



APPLICATION ACCEPTANCE POLICY

PLAN AMENDMENTS

Chatham County
Planning Department

PO Box 54, Pittsboro, NC, 27312
Telephone 919-542-8204 | Fax 919-542-2698
www.chathamnc.org/planning

Chatham County understands that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Planning Director.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. **THE PROCESS FOR AMENDING A PLAN FOLLOW THE PROCEDURES OUTLINED IN SECTION 19.4 (B) OF THE ZONING ORDINANCE.**
3. Upon determination by staff that an application is complete, it will be officially accepted by the Planning Department by accepting payment and issuing receipt. Staff will not hold materials for incomplete applications or any monies associated with the submittal of an application. Application fees must be paid at the time an application is submitted for acceptance.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8233.



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 A PLAN AMENDMENT

Applicant Information:

NAME: Cathleen A. R. Rubens

ADDRESS: 971 Luther Road
Apex, NC 27502

CONTACT PH: (919) 949-4122

EMAIL: cathy.rubens@gmail.com

Landowner Information:

NAME: Cathleen A. R. Rubens

ADDRESS: 971 Luther Road
Apex, NC 27502

CONTACT PH: (919) 949-4122

EMAIL: cathy.rubens@gmail.com

PROPERTY IDENTIFICATION

Applicable Plan: Chatham-Cary Joint Land Use Plan

Physical (911) Address: 971 Luther Road, Apex, NC 27502 PARCEL (AKPAR) No.: 0017755

Township: New Hope Total Acreage (if applicable): 30.42 acres

CURRENT APPLICABLE PLAN CLASSIFICATION: Subject to Section 3.4.2 Water Quality Buffers Adjacent to Corps Land.

PROPOSED PLAN CLASSIFICATION: Repeal Section 3.4.2 Water Quality Buffers Adjacent to Corps Land.

APPLICANT'S JUSTIFICATION STATEMENT FOR THE PLAN AMENDMENT

Explain in detail why you think conditions warrant a Plan Amendment (attach more pages, as needed):

Petitioners desire to repeal the following section from the Chatham-Cary Joint Land Use Plan :
"3.4.2 Water Quality Buffers Adjacent to Corps Land. Special buffers should be provided adjacent to U.S. Army Corps of Engineers property associated with the Jordan Lake Reservoir, for the portion of the plan area located south of Lewter Shop Road and Martha's Chapel Road. Any future development in this portion of the plan area that is served by public utilities should provide a 400 ft. undisturbed buffer adjacent to Corps property in order to provide additional watershed protection in the White Oak Creek drainage basin."

This 400 foot buffer is in addition to the already existing buffer on the Corps property (a buffer to a buffer). It significantly impacts the Applicant's property and renders it essentially undevelopable. Please see the attached map illustrating the extent property is rendered unusable by this secondary buffer.

Other properties subject to the buffer are negatively impacted without a community benefit. Section 3.4.2 only affects a handful of properties and has a disproportionate impact on quite a number of those affected. The affected landowners were – by and large – not aware of the presence and impact of Section 3.4.2, since it is not also reflected on the Plan Map. Thus, many of the affected owners did not voice their opinions during the plan adoption process in spring 2012, because they were not aware of it.



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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: \$250

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

Cathleen Rubens

Print Name

Date

2 Feb 16

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

(2) I hereby certify that (please print) _____ 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.

Signature

Date

Print Name

FOR OFFICE USE ONLY

Application No.: PL20 16 148

Date Received: Feb. 4 2016

Payment Received: \$ 250 -

☐ Check No. _____

☒ Cash

☐ Credit Card

☐ Money Order



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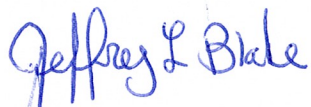



Planning Department

Revised Jan. 21, 2016 apb

**PETITION in Support of Land Use Plan Amendment to Repeal Section 3.4.2 of the
Chatham-Cary Joint Land Use Plan**

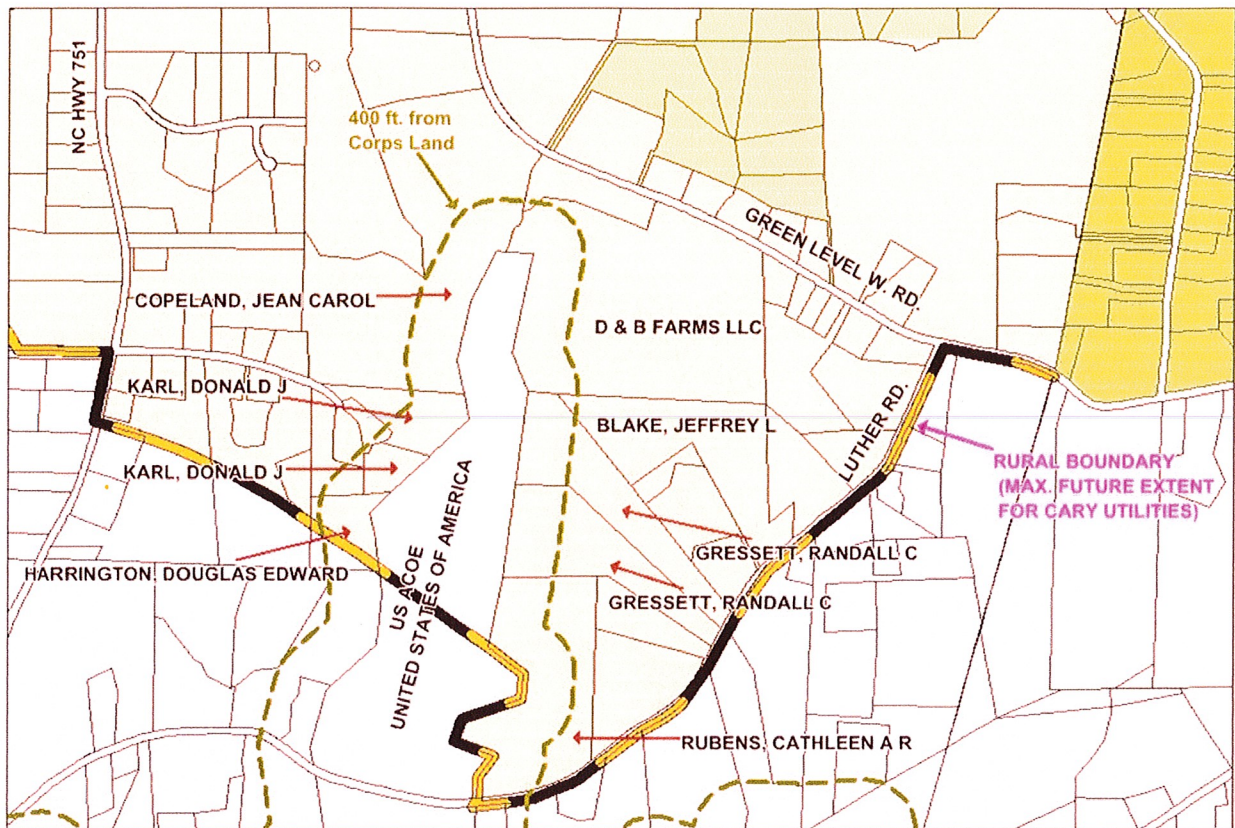
Petitioners support Cathleen A. R. Ruben's Application to repeal the following section from the Chatham-Cary Joint Land Use Plan¹:

"3.4.2 Water Quality Buffers Adjacent to Corps Land. Special buffers should be provided adjacent to U.S. Army Corps of Engineers property associated with the Jordan Lake Reservoir, for the portion of the plan area located south of Lewter Shop Road and Martha's Chapel Road. Any future development in this portion of the plan area that is served by public utilities should provide a 400 ft. undisturbed buffer adjacent to Corps property in order to provide additional watershed protection in the White Oak Creek drainage basin."

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>SIGNATURE</u>
Cathleen A. R. Rubens Parcel ID No. 0017755	APPLICANT		
Randall C. Gressett Parcel ID Nos. 0088005 & 0088472	106 FAIRMAY VALE QT CARY NC 27513	randall.c.g. gressett@gmail.com	
Jeffrey L. Blake Parcel ID No. 0018055 919-363-7119	1395 LUTHER RD APEX, NC 27523	Mindspring.com JATBLAKE@	
D&B Farms, LLC Parcel ID No. 0018054	SEE ATTACHED PAGE		
Jean Carol Copeland Brenda Lou Haithcock Parcel ID No. 0018018	3003 NC Hwy. 751 Apex, N.C. 27523	jeanspatch40 @gmail.com brhaith@gmail.com	 
Donald J. Karl Parcel ID Nos. 0086408 & 0086409	SEE ATTACHED PAGE		
Douglas Edward Harrington Shelia Hopkins Parcel ID No 0076993	2911 Caley Wilson rd Apex, NC	doug.harrington68@yahoo	

¹ The Town of Cary Council adopted the Plan on June 28, 2012, with the Chatham County Board of Commissioners adopting the Plan on June 18, 2012. The Plan became effective for the Joint Plan area July 1, 2012.

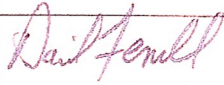
Map Showing 400 Foot Undisturbed Buffer



**PETITION in Support of Land Use Plan Amendment to Repeal Section 3.4.2 of the
Chatham-Cary Joint Land Use Plan**

Petitioners support Cathleen A. R. Ruben's Application to repeal the following section from the Chatham-Cary Joint Land Use Plan¹:

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Cathleen A. R. Rubens Parcel ID No. 0017755	APPLICANT		
Randall C. Gressett Parcel ID Nos. 0088005 & 0088472			
Jeffrey L. Blake Parcel ID No. 0018055			
D&B Farms, LLC Parcel ID No. 0018054	1132 Morrisville- Carpenter Rd. Cary NC 27519	david@omerferrell. com	
Jean Carol Copeland Brenda Lou Haithcock Parcel ID No. 0018018			
Donald J. Karl Parcel ID Nos. 0086408 & 0086409			
Douglas Edward Harrington Shelia Hopkins Parcel ID No 0076993			

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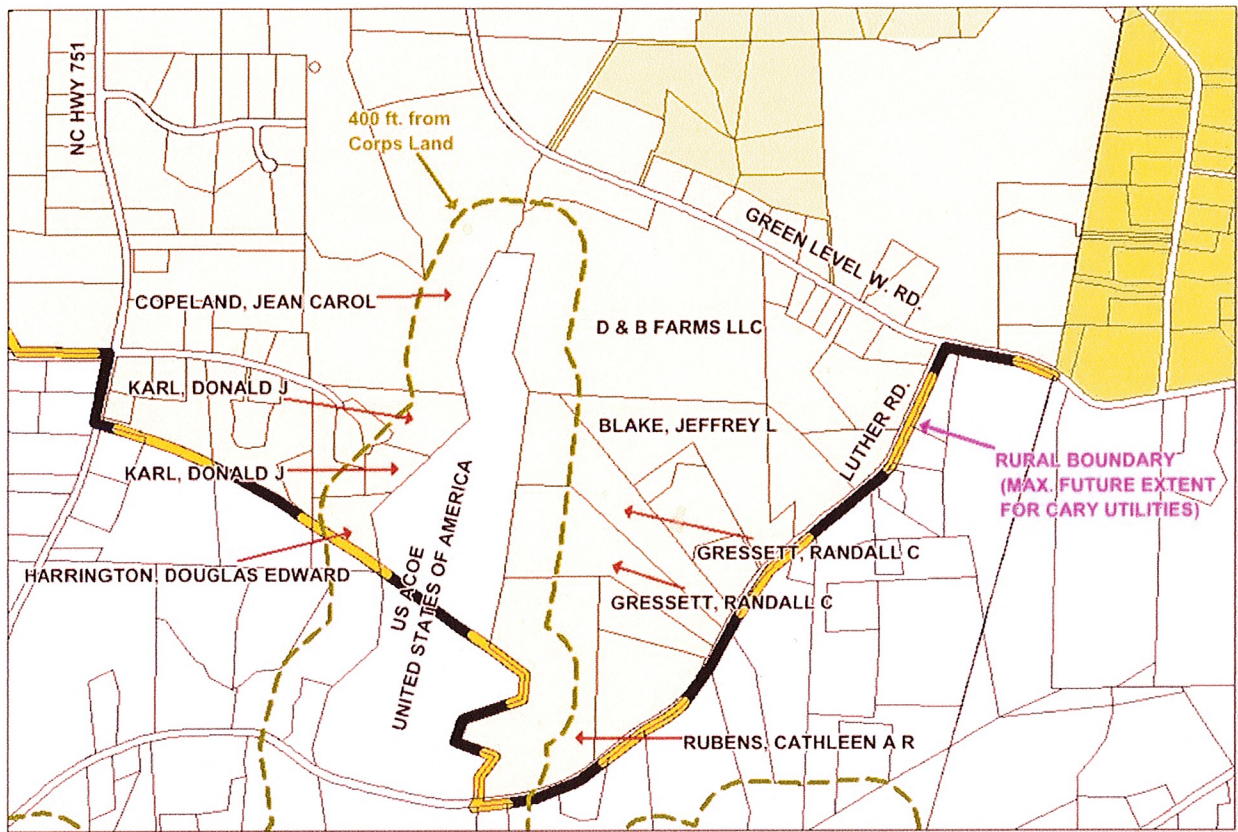
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Donald J. Karl Parcel ID Nos. 0086408 & 0086409	736 Highland Apex NC 27523	juniasiya@yahoo.com	
Douglas Edward Harrington Shelia Hopkins Parcel ID No 0076993			

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Map Showing 400 Foot Undisturbed Buffer





Chatham County

RECEIPT OF PAYMENT

Receipt Number: 20160651
Receipt Date: 02/04/2016
Date Paid: 02/04/2016
Full Amount: \$250.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Cash	\$250.00	

Amount Tendered: \$250.00
Change / Overage: \$0.00
Contact: RUBENS CATHLEEN A R, Address:969 LUTHER ROAD

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Land Use Plan Amendment Fee	PL20160148	\$250.00	\$250.00

Payment Received By: Jason Sullivan

If you have any questions please contact the appropriate department at the number listed below:

Central Permitting 919-542-8230

Planning Department 919-542-8204

Environmental Health 919-542-8208

Environmental Quality 919-545-8343