

# **MICHAEL TIEMANN CONDITIONAL USE APPLICATION FOR A PROPOSED RECORDING STUDIO CUP O and I**

2520 SEAFORTH ROAD  
PITTSBORO, NC 27312  
CHATHAM COUNTY

- LEGAL DESCRIPTION
- FIVE FINDINGS
- SITE PLAN
- PROJECT PLAN
- TAX PARCEL INFORMATION
- VISUAL IMPACT AND SCREENING VIEWS
- INTERIOR VIEWS OF PROPOSED STUDIO
- FIRE RATING INFORMATION
- ADJOINER LIST

PREPARED BY ABSOLUTE LAND SURVEYING AND MAPPING, P.C.

APPLICATION FOR  
ZONING DISTRICTS  
CONDITIONAL USE DISTRICTS  
CONDITIONAL USE PERMITS

Chatham County Planning Department  
P.O. Box 54  
Pittsboro, NC 27312

Tel: 919/542-8204  
Fax: 919/542-2698  
Email: [angela.birchett@ncmail.net](mailto:angela.birchett@ncmail.net)

**(1) Applicant Information:**

Name: Absolute Land Survey  
Address: 964 East Street St210  
Pittsboro, NC 27312  
Phone No: (h) —  
(w) 542-0074  
(m) —

Email: charles@absoluteland.com

**(2) Landowner Information (as shown on deed)**

Name: Windsong Muse LLC  
Address: 2540 Seaforth Road  
Pittsboro, NC 27312  
Phone No: (h) —  
(w) 602-7739  
(m) —

Email: tiemann@redhat.com

**(3) Property Identification:**

911 Address: 2540 Seaforth Rd  
Pittsboro, NC 27312  
S.R. Name: Seaforth Road  
S.R. Number: 1941  
Township: New Hope  
Acreage: 16.756  
Flood map #: 3710977100J (7-13-2005)  
Flood Zone: X

PARCEL#: 17475  
P.I.N #: 9771-73-6623.000

Deed Book: 1242 Page: 556 Yr: 2006  
Plat Book: 89 Page: 263  
Current Zoning District: CU/O+I  
Watershed District: Critical and WSIVPA

**(4) Requested Zoning District, Conditional Use District, OR Conditional Use Permit:**

CU/O+I

**(5) Directions to property:**

From Pittsboro, East on 64 Bypass - right  
onto Seaforth Rd - site is approximately 2.5 miles  
on the right

**(6) Attach the following, if requesting a zoning map amendment:**



# Submission Materials Check List: Application for Conditional Use District and / or Conditional Use Permit

( Draft # 5. Last modification : 02-13-03)

(Approved for use by the Planning Board on 07/01/97) – Revision 9/12/00 Finding #5 b. Water/Sewer Impact Statement

## Introduction:

The materials required in applications for a Conditional Use District (CUD) and/or a Conditional Use Permit (CUP) are given below. While some areas are optional, depending on the nature of the requested use, other items are required of all applications. Material that must be provided in all applications is designated as **<Required>**. Material, that is not essential due to the type or characteristics of the requested use, is designated as **<Optional>**. The Planning Board may, at its discretion, require the presentation of any of the information designated as optional. The Planning Board may request, due to the unique nature of the application, any additional information not directly listed in this check list.

Completion of all required items by the applicant, **working with the Planning Department**, and others as needed, would be **mandatory** for the application to be considered at public hearing and then by the Planning Board. The Planning Department will not forward incomplete applications to the Planning Board. Substantial amounts of new information will not be last-minute additions to the application at the Planning Board meeting where the application is first considered (e.g. a substantial redesign of the proposal during the review). If a decision on an application is deferred, then clearly, new material may be added to the application for consideration at the next Planning Board meeting.

As the applicant is often requesting, via a CUD/CUP, a zoning change, the development of a complete application should not be considered an unreasonable expectation. It should be considered an opportunity to develop a strong application that clearly identifies the benefits of the requested use.

The original zoning decisions of the Board of County Commissioners are presumed to be correct; there is no requirement to defend existing zoning or prove why it should not change. It is the responsibility of the applicant to prove why a change should be made and the CUD/CUP be granted.

## General Application Requirements:

A detailed description of the project, a requirement that is common to all applications, is discussed in this section.

- 1) Location **<Required>**. The location of the site in Chatham County. Including:
  - a. public highway(s) servicing this site; SR 1941 - Seaforth Road
  - b. private road(s) servicing the site; None

- c. the current zoning of the site; CU O & I
- d. watershed designation, the site classification and % impervious surface allowed; YS-1V PA 36% impervious Allowed
- e. is the site in or border the "Major Wildlife Areas" identified in the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina", 1992, starting on page 181; (a copy of this inventory is located in the Planning Department) NO
- 
- f. the size (in acres) of the site; 16.756 Ac ±
- g. current utility or other easements assigned to this site; Conference Center NONE
- h. the current use of the site; Conference Center
- i. description of current contents of the site (e.g. buildings, utilities, etc.)  
Two Story Converted Residential Structure
- 
- j. other Conditional Use Permits that have been granted for this site.  
CU O & I
- 

2) Description of Use < Required > . Provide a description of the requested use.

Professional recording studio

---



---

3) Site Plan and Drawing < Required > . Describe the plans for the site in detail. Provide drawing(s) at an appropriate of the completed project. This information should be of adequate detail (a drawing done by a licensed land surveyor and design details from a licensed architect are **strongly recommended**) to address the following:

- a. existing buildings on site, construction description and size.
- b. proposed new buildings, location on site, size, construction description in adequate detail to determine the general appearance of the building and to establish the architectural design.
- c. landscape plan with materials used.
- d. screening/buffering plan, setbacks.
- e. natural preserved areas that will remain in this condition.
- f. site boundaries with adjacent properties.
- g. parking design.
- h. sign location, type, size.
- i. areas reserved for future development or improvements under this permit.
- j. lighting plan.
- k. percentage of impervious surface, include storm drainage management plan.
- l. topographical description/drawing of current site and after improvements have been made to the site.

- m. designate streams and wetlands and any required water hazard setback areas.
- n. vicinity map showing property location.
- o. county tax map with location of property identified

4) Start and Completion Projections <Required>. Provide a project plan. Provide the approximate start time for the project development. Provide the approximate completion time for the project; when it will be ready for operation.

Project to begin at County approval date (Attached)

5) Reference to Existing County Plans <Required>. Is this site specifically mentioned in any County plan (such as the highway plan, watershed plan, etc.?). (If the requested use for the site is specifically counter to existing plan, the application must provide a compelling argument as to why the provisions in the plan should be set aside and the permit granted.)

This site is not mentioned in any County Plan

#### Specific Application Requirements:

The following requirements are needed to support the Five Affirmative Findings found in the Chatham County Zoning Ordinance. All of these findings must be met to grant the application.

**Finding #1: The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.**

1) Validation of Use in Zoning Ordinance (Zoning Ordinance information: [http://www.co.chatham.nc.us/dept/planning/planning\\_dept/ordinances/documents/Zoning\\_Ordinance.pdf](http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Zoning_Ordinance.pdf)) <Required>. Simply confirm that the requested use is eligible for the requested site.

Attached

2) Land Development Plan Reference <Required> (Land Development Plan: [http://www.co.chatham.nc.us/dept/planning/planning\\_dept/ordinances/documents/Land\\_Use\\_Development\\_Plan.pdf](http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Land_Use_Development_Plan.pdf))

Provide (in context) references to the Land Conservation and Development Plan that support this application.

Attached

**Finding #2: The requested conditional use permit is either essential or**