that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, except for the exceptions otherwise stated herein.

~~Marie~~ <sup>Marie</sup> Anne Layne, wife of Anthony T. Layne, Jr., and Joan E. Layne, wife of Christopher C. Layne, release all rights of dower therein to which they may have otherwise been entitled.

Executed on the 22 day of November 2002.

Anthony T. Layne, Jr.  
Anthony T. Layne, Jr.

Marie Anne Layne  
Marie Anne Layne, as to dower interest only

STATE OF VIRGINIA )  
                                  )ss:  
COUNTY OF Chesapeake

Marie Anne

I, a Notary Public of the County and State aforesaid, certify that Anthony T. Layne, Jr., and his wife, ~~Marie~~ <sup>Marie Anne</sup> Layne, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22 day of November, 2002.

Kristen F. Saunders  
Notary Public  
**KRISTEN F. SAUNDERS**  
Print Name and Expiration Date 3-31-04

Signatures continued on Page 2





Executed on the 15<sup>th</sup> day of November 2002.

Christopher C. Layne  
Christopher C. Layne  
Joan E. Layne  
Joan E. Layne, as to dower interest only

STATE OF OHIO )  
                          )ss:  
COUNTY OF LUCAS )

I, a Notary Public of the County and State aforesaid, certify that Christopher C. Layne and his wife, Joan E. Layne personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15<sup>th</sup> day of November 2002.

Shelley Mitchell  
Notary Public  
Shelley Mitchell 12/15/03  
Print Name and Expiration Date

Executed on the 26 day of November 2002.

Virginia R. Layne  
Virginia R. Layne

STATE OF NEW YORK )  
                          )ss:  
COUNTY OF St. Lawrence

I, a Notary Public of the County and State aforesaid, certify that Virginia R. Layne personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of Nov 2002.

Joyce E. LaLonde  
JOYCE E. LALONDE, NOTARY PUBLIC  
in The State of New York Notary Public  
Qualified in St. Lawrence County  
My Commission Expires Feb. 28, 2006  
Print Name and Expiration Date





EXHIBIT A

Legal Description

ALL that certain real estate conveyed by A. Tredway Layne, Trustee, and recorded January 4, 1996, in Book 682, Page 494, Register of Deeds for Chatham County, North Carolina, as follows:

Lot No. 225, in the town of Haywood; "Sina Moore Home Tract"; containing two acres more or less; one acre formerly owned by Church Hill and known as the Church Hill Tract; three acres more or less formerly owned by Pearl Johnson, a/k/a Pearl Johnson Coble; 10-3/5 acres more or less formerly owned by Margaret D. Bashford; Lots 226, 227, and a portion of Lot 228, contiguous to Lot 225, containing 3.62 acres more or less; 64-1/4 acres more or less and being Lot No. 4 of the former J.J. Thomas Estate Tract No. 1, including Parcel IV and Parcel V; 54-3/4 acres more or less and except 2.49 acres, formerly owned by Sanford Construction Company Pension Trust Fund; an easement of right of way, eighty feet in width from Naomi Gunter, a widow; 7/8 of an acre more or less formerly owned by Toy Toomer and Corina Toomer; easement from Christine Judd and Clarence Judd eighty feet in width; Lots No. 7, 8, 9, 11 and 12 and a forty foot parcel of land across the rear of Lot No. 10, connecting Lots 9 and 11 of the Moncure School site.

Subject to restrictions, rights of way and easements of record, including the following:

This conveyance includes a right of way easement dated April 5, 1979, by and between Naomi Gunter, a widow, and A. Tredway Layne, granting to A. Tredway Layne an easement 80 feet in width for the extension of State Route 1929 all as shown in Book 422, Page 369 and plat of record in Book 422, Page 370, and an easement of right of way from Christine Judd and Clarence Judd, and Naomi Gunter to A. Tredway Layne dated December 14, 1972 and recorded in Book 371, Page 60 and conveys to A. Tredway Layne an easement 80 feet in width for the extension of State Route 1929; in a curve to the left to cross the aforesaid properties; entering in upon the land of A. Tredway Layne.

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**NORTH CAROLINA, CHATHAM COUNTY**

The foregoing Certificate(s) of KRISTEN F. SAUNDERS & JOYCE E. LALONDE, Notary(ies)

Public is (are) certified to be correct. This instrument was presented for registration at 8:43 o'clock

a.m., on December 10, 2002 and recorded in Book 979 Page 126.

**REBA G. THOMAS,**  
**REGISTER OF DEEDS FOR CHATHAM COUNTY**

By Jwa B. Seagor  
Assistant - Register of Deeds