



Chatham County Planning Department
 PO Box 54/80-A East Street
 Pittsboro, NC 27312
 Ph: (919) 542-8204
 Fax: (919) 542-2698

CHATHAM COUNTY APPLICATION
 FOR CHANGE IN GENERAL USE
ZONING DISTRICTS

Applicant Information:

NAME: ROCKY RIVER RENTAL, LLC
 ADDRESS: 920 RIVERS EDGE RD
SILER CITY NC 27344
 CONTACT PH: 919 909 0530
 EMAIL: LE@PEAKTRUSS.COM

Landowner Information:

NAME: NANCY W CROCKER LIFE ESTATE
 ADDRESS: 771 RIVERS EDGE PARKWAY
ROANOKE RAPIDS, NC 27870
 CONTACT PH: ()
 EMAIL: _____

PROPERTY IDENTIFICATION

Physical (911) Address: 1482 PEA RIDGE RD PARCEL (AKPAR) No.: 5213
 Township: 04 CAPE FEAR Total Acreage: 202 Acreage to be Rezoned: 60
 CURRENT ZONING DISTRICT/CLASSIFICATION: R-1

PROPOSED ZONING DISTRICT/CLASSIFICATION:

- R-1 Residential R-2 Residential R-5 Residential O & I Office & Institutional
 NB Neighborhood Business CB Community Business Regional Business IL Light Industrial
 IH Heavy Industrial

FEMA Flood Map Information:

Flood Map No. : 3710968800J Map Date: 02/02/2007 Flood Zone: MOSTLY BONE X, SOME "SPECIAL" AE

WATERSHED Information:

Current Watershed Classification: WS-IV PA Within Jordan Lake Buffer Area: Yes No Unknown

APPLICATION SUBMITTAL REQUIREMENTS

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 N/A
- 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 provide 16 sets of this application submittal with all supporting documentation, maps, summaries, etc.

No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. For the purposes of calculating this application fee, use the following:

Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)



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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 SEPT 22, 2014
Signature _____ Date
LE GREENE FOR ROCKY RIVER RAINFOREST, LLC
Print Name

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

(2) I hereby certify that (please print) LE GREENE is an authorized agent for said property and is permitted by me to file this application.

Signature _____ Date _____

Print Name

(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

FOR OFFICE USE ONLY

Application No.: PL20 Date Received: _____ 20__

Payment Received: \$ _____

Check No. _____ Cash Credit Card Money Order

Planning Department



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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] Sept 23, 2014
Signature Date
LE GREENE FOR ROCKY RIVER BENTON, LLC
Print Name

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

(2) I hereby certify that (please print) LE GREENE is an authorized agent for said property and is permitted by me to file this application.

Nancy Crocker Tillery POA Nancy Wamble Crocker POA/AIF
Mary Dean Crocker Oliver POA Nancy Wamble Crocker POA/AIF
Nancy Wamble Crocker 9-23-2014
Signature Date
Nancy Wamble Crocker
Print Name
Mary Dean Crocker Oliver

(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

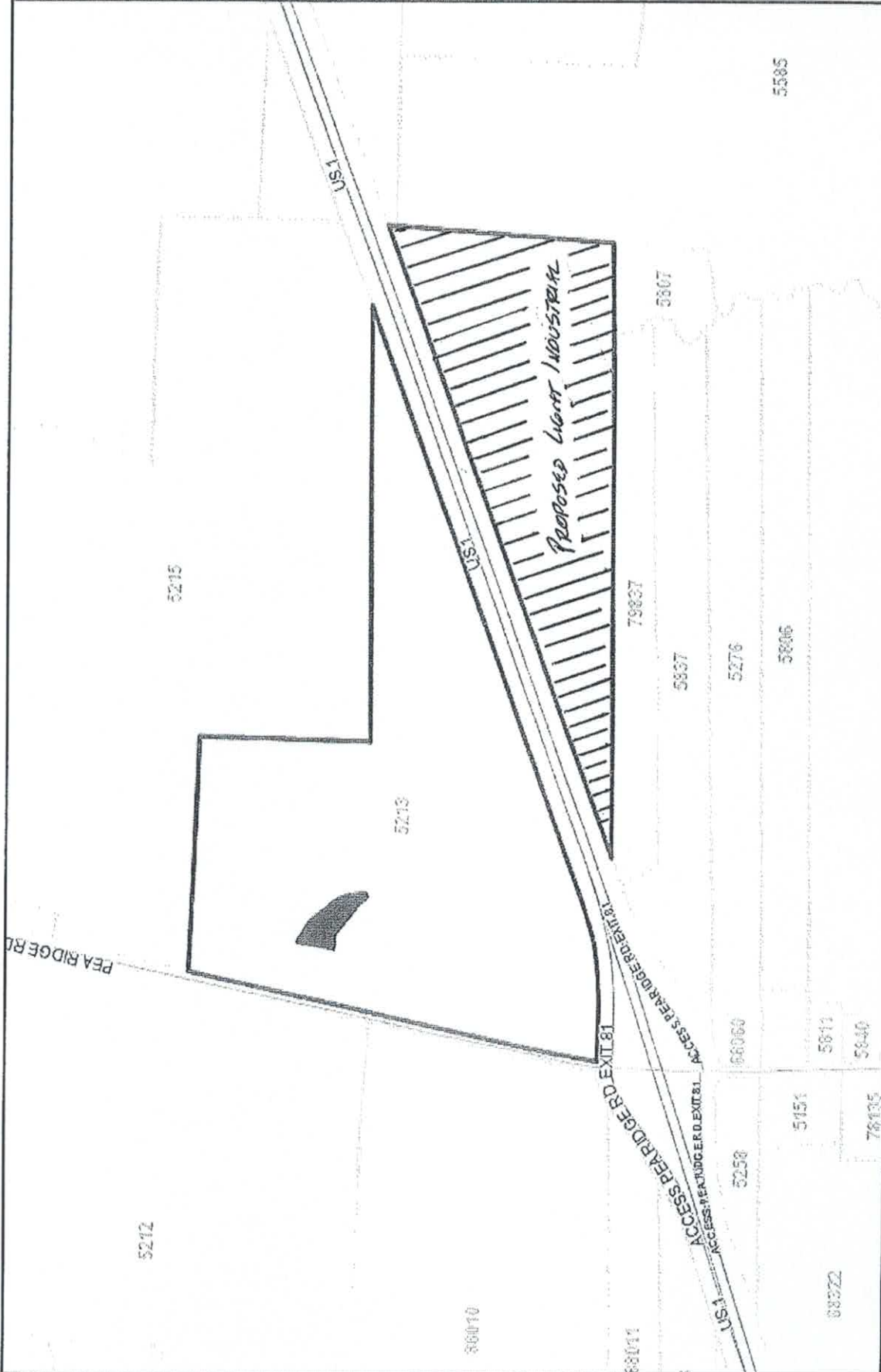
Print Name

FOR OFFICE USE ONLY

Application No.: PL20 Date Received: _____ 20____
Payment Received: \$ _____
 Check No. _____ Cash Credit Card Money Order

Planning Department

Revised Feb. 4, 2014 epb



CHATHAM COUNTY, NC



Property Map

Disclaimer:
The data provided on this map was prepared for the inventory of real property found within Chatham County, NC and are compiled from various public records, including deed records, and other public records. 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 Number: 5213
 Map Number: 9688-67-6202.000
 Owner Name: CROCKER NANCY W LIFE ESTATE
 Owner Address: 771 RIVERS EDGE PKWY
 Owner City: ROANOKE RAPIDS
 Owner State: NC
 Owner Zip: 27870
 Tax Year: 2015
 Description: 08-1-7

Deed Book: 670
 Deed Page: 0051
 Plat Book:
 Plat Page:
 Deed Acres: 202
 Physical Address: 1482 PEA RIDGE RD
 Improvement Value: 816
 Land Value: 952800
 Fire District: 105
 Township Code: 4

One Inch = 800 Feet

Legal Description of Property to be Re-Zoned to Light Industrial (IL) Use

Rocky River Rental, LLC for Nancy W. Crocker Life Estate

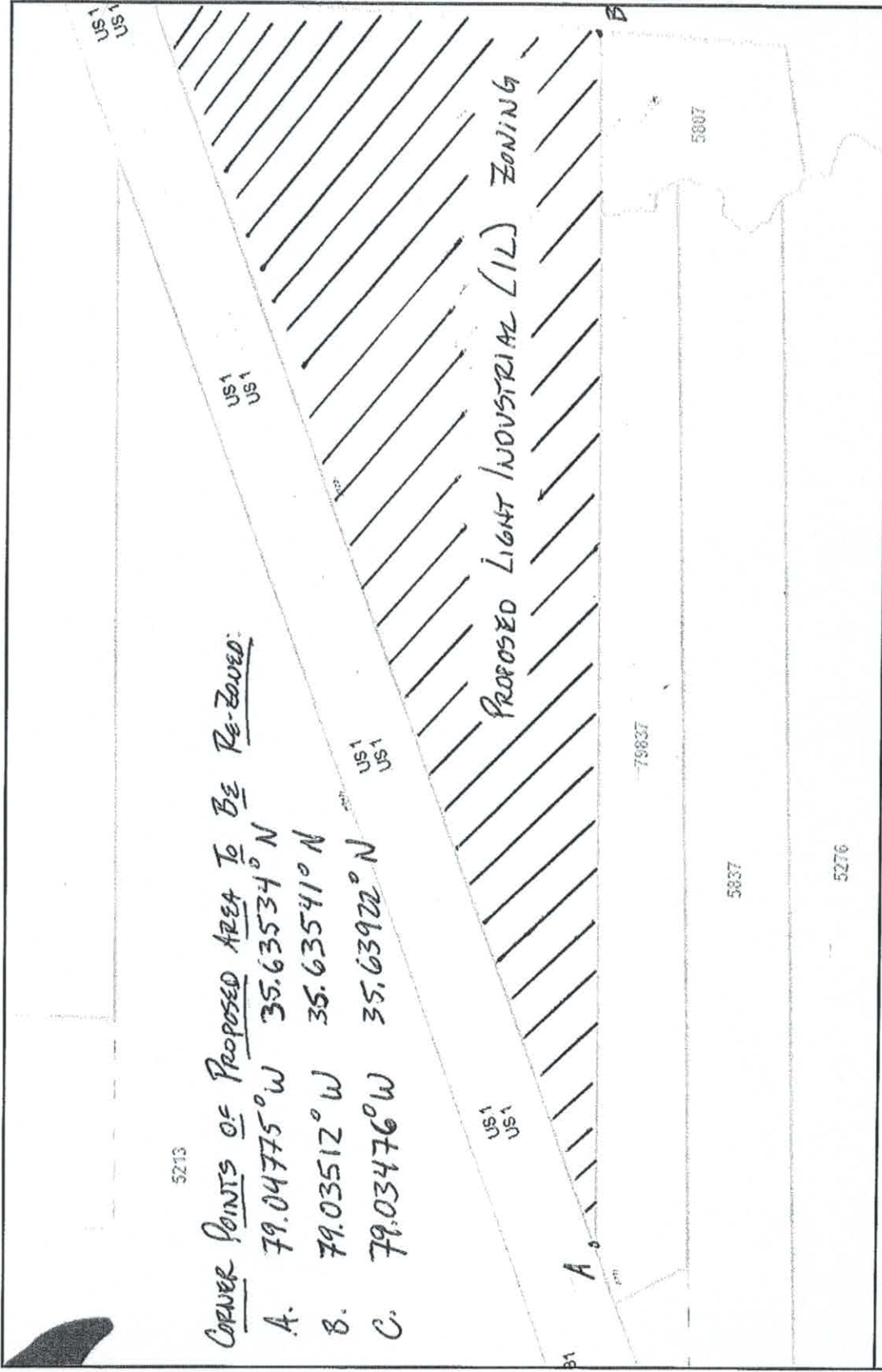
October 2, 2014

Legal Description:

That Sixty (60) acre, more or less, portion of Chatham County Parcel Number 5213, lying South and East of US 1 Highway, owned by Nancy W. Crocker Life Estate and more particularly described in the Will of George Moody Womble, recorded in the Office of the Clerk of Superior Court of Chatham County, North Carolina, in File No. 74-E-165.

Also as per attached drawing entitled "Light Industrial Area Tract A" dated October 1, 2014 and bounded by three points as follows:

A	79.04775 W	35.63534 N
B	79.03512 W	35.63541 N
C	79.03476 W	35.63922 N



5273

Corner Points of Proposed Area to be Re-Zoned:

- A. 79.04775° W 35.63534° N
- B. 79.03512° W 35.63541° N
- C. 79.03476° W 35.63922° N

US 1
US 1

US 1
US 1

US 1
US 1

US 1
US 1

B1

A

B

79837

5837

5807

5276

CHATHAM COUNTY, NC



Property Map

Disclaimer:
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LIGHT INDUSTRIAL AREA TRACT A

OCTOBER 1, 2014



One Inch = 400 Feet

Additional Information for Re-Zoning Application

Parcel 5213 (South of US 1)

October 2, 2014

We propose to update the Zoning Classification of the referenced parcel from R-1 to IL (Light Industrial) in order to provide a suitable location to locate a business or businesses, bring manufacturing jobs into Chatham County, cluster Industrial sites in a designated location, and grow the County's Tax Base.

This General Re-Zoning Application references the 60 Acre portion of Parcel 5213 which is South of US 1. A GIS Plat is attached for clarification.

There are many reasons why **this 60 Acre parcel should be Re-Zoned to IL (Light Industrial)**, including furthering Chatham County's published growth Vision and Policies. This location, and this specific parcel of land, has far greater benefit to the County, neighboring landowners, local workers, and all Chatham County Citizens if put to active and productive use for a light manufacturing facility, rather than left idle as it sits today due to zoning which does not match market conditions.

The current zoning, Residential (R-1) is a poor fit for this parcel. The subject parcel is narrow and shares a 4200 foot border with "New" US 1. It is constantly exposed to highway noise and traffic fumes. It is only accessible by a nearly ½ mile long gravel service road. All of the surrounding parcels to the East and South are tied up in Forestry Management Programs at this time, one having recently been logged. These are not welcoming conditions for a potential Homeowner.

The Pea Ridge Road Corridor, where this Parcel lies, should be a target location for Industrial and Commercial property. "The Chatham Plan" has long ago designated Moncure-Haywood as an Industrial Center, and there are many such facilities in this community already. The US 1 Highway provides the transportation infrastructure to support service, commercial, and industrial capacity for job opportunities with businesses whose customers are within and beyond Chatham County.

The Land Conservation and Development Plan "The Chatham Plan", in its Major Recommendation No. 9, stipulates that Economic Development Centers will be defined to coordinate growth and development of business and industrial areas. **The Moncure-Haywood area is designated as one of these Economic Development Centers, specifically for its "...industrial potential in the area, together with extensive transportation... infrastructure".**

The Pea Ridge Road corridor has a number of active Industrial sites nearby. While the Industrial Zoning in Moncure remains "spotty", parcels 68322, 78135, 65327, and 5814 are nearby and in Industrial use today. All of the property surrounding the end of Pea Ridge at Old US 1 is zoned Heavy Industrial (Ind-H) as well as the property continuing South along both sides of Corinth Road. Additionally, Parcel 5611 which is adjacent to this subject property to the East along US 1, is zoned

Heavy Industrial (Ind-H). Approval of this Re-Zoning request will help consolidate the Industrial use in a location so desired by the County, and reduce the “spotty” nature of the existing Zoning.

There is very little available land zoned Light Industrial or Heavy Industrial anywhere in South and East Chatham County, particularly along major highway corridors. Of the few parcels that are already zoned for Industrial Use, nearly all are already in use or are not usable due to poor soils—in other words, unavailable. **If new business is to be encouraged to enter Chatham County, then some usable land must be made available.** Re-Zoning of the subject tract will accomplish this and be consistent with the County’s adopted Growth Strategy. Approval of this request should help attract other employers, and jobs to this important corridor.

This proposal is well aligned with The Land Conservation and Development Plan “The Chatham Plan” as follows:

- Page 35 specifically sets forth that “Chatham County should encourage commercial and industrial activities [in] existing locations and the three types of centers described in this section: Economic Development Centers, Neighborhood activity centers, and Cross-road commercial centers.” Chatham County can encourage industrial activities by approving this request.
- Page 29 specifies that “Manufacturing is a dominant part of the county’s economy.” It further illustrates the need for more diversified manufacturing in Chatham, and includes data showing recent losses of manufacturing jobs. This Re-Zoning proposal will aid these scarcities by encouraging Manufacturing jobs—which are likely to be in new sectors of the industry--and will help to strengthen the Moncure-Haywood Economic Development Center.

There are several aspects of the Chatham County Strategic Plan that this request also supports:

- Part I “Balanced Growth,” Goal 5, to Concentrate Intensive Land Uses such as commercial and industrial in or near existing towns (Moncure-Haywood).
- Part I “Balanced Growth” Goal 7 indicates that the Transportation System is important to Balanced Growth. While this proposal does not advance the Transportation System, it does acknowledge that the US 1 Highway has a major impact on the character of this parcel, driving it away from satisfactory Residential use. Businesses prefer to be close to the Highway, while Homeowners typically prefer to be isolated from the loud and busy US 1 roadway.
- Part IX “Marketable, Diversified Workforce Relevant to Needs of the Community” Goals 1, 2, and 3 suggest that the county should encourage local employment and attract local employers. This proposal will allow an employer to locate here, bringing jobs and tax revenues to Chatham County.
- Part X, “Commerical and Industrial Endeavors, a Net Long-Term Asset to the Community” Goals 2, and 3 speak to the County’s desire to be recognized as a “Desirable Commercial Site” and thus attract business, create jobs, and increase the County’s Tax Base. Approval of this proposal will further this goal not only by positioning this Parcel to attract business but will also encourage other businesses in the Pea Ridge Road corridor and the greater Moncure-Haywood community.

There should be little or no negative affect on the existing Residential attractiveness nor on the community from this parcel's change. Some adjacent properties are currently zoned R-1, however there is only one occupied residential home within 1/3 mile of this parcel. Along Pea Ridge Road within a mile in either direction, there are fewer than 10 occupied homes. The subject parcel is isolated from Pea Ridge Road by nearly 1/2 mile and any improvements on the property will not be seen or heard from Pea Ridge Road. The Vision of "The Chatham Plan" indicates that we should expect other parcels to request similar zoning changes over time. So the possible impact from this request on existing residential homes is very minor.

Several adjacent property owners have been consulted and have endorsed this proposal. Please see their attached letters.

With Respect to the Chatham County Zoning Ordinance, Section 19 Part C:

- **Item 3, Error in Ordinance:** This proposal does not allege an error in the Ordinance, except as it pertains to the 60 Acre portion of Tract 5213 which is South of US 1, which was originally zoned R-1 despite its lack of Residential Use, proximity to the US 1 restricted access highway, and the County's published intent to concentrate industrial use in the area. This proposal seeks to correct the inappropriate zoning in place today by replacing it with zoning that is consistent with the County's published Strategy and Vision and conducive to productive utility of this parcel.
- **Item 4, Changing Conditions:** The Pea Ridge Road Corridor has remained largely the same in the last 10 years, with slight declining of occupied Homes. This is surprising, as the County clearly expects, intends, and will benefit from increased Industry in this area. The corridor should increase in Industrial sites.
- **Items 5 and 6 are the overall subject of this narrative.**

This Re-Zoning proposal for the South 60 Acre portion of Parcel 5213 will bring this parcel into line with Chatham County's published Land Conservation and Development Policy "The Chatham Plan" and the Chatham County Strategic Plan. This request fits well with emerging development trends such as Chatham Park and the increased growth of Southwest Wake County. It will grow the tax base and attract jobs, and will demonstrate to any Wake County small business considering a move along US 1 that Chatham County is receptive and business friendly. It will help cluster Industrial sites in the Moncure-Haywood Economic Development Center. It will not degrade or detract the existing nearby residential properties or the community. **This proposal is therefore in the best interest of Chatham County and we request your approval.**

Thank you for your consideration.

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) YARBOROUGH, TERESA & DAVID
10 RACCOON CT
SANFORD, NC 27330
- (3) SIEGE, RICHARD ALFRED
117 CANTERBURY RD
SOUTHERN PINES, NC 28387
- (5) WETMORE, PAUL Heirs
116 CATWIP POINT RD
BATH, NC 27808
- (7) WOMBLE, GEORGE & CONNIE
1355 FOX RIDGE RD
NEW HILL, NC 27562
- (9) _____

- (11) _____

- (13) _____

- (15) _____

- (17) _____

- (19) _____

- (21) _____

- (23) _____

- (25) _____

- (2) SCOTT, ROBYE W FAMILY LTP
2754 BORN HAVEN LN
ANNAPOLIS, MD 21401
- (4) TRIANGLE BRICK CO.
6573 APEX RD
DURHAM, NC 27713
- (6) TILLEY, RAY & DOROTHY
4295 OLD US 1
NEW HILL NC 27562
- (8) FLETCHER, CHARLES AND BROUN,
628 HARKEY RD
SANFORD, NC 27330 PAMELA
- (10) _____

- (12) _____

- (14) _____

- (16) _____

- (18) _____

- (20) _____

- (22) _____

- (24) _____

- (26) _____
