



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: Robert & Kimberly Wagner
ADDRESS: 92 Elam Court
New Hill, NC 27562
CONTACT PH: (919) 612.5050
EMAIL: kwagner@wagnerarch.com

Landowner Information:

NAME: Jason & Ashley Rivenbark
ADDRESS: 3704 Fox Stone Drive
Raleigh, NC 27603
CONTACT PH: (336) 263.6473
EMAIL: jasonr@alpworks.com

PROPERTY IDENTIFICATION

Physical (911) Address: New Elam Church Road PARCEL (AKPAR) No.: #83841 & #83271
Township: 4 Cape Fear Total Acreage: 11.23 (parcel #83841) Acreage to be Rezoned: 6
0.26 (parcel #83271)
CURRENT ZONING DISTRICT/CLASSIFICATION: CD-NB

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. : Community panel #3710968900J Map Date: 02/02/2007 Flood Zone: N/A

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
- ☒ 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.

see "Attachment #1"

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

Kim Wagner

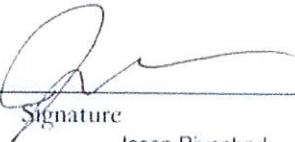
2/29/16

Date

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) Kim Wagner is an authorized agent for said property and is permitted by me to file this application.



Signature

Jason Rivenbark

2/29/16

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

Attachment #1 – Responses to questions listed under “Application Submittal Requirements” related to Section 19.4.C of the zoning ordinance

Application Question: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.

Applicant's Answer: No error - N/A

Application Question: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

Applicant's Answer: This particular area is actually NOT changing, and less than 2 years ago this parcel was zoned R-1. This parcel, and all of those surrounding it, have been historically zoned R-1 for the past decades and only recently was an approval granted to change the zoning of a portion of these parcels to CD-NB zoning which was specifically done to make possible the construction of a small boat storage facility (which was never built) that would not be allowed in R-1 zoning. All parcels within a 1 mile radius of this property are currently zoned R-1 with the only exceptions being a church, a mobile home park, and a bed and breakfast.

Application Question: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.

Applicant's Answer: Planning for this area is historically residential and specifically R-1 residential. All nine (9) adjacent or adjoining parcels to this property are currently zoned R-1. Furthermore, the parcels upon which this current CD-NB zoning exists is already almost 50% residentially zoned (R-1).

Application Question: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

Applicant's Answer: A coalition of four (4) adjoining or adjacent property owners initiated this rezoning application with the express desire to remove the CD-NB zoning from this particular property.

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) Sarah A Drake, Trustee
508 Hillandale Drive
Raleigh, NC 27609

(3) Ruth Jones
2199 New Elam Church Road
New Hill, NC 27562

(5) Savonne Cox
6576 Jimmy Cox Road
Bennett, NC 27208

(7) Scott & Stephanie Patten
158 Elam Court
New Hill, NC 27562

(9) Josh & Jennifer Capps
3005 Pea Ridge Road
New Hill, NC 27562

(11) _____

(13) _____

(15) _____

(17) _____

(19) _____

(21) _____

(23) _____

(25) _____

(2) Jerry W. Stevens
5857 South Plank Road
Cameron, NC 28326

(4) Joseph & Nicole Sebik
2209 New Elam Church Road
New Hill, NC 27562

(6) Scott & Laurie Griffis
181 Elam Court
New Hill, NC 27562

(8) Melaney Williams
3067 Pea Ridge Road
New Hill, NC 27562

(10) _____

(12) _____

(14) _____

(16) _____

(18) _____

(20) _____

(22) _____

(24) _____

(26) _____

