

**JEFF COOPER and JULIA ANN COOPER
and RIDGELY W. COOK, JR.
3066 North Highway 15-501
Pittsboro, North Carolina 27312**

June 4, 2014

Re: Development Input Meeting for Furniture Follies proposed
At 11311 US Highway 15-501, Pittsboro, NC on June 19, 2014

Dear Adjacent Property Owner:

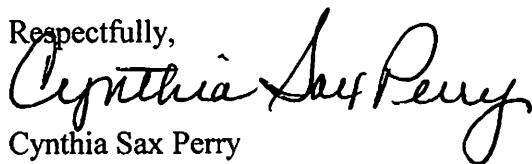
This letter is to invite you to a community meeting regarding a neighborhood business project on Parcel Number 0002639, adjacent to your property. Julia Cooper and Ridgely Cook currently operate the business known as Furniture Follies in Carrboro, and they wish to move the business to the tract known as 11311 U.S. Highway 15-501. This is a 1.67 acre tract owned by the Campbell and Cooper Families through the years.

An informal meeting will be held at the property on June 19, 2014 at 6:30 pm and will last as long as necessary. In the event of bad weather, we will meet at the property and move to an indoor public location. We will show you the proposed development plan and you will have the opportunity to ask questions about the project from people knowledgeable about the details of the project.

This meeting is required as a part of the County Zoning Process. The County Planning Staff will not participate in the meeting, but we are planning to submit our official plans to the Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at this community meeting. If you have questions before the meeting, please contact the person noted below. A copy of the map showing our proposed project is attached.

Respectfully,



Cynthia Sax Perry
Attorney for the Project
(919) 542-6262
cindyperryattorney@gmail.com

Tree Legend

Existing Trees ○	XXXXXX - to be removed
A 12" WILLOW OAK	T 10" CEDAR
B 14" RED OAK	U 8" SWEETGUM
C 8" WHITE OAK	V 12" BLACKJACK OAK
D 19" PINE	W 36" DOUBLE SWEETGUM
E 8" PINE	X 36" DOUBLE LOCUST
F 12" CEDAR	Y 20" WHITE OAK
G 26" PINE	Z 52" DOUBLE SWEETGUM
H 24" MAPLE	AA 18" MAPLE
I 17" MAPLE	BB 26" PINE
J 15" MAPLE	CC 22" MAPLE
K 19" MAPLE	DD 30" PINE
L 36" WILLOW OAK	EE 40" MAPLE
M 18" MAPLE	FF 18" MAPLE
N 19" MAPLE	GG 18" MAPLE
O 40" DOUBLE MAPLE	HH 18" MAPLE
P 24" PINE	II 22" MAPLE
Q 30" PINE	JJ 54" MAPLE
R 12" CEDAR	KK 48" MAPLE
S 12" CEDAR	LL 12" WHITE OAK

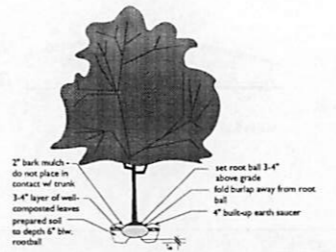
Required Screening/Buffers:
 North- adjacent property zoning - B-I
 East- adjacent property zoning (across HWY.15/501) CU-BI - Type C buffer
 South- adjacent property zoning - RA-40 - Type A buffer
 West- adjacent property zoning - RA-40 - Type A buffer

Notes:
 Existing Conditions drawing (EC-1) shows only trees with a trunk diameter 8" or greater. There are numerous trees with diameters less than 8" within the 20' wide buffer area.

New Trees & Shrubs

- Evergreen Shrubs**
- Carolina Cherry Laurel - Prunus Caroliniana (small evergreen tree/large shrub) 1 1/2 gallon
 - Yaupon holly (dwarf cultivar) - Ilex vomitoria (evergreen) 1 1/2 gallon
 - Winterberry holly - Ilex verticillata 1 1/2 gallon
- Evergreen Medium**
- Yaupon holly (dwarf cultivar) - Ilex vomitoria (evergreen) 3 gallon
- Evergreen Trees**
- Southern Magnolia - Magnolia grandiflora (evergreen) 1 1/2" caliper, balled and burlap
 - Virginia Pine - Pinus virginiana (evergreen) 1 1/2" caliper, balled and burlap

Notes, cont.:
 Location of indicated planting is schematic. Final location shall be determined by coordination with existing trees/shrubs and establishing year-round opacity.
 All new plant material shall meet or exceed the standards of the American Standard for Nursery Stock.



Tree/ Shrub Planting Detail - nts

- do not wrap or stake trunk
- mark north side of trunk @ nursery and place in field w/ same orientation
- incorporate commercially prepared mycorrhizal spores in soil immediately around the root ball at rates specified by the manufacturer.

Notes, cont.:
 Preparation of planting beds shall be after final grading around building and dumpster screen.
 Owner is responsible for continued proper maintenance of all landscaping materials. Dead or unhealthy plants must be replaced within one year or by next planting season, whichever occurs first.
 All plants shall be soaked thoroughly with water at planting time and once a week thereafter during the first growing season.

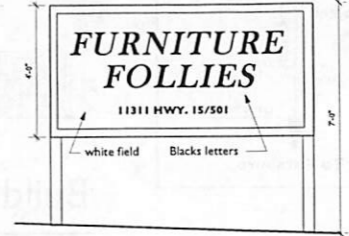
Lighting Legend

- ceiling mounted 150 W fixture
- Wall-mounted fixture, full cut-off style fixture

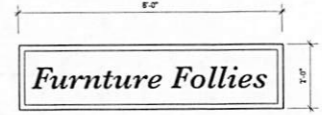
Site Lighting - All Exterior lighting will be in compliance with §13.1 Lighting of The Chatham County Zoning Ordinance & §5 of The Chatham County Design Guidelines for Commercial, Industrial and Conditional Use Projects and Developments

Project Information

Owner & Zoning Information
 Owner: Ridgely Cook & Julia Ann Cooper
 PIN: 9776-22-9351
 Parcel #: 2639
 Current Zoning: RA-40
 Proposed Zoning: Conditional District - CD-NB
 Proposed Use: Furniture and General Retail Sales with outdoor display of furniture



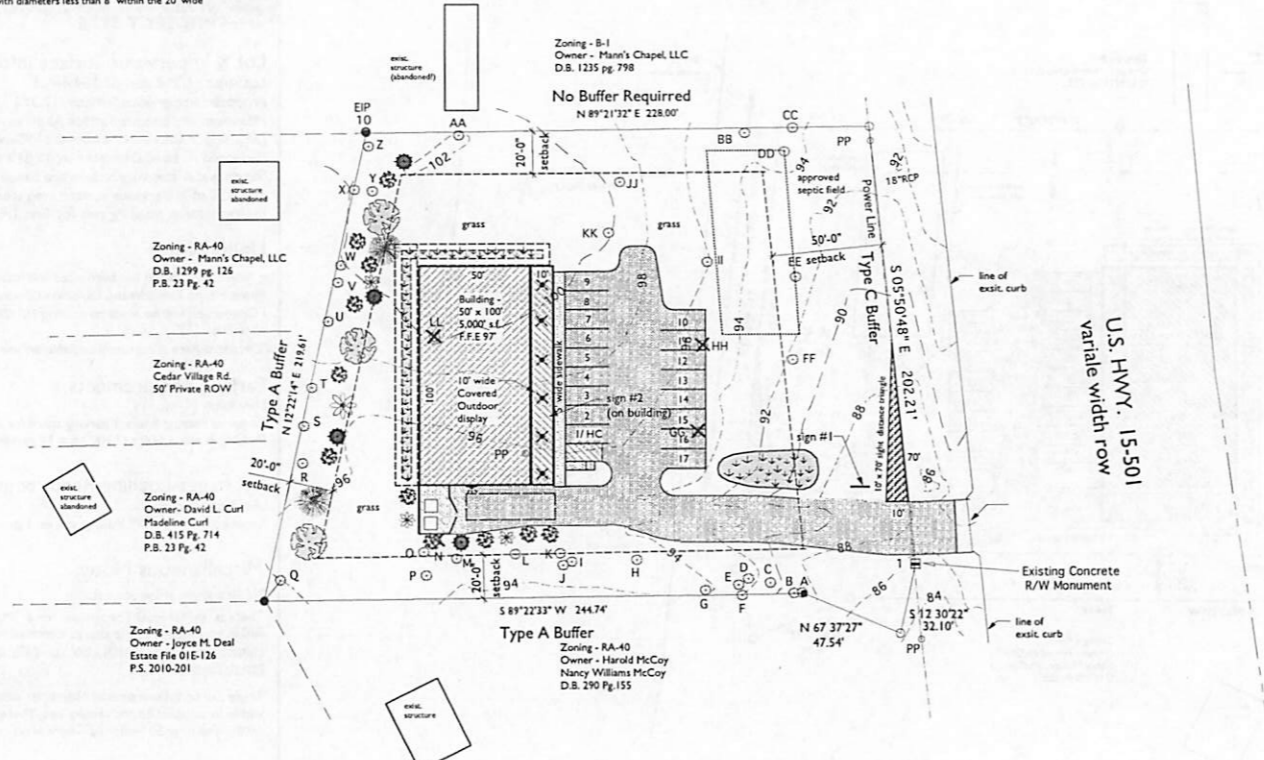
Sign #1 - two sided sign, (at foot of driveway)



Sign #2 - single sided, at building, see building elevations

Allowed Signage Area: 2 s.f. of sign for every lineal foot of street frontage lot has 202 l.f. of street frontage
 Maximum Allowed Signage: 150 s.f. per sign
 Proposed Signage Area: Sign 1 - 32. s.f. x 2 = 64 s.f.
 Sign 2 - 16 s.f.

Sign



Landscape, Lighting &

Sign Plan - 1"=30'



Jack Haggerty, Architect Inc.
 205 W. Main St., Ste. 211 Carrboro, NC 27510
 919.967.5191 jack@jackhaggertyarchitect.com

Furniture Follies
 11311 15-501 South
 Pittsboro NC

appearance commission submittal
 5/21/14
 SP-2

**REPORT OF COMMUNITY MEETING
REQUIRED BY THE CHATHAM COUNTY
ZONING ORDINANCE**

To: Angela Birchett, Zoning Administrator

Date: June 25, 2014

Application Number: C-_____ -

Proposed Zoning: N-B

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on June 4, 2014. A copy of the written notice is also attached.

The meeting was held at 6:30 pm on June 19, 2014 at the property site on US Highway 15-501, Pittsboro, NC.

The persons in attendance at the meeting were: Jeff Cooper, Applicant, Cynthia Perry, Attorney, Jack Haggerty, Architect/Attorney, Harold McCoy, Neighbor to the South, and Keith Weaver, a Realtor representing adjacent property owners.

The following issues were discussed at the meeting: Mr. Haggerty explained the project briefly referencing the set of plans which were displayed on a table.

Mr. McCoy said that he does not wish to look next door and see a metal building. He said that he simply wants to be left alone, and told the assembled group how hard he had worked to build his house. Mr. McCoy asked Jeff Cooper why he could not build a nice brick building like McCoy's house.

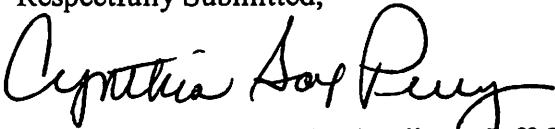
Mr. Cooper explained that building costs prohibited him from being able to afford a brick building, but tried to assure Mr. McCoy that the planned metal building would be a very nice structure, and that the family would keep the property neat and clean. He tried to assure Mr. McCoy that they would be good neighbors, by limiting the lights and the hours such that it would not disturb him.

Mr. Haggerty explained that the Appearance Commission was requiring additional low-growing buffer along the common boundary of this project and Mr. McCoy's property, and that the applicant was glad to put in that additional buffer. Mr. Haggerty also explained the rain garden and planters and assured Mr. McCoy that traffic would not be increased by this project, since customers would be mostly people traveling along 15-501 from work to home.

Mr. Keith Weaver is a Realtor who has listed for sale the Deal Property adjacent to the West. He expressed no concerns about the project. Mr. Weaver has also had contract with the adjacent owner to the North, Baycorp, and he expressed the view that Baycorp and the Deals were cooperative in their view of the project.

The meeting ended at approximately 6:50 pm

Respectfully Submitted,



Cynthia Sax Perry for the Applicant Jeff Cooper

Date: _____

Cooper Rezoning Community Meeting 6/19/14

<u>Name</u>	<u>Phone#</u>	<u>Email</u>
(1) Gerald Incey	919 93385	
(2) KEITH WEAVER	919-880-9919	

PLUS Applicant, Attorney + Architect



KEITH WEAVER
Residential Sales, Land Development,
Short Sales & Foreclosures
919-227-5661 DIRECT
919-880-9919 CELL
919-645-9403 E-FAX
WeaverK@hpw.com



HOWARD PERRY
AND WALSTON

4350 Lassiter at North Hills, Ste. 112
Raleigh, NC 27609
www.RaleighLandman.com

Each Office is Independently Owned and Operated.

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

Parcel 2638 (to the south)

Harold and Nancy McCoy
11257 15/501 N
Chapel Hill, NC 27517

Parcel 2640 (to the southwest)

Joyce Deal
3625 Bryant Cole Way
Gastonia, NC 28056

Parcel 2565 (to the west)

David Curl (103 Cedar Village Rd.)
c/o Ray Atwater
PO Box 1388
Hillsborough, NC 27278

Parcel 2562 (to the west)

Mann's Chapel LLC (179 Cedar Village Rd.)
c/o Baycorp. Development Corp.
146 Second St. N, Ste. 310
St. Petersburg Fl 33701

Parcel 2641 (to the north)

Mann's Chapel LLC (179 Cedar Village Rd.)
c/o Baycorp. Development Corp.
146 Second St. N, Ste. 310
St. Petersburg Fl 33701

Parcel 74984 & Parcel 74983 (to the east, across the highway)

WRI-SRP Chatham Crossing LLC
PO Box 924133
Houston, Tx 77292-4133