

March 31, 2014

Lenore Braford & Paul Drake  
7404 Hwy 87 North  
Pittsboro, NC 27312

Dear Adjacent Property Owner,

I am writing to you as a neighbor to invite you to a community meeting that my husband and I will be holding at our 16 acre property located at 7404 N Hwy 87 in Pittsboro (parcel number 78297). We're holding this meeting on Saturday, May 10<sup>th</sup> starting at 2PM and lasting until 4PM. You are most welcome to attend for all or part of this informal community meeting, although your attendance is not required.

The purpose of this meeting is for you to learn about a project we are in the process of creating on our property. Our project will involve the rescue of farm animals and the establishment of a non-profit organization, and will be served by a private well and private septic system. You can learn more details about our plans at the meeting itself.

This meeting is required as part of the County zoning process; however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a separate notice from the County about an additional meeting once our application has been made.

We will be serving drinks and light snacks. If you have any questions about our meeting, please feel free to give me a call at 440-935-5689. Also in this letter is a print out of our property and some detailed directions for how to find us. We look forward to getting to know you and hope you will be able to attend our get-together!

Looking forward to it,

Lenore Braford & Paul Drake  
Phone: 440-935-5689  
Email: [lenorebraford@gmail.com](mailto:lenorebraford@gmail.com)

REPORT OF COMMUNITY MEETING REQUIRED BY THE CHATHAM COUNTY ZONING ORDINANCE

To: ANGELA BIRCHETT, ZONING ADMINISTRATOR

Date: 5/10/14

Application #: C

Proposed Zoning: R1 (current zoning)

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 (date) 3/31/14. A copy of the written notice is also attached.

The meeting was held at the following time and place: 5/10/14, 2:00PM-4:00PM, 7404 N Hwy 87, Pittsboro NC, 27312

The persons in attendance at the meeting were: Lenore Braford & Paul Drake, David Minor and Melissa Mann

The following issues were discussed at the meeting: 1) The species of animals that will be rescued, 2) The possibility of animal escapes & types of fencing that will be used to contain animals, 3) The number of animals to be housed and the number of barns to be constructed.

As a result of the meeting, the following changes were made to the rezoning petition: None. Those in attendance were in favor of the proposed activities.

Date: 5/10/14
Applicant: Lenore Braford/Piedmont Farm
By: Lenore Braford

Piedmont Farm Animal Refuge

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.





**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.

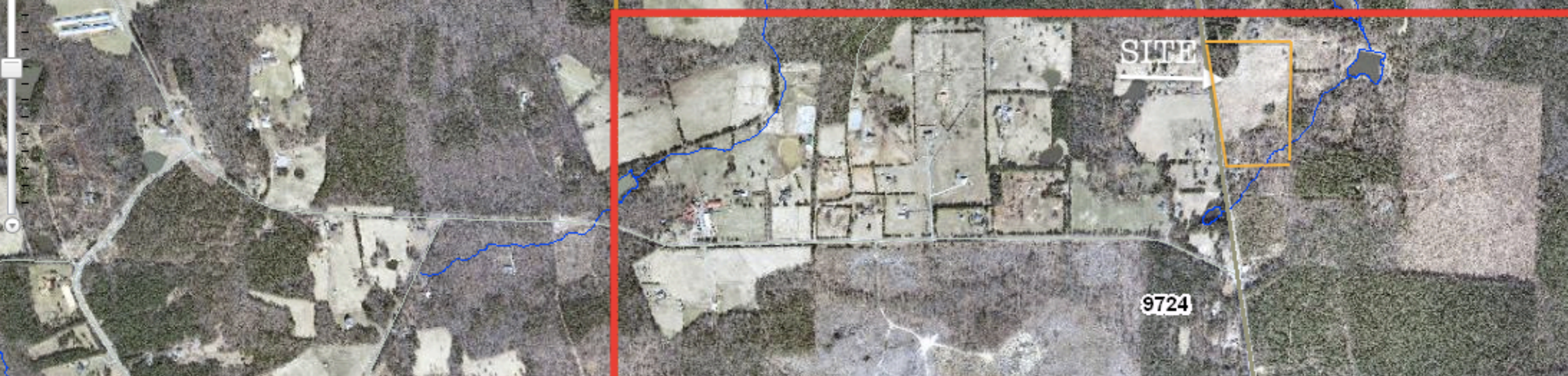
Directions :

Coming from the south, the cleared lot on the right directly before Chicken Bridge Rd.  
Coming from the north, the first piece of cleared land on the left after Chicken Bridge Rd.

One Inch = 202 Feet







## Legend

- |                                    |                                  |                                 |
|------------------------------------|----------------------------------|---------------------------------|
| ★ Major Cities                     | — Roads                          | 100yr Flooding - Floodway (AE)  |
| + Benchmarks                       | — NC Highway                     | 100yr Flooding - Has BFE's (AE) |
| DFIRM Grid                         | — US Highway                     | 100yr Flooding - No BFE's (A)   |
| — Rivers and Streams               | — Interstate Highway             | 100yr Flooding - Velocity Zone  |
| — Transects (Coastal)              | — Political Areas                | 500yr Flooding (Shaded X)       |
| — County Boundaries                | — Extraterritorial Jurisdictions | — Base Flood Elevation (Symbol) |
| — Coastal Barrier Resource Systems | — Coastal Sounds                 | — Cross Sections                |

SITE

9724





### Results

Click on Parcel Number to Zoom - Result will center on the map. Retrieve Tax Card by Clicking on icon

**BRAFORD LENORE N - 78297**

Clear Find Results

TO: Justin Richardson, [jtrichardson@ncdot.gov](mailto:jtrichardson@ncdot.gov)  
FROM: Lenore Braford, [lenorebraford@gmail.com](mailto:lenorebraford@gmail.com)

DATE: 6/11/14

SUBJECT: Commercial Road Approval

Dear Justin,

I am emailing you on the advice of Angela Burchett from Chatham County. I am working with Angela on a Conditional Use Permit for the purposes of work through a non-profit organization.

I have attached our site plan of the property to this email. There are two locations where we will be using a driveway for our business purposes. One of them will also be used for residential purposes and has already been built. The other one has not been built yet, and will only be used for business purposes. These driveways are marked with black arrows and descriptions on the plan.

Do you see any immediate issues with the future permitting of these locations?

Thank you very much,

Lenore Braford

REPLY:

TO: Lenore Braford, [lenorebraford@gmail.com](mailto:lenorebraford@gmail.com)  
FROM: Justin Richardson, [jtrichardson@ncdot.gov](mailto:jtrichardson@ncdot.gov)

DATE: 6/12/14

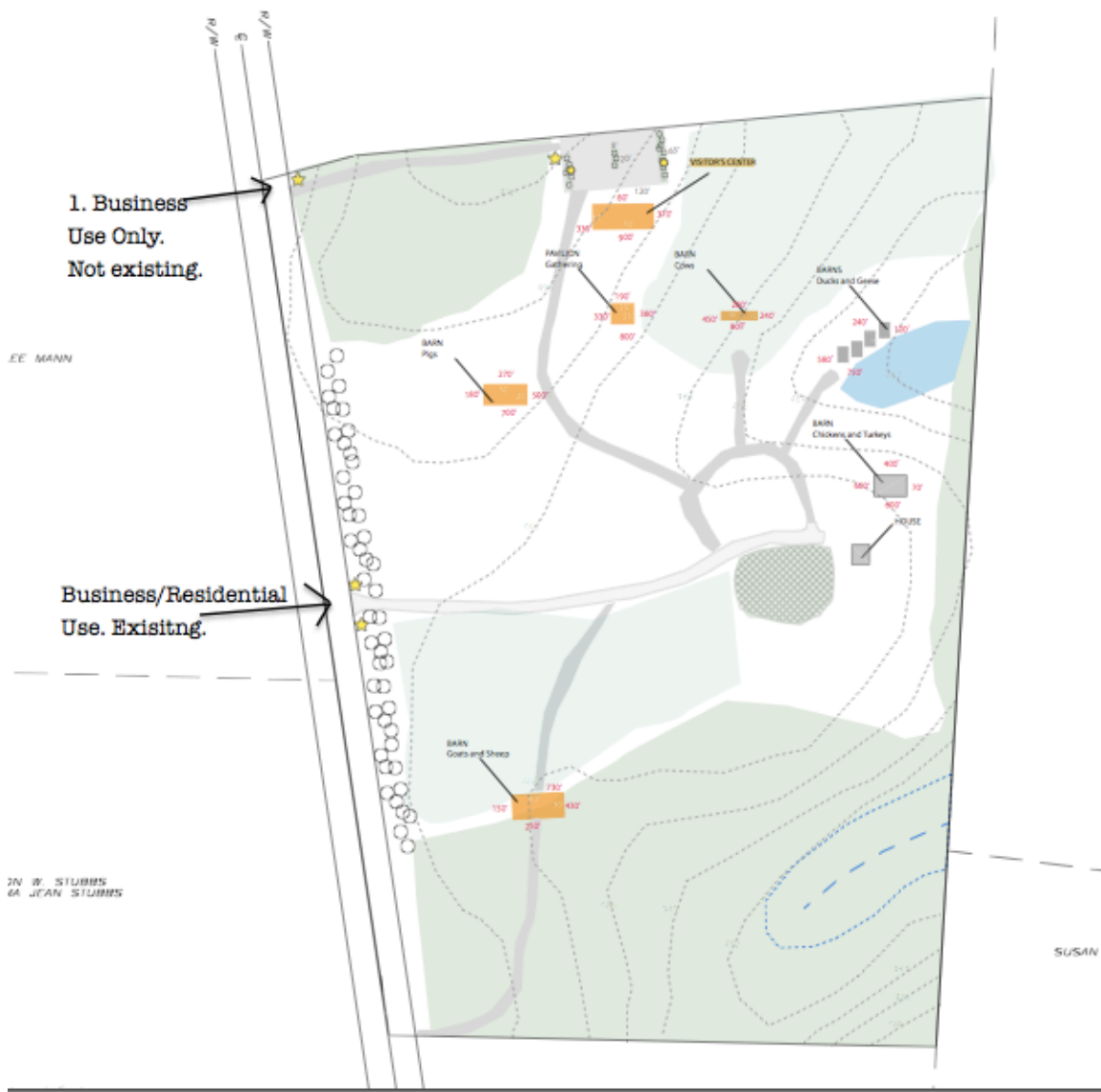
Ms. Bradford,

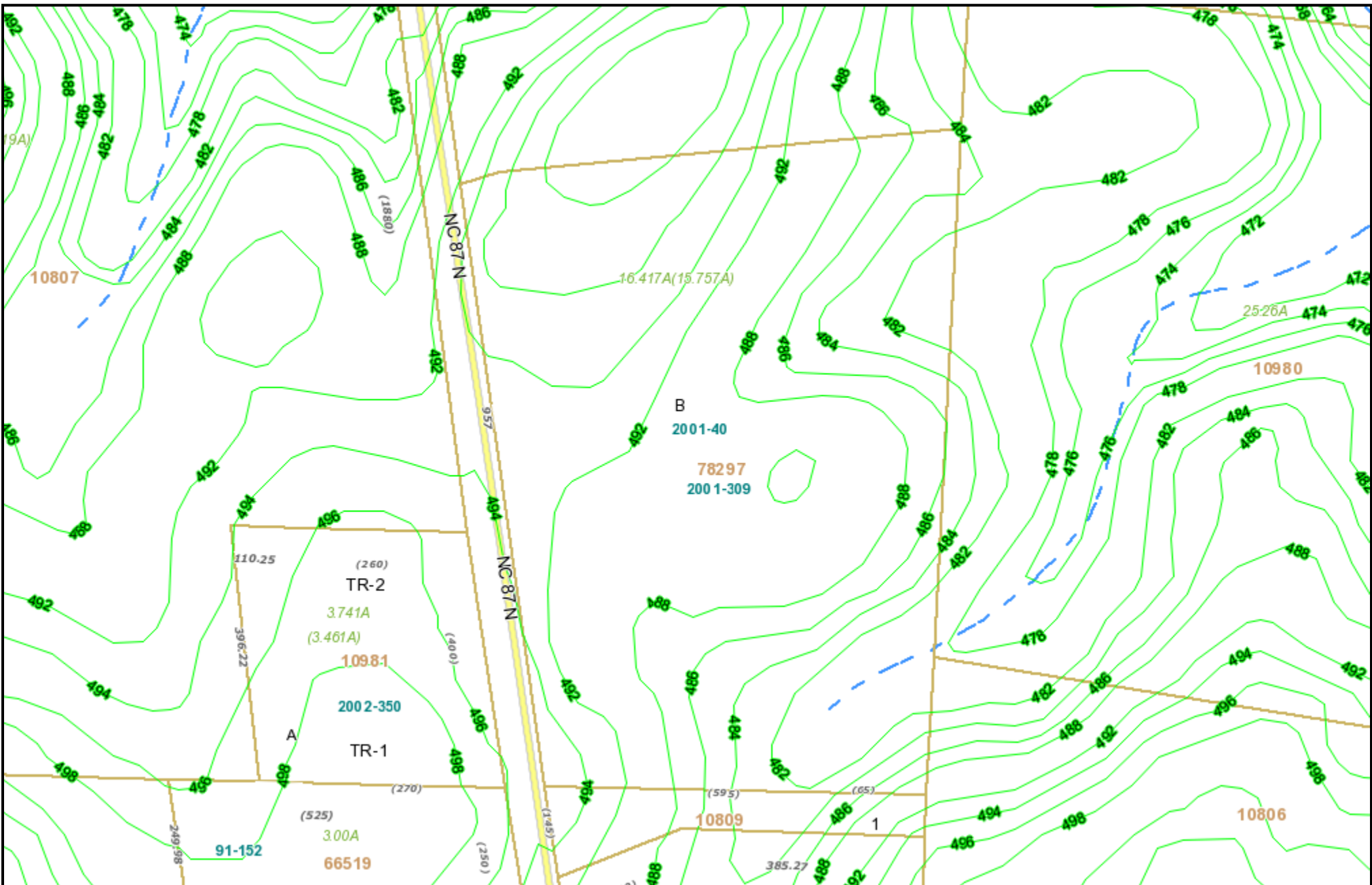
I see no reason why the driveway could not be installed. Please see the attached NCDOT driveway permit application for your use. If you can complete the application, have it signed by Charlie Horne (Chatham County Manager) and return it here to our office. Along with the application, please provide a site plan/ sketch( the one in the

previous email will work) and a \$50.00 inspection fee made out to NCDOT. Once this information is received we can proceed in the approval process. If you have any questions please let me know.

Thanks,  
Justin

**ATTACHED SITE PLAN:**





CHATHAM COUNTY, NC



Property Map

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One Inch = 202 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) Melissa Mann  
7393 Hwy 87 N, Pittsboro, NC 27312  
Parcel Number: 10807

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

(3) Donald & Jean Stubbs  
7267 Hwy 87 N, Pittsboro, NC 27312  
Parcel Number: 10981

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

(5) David & Sandra Minor  
7432 Hwy 87 N, Pittsboro, NC 27312  
Parcel Number: 10805

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

(7) Susan Johnson  
7192 Hwy 87 N, Pittsboro, NC 27312  
Parcel Number: 10806

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

(9) Clarence & Annie Pickard and Mary Coble  
8374 S NC Hwy 87, Snow Camp, NC 27349  
Parcel Number: 10980

(10) \_\_\_\_\_  
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(21) \_\_\_\_\_  
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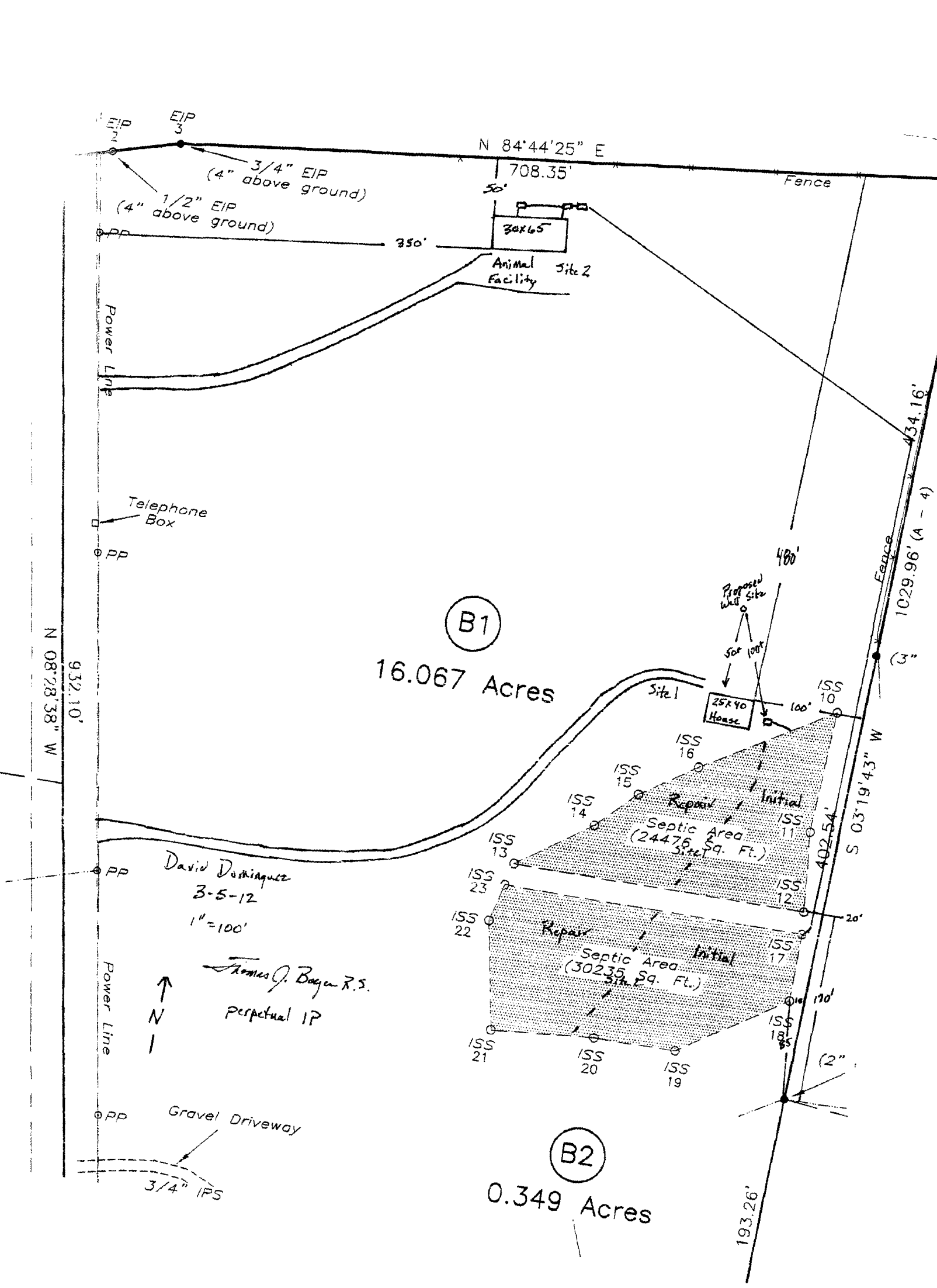
(22) \_\_\_\_\_  
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(23) \_\_\_\_\_  
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(24) \_\_\_\_\_  
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(25) \_\_\_\_\_  
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(26) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



EIP 2  
 EIP 3  
 3/4" EIP (4" above ground)  
 1/2" EIP (4" above ground)

N 84°44'25" E

708.35'

Fence

30x65

Animal Facility Site 2

350'

Power Line

Telephone Box

PP

(B1)

16.067 Acres

Proposed Well Site

50' 100'

25x40 House

480'

ISS 10

1029.96' (A - 4)

Fence

(3)

N 08°28'38" W

932.10'

Site 1

100'

ISS 16

ISS 15

ISS 14

ISS 13

ISS 23

ISS 22

ISS 21

ISS 20

ISS 19

ISS 11

ISS 12

ISS 17

ISS 18

ISS 18S

402.54'

S 03°19'43" W

20'

170'

(2")

David Dominguez  
 3-5-12  
 1"=100'

Thomas J. Boyer R.S.  
 perpetual IP

Power Line

N ↑

Gravel Driveway

3/4" IPS

(B2)

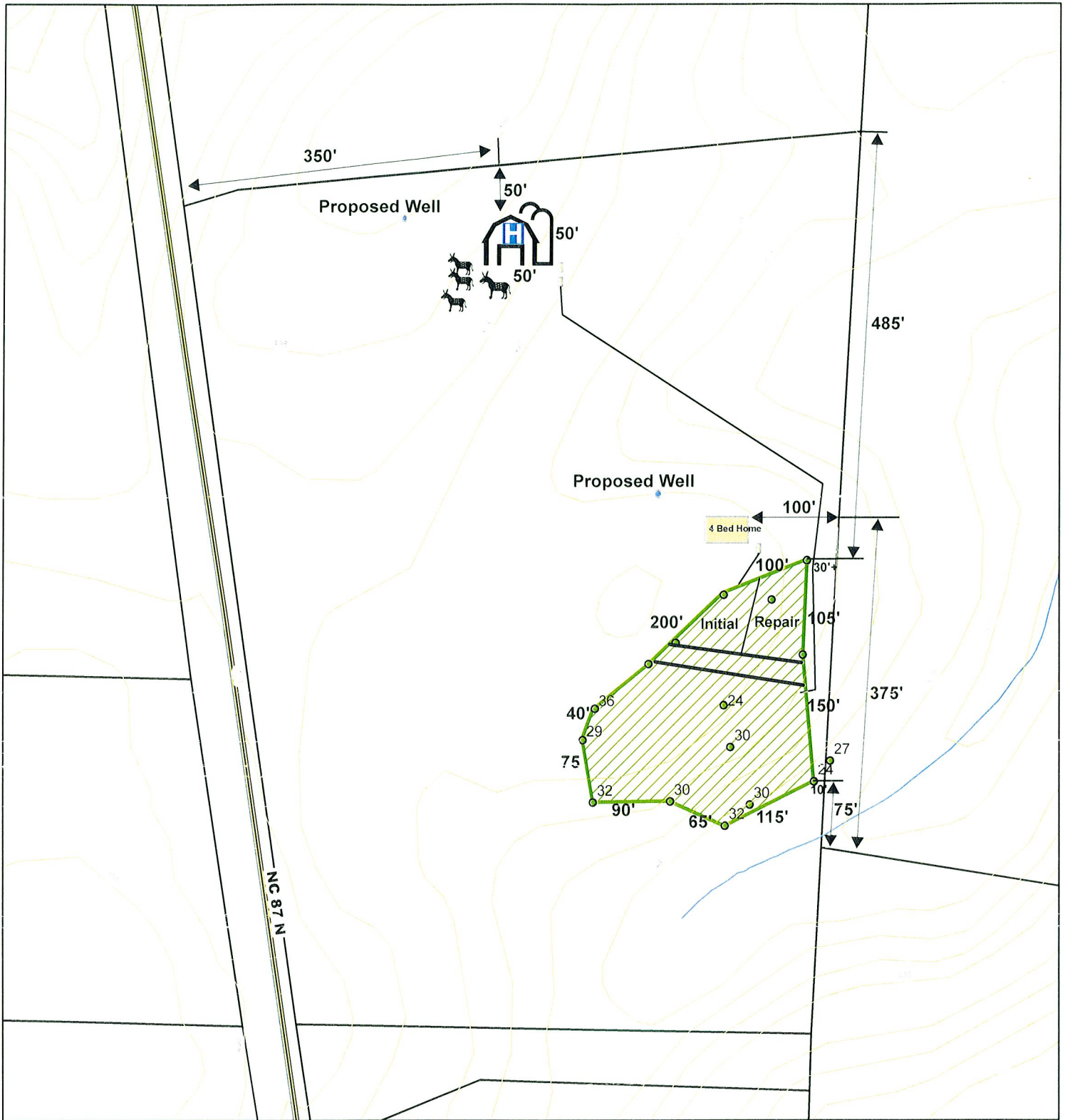
0.349 Acres

193.26'



PARCEL # #####

OWNER #####



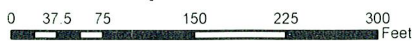
Legend



- Roads
- Contour\_2ft
- Auger Boring (Depth)
- Approved System Area
- Stream/River
- Pond/Lake
- Parcels



1 inch equals 150 feet



This document is for general information purposes only and is not to be considered official. Independent verification of all maps and data should be obtained by the users of the data from the Chatham County Environmental Health Dept.

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_