



APPLICATION ACCEPTANCE POLICY

GENERAL USE REZONING MAP 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 Zoning Administrator.
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. **PLEASE REVIEW SECTION 19 FOR GENERAL USE REZONINGS IN THEIR ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED.**
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 919-542-8285.



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: Jim Crawford, BOC Chair

ADDRESS: PO Box 1809 _____

Pittsboro, NC 27312 _____

CONTACT PH: (919) 542-8200

EMAIL: james.crawford@chathamnc.org

Landowner Information:

NAME: see attached

ADDRESS: _____

CONTACT PH: () _____

EMAIL: _____

PROPERTY IDENTIFICATION

Physical (911) Address: see attached

PARCEL (AKPAR) No.: see attached

Township: see attached

Total Acreage: see attached

Acreage to be Rezoned: see attached

CURRENT ZONING DISTRICT/CLASSIFICATION: R1, Residential

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. : see attached

Map Date: 02/02/2007

Flood Zone: _____

WATERSHED Information:

Current Watershed Classification: see attached

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.

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)



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

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

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) _____ 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

November 21, 2016

Date

James G. Crawford, Chairman Chatham County Board of Commissioners

Print Name

FOR OFFICE USE ONLY

Application No.: PL20

Date Received: _____ 20__

Payment Received: \$ _____

☐ Check No. _____

☐ Cash

☐ Credit Card

☐ Money Order

Planning Department

Rezoning Application Addendum

This application is submitted by the Chatham County Board of Commissioners to rezone multiple parcels owned by 3M, Martin Marietta, and General Shale from R1, Residential to IH, Heavy Industrial. The properties were zoned R1 on August 15, 2016 and were unzoned prior to that date. The details for each business are listed below including a description of the properties and maps are included as attachments.

3M

All or a portion of parcels 11005, 79836, 85078, 85079, 11026, 10992, 11014, 11023

Physical (911) Address: 4191 NC 87 S

Township: Center and Haw River

Total Acreage: approximately 2,079 acres (includes property within Pittsboro's etj)

Acreage to be Rezoned: approximately 1,670 acres

Flood Map No.: 3710964800J, 371097500J, 3710974000J

Flood Zone: X

Current Watershed: Local and WS-IV Protected Area (Jordan Lake)

Martin Marietta

All of parcels 9691, 83936, 9257

Physical (911) Address: St. Luke Church Rd.

Township: Gulf

Total Acreage: approximately 179 acres

Acreage to be Rezoned: approximately 179 acres

Flood Map No.: 3710960600J

Flood Zone: X

Current Watershed: Local

General Shale

All of parcels 10156, 67072

Physical (911) Address: Rosser Rd.

Township: Gulf

Total Acreage: approximately 382

Acreage to be Rezoned: approximately 382

Flood Map No.: 3710962600J, 3710960600J

Flood Zone: AE and X (both parcels)

Current Watershed: Local

Responses to items listed in the Zoning Ordinance

1. 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.

No errors in the Zoning Ordinance are claimed.

2. The changed or changing conditions, if any, in 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.

The proposed heavy industrial zoning district is appropriate for the types of uses currently in operation or approved for the previously listed properties that include mining and rock crushing. There are ordinances and regulations in place to protect the public health, safety and general welfare including the Watershed Protection Ordinance and Flood Damage Prevention Ordinance, as well as regulations enforced by the NC Department of Environmental Quality Mining Program. Any future uses on these properties that were not in operation prior to adoption of zoning are subject to the provisions of the Zoning Ordinance.

3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof.

The *Land Conservation and Development Plan* includes the "Continuation of current activities will be supported in existing industrial and commercial areas (p 27)." The plan also identifies eight economic center locations that include the Moncure-Haywood and Goldston-Gulf areas.

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

The Board of Commissioners adopted R1 and R5, Residential zoning on August 15, 2016 that applies approximately 388 square miles of the county that was previously unzoned. The previously listed properties were included in this zoning action and the uses occurring on the property were made non-conforming. After the adoption of zoning the Board agreed to initiate the process to rezone these properties to match the uses that were either in operation or approved for the sites.

☐ General Shale Parcels

R-1

R-5

— Roads

1 inch = 2,000 feet



Prepared by the
Chatham County
Planning Department
November 2016



GIS DATA DISCLAIMER

Information contained herein is provided for informational purposes only. The County of Chatham provides geographic information systems (GIS) data to the public without any claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. The County does not warrant that the geographic information system (GIS) data contained on this website are accurate, complete, current, or free of errors, and the County assumes no liability for any inaccuracies or omissions in the data. The County does not warrant that the County and its officials and employees make no warranty, express or implied, and assume no legal liability or responsibility for the ability of users to utilize or interpret the data. The County does not warrant that the data contained on this website regarding such data. The data on this site could include technical inaccuracies and typographical errors. Independent verification of all data contained herein should be made by the user. The County does not warrant that the data are suitable for any kind of public, including, but not limited to, the implied warranty of merchantability, fitness for a particular purpose, or non-infringement. Your use and browsing of information on this website is at your own risk. The County does not assume any liability for any damages, including, but not limited to, direct, indirect, or consequential damages, arising from the use of such data or from the County's obligation to assist the users in the use of such data or from the County's obligation to maintain the accuracy of the data. The County does not assume any liability for the maintenance of any applications applied to or associated with the data or metadata.

Martin Marietta Parcels

 Martin Marietta Parcels

Zoning Classifications

 B-1

 IND-H

 IND-L

 R-1

 Roads

Unhatched Area: Local Watershed
Hatched Area: WS-IV PA Watershed

1 inch = 897.55 feet

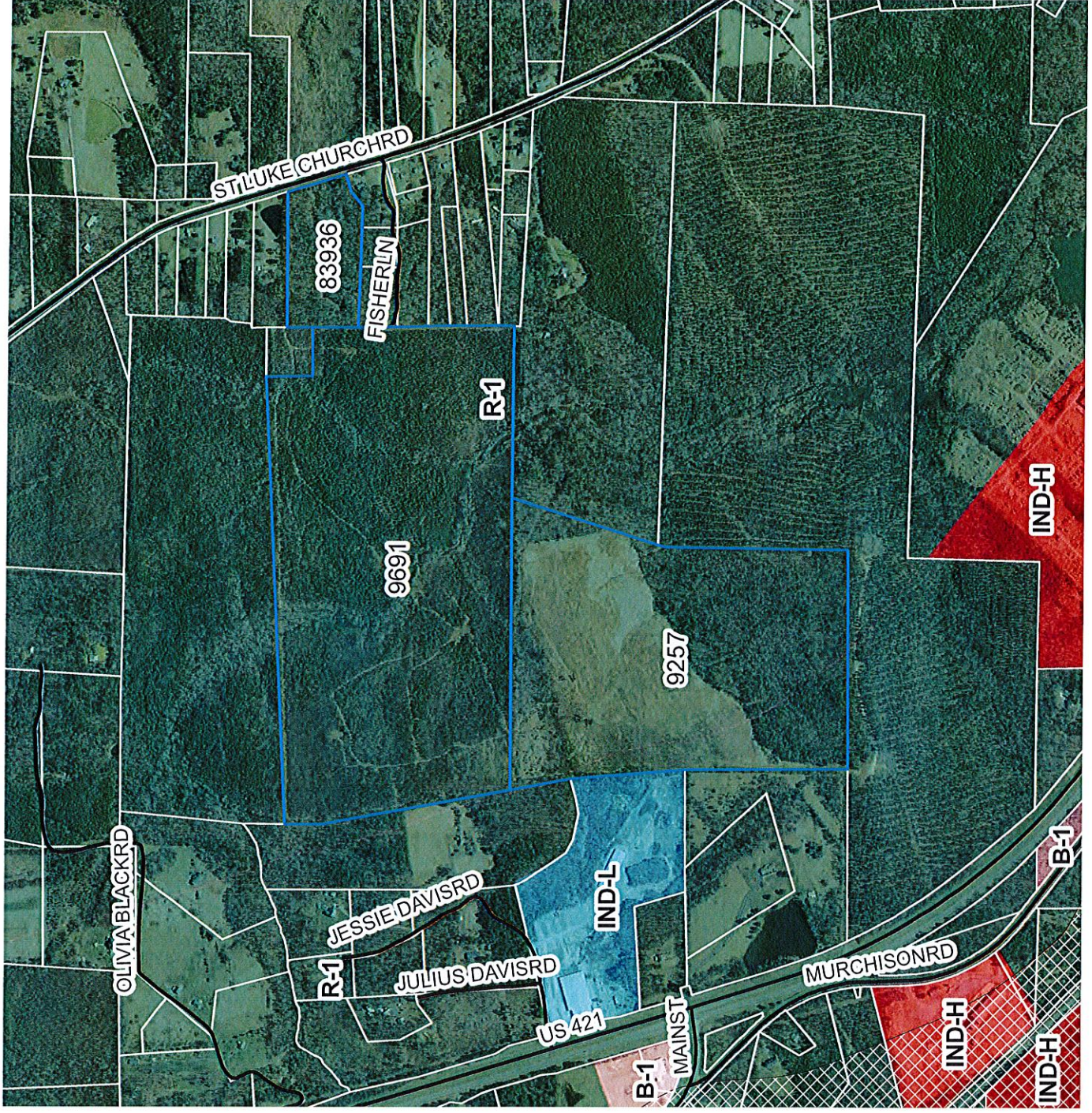


Prepared by the
Chatham County
Planning Department
November 2016



GIS DATA DISCLAIMER
FOR CHATHAM COUNTY, NC

Information contained herein is provided for informational purposes only. The County of Chatham provides geographic information system (GIS) data as a public service and makes no claim as to the completeness, usefulness, or accuracy of the content, position or timing of the data. The data is subject to constant change and that its accuracy cannot be guaranteed. The County and its officials and employees make no warranty, express or implied, regarding the data. The data on this site is presented "as is," without warranty for any purpose, including, but not limited to, the implied warranties of merchantability, fitness for any purpose, and non-infringement. The user assumes all liability for the use, or non-use, or maintenance of any applications applied to or associated with the data or metadata.



10

100

B-1

100



1

A vertical number line labeled "Feet" with markings at 0, 2,000, and 4,000. A shaded bar starts at 0 and ends at 2,000.

Prepared by the
Chatham County
Planning Department
November 2016

GIS DATA DISCLAIMER

FOR CHATHAM COUNTY NC

Information contained herein is provided for informational purposes only. The County of Chatham provides geographic information systems (GIS) data, maps, and metadata with no claim to the completeness, usefulness, or accuracy of the content, positional or other data contained on this site. The County of Chatham does not warrant, represent, or guarantee that the data on this site are subject to constant change and that its accuracy cannot be guaranteed. The County and its officials and employees make no warranty, express or implied, that the data on this site are accurate, complete, or up to date. The County disclaims any interest in accessing or using GIS data or metadata for or on behalf of its employees or third parties. The data on this site could include technical inaccuracies and omissions regarding such data. The data on this site should be used for informational purposes only and should not be relied upon for legal or other purposes. There should be obtained by users of the data. The data on this site are not intended to be used for any kind, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, or management. Your use and browsing of information on this site is at your own risk. The County of Chatham does not assume any responsibility or obligation to assist the user in the use of such data or in the development, use, or maintenance of any application applied to or associated with the data on metadata.