

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: 919-542-0527

(1) Applicant Information:

Name Jeff Goodwin
Address 1864 Martha's Chapel Road
Apex, NC 27523
Phone No. (h) 919 362-0781
(w) 919 769-2867
E-Mail _____

(2) Landowner Information:

Name Jeff & Patricia Goodwin & Robin L. Goodwin
Address 1864 Martha's Chapel Road, Apex, NC 27523
Phone No. (h) 919 362-0781
(w) 919 769-2867
E-Mail _____

(3) Property Identification:

911 Address: 1864 Martha's Chapel Road, Apex, NC 27523
S. R. Name Martha's Chapel Road
S. R. Number 1752
Township New Hope
Acreage 4.03 acres

P.I.N.# 0704-53-8469-000
Parcel # 68625
Deed Book 661 Page 209
Plat Book 92 Page 351
Zoning District RA-40
Watershed WS-IV PA
Flood Panel 372007G400J
dated 7/13/05

(4) Requested Zoning District, Conditional Use District and/or Conditional Use Permit: Request Zoning District Change to B-1 with Conditional Use Permit for Boat, Camper and Recreational Vehicle Storage.

(5) Directions to Property: Take US Highway 64 East; turn left on Farrington Road; turn right on Martha's Chapel Road and right at 1864 Martha's Chapel Road; this is the access to the 4.03 acre tract and Goodwin home.

(6) Attach Submission Materials Checklist information. (see attached)

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.

Jeff Goodwin Patricia A. Goodwin
Robin L. Goodwin
Signature

Owner/Authorized Agent

6-8-06
Date

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

I hereby certify that N/A is an authorized agent for said property and is permitted by me to file this application.

Jeff Goodwin Patricia A. Goodwin
Robin L. Goodwin
Owners Signature

6-8-06
Date

PROPERTY ADJOINERS TO OUR PARCEL #68625

- (1) Jeff and Patricia Goodwin (Applicant)
1864 Martha's Chapel Road
Apex, NC 27502
Parcel #17722
- (2) Robin Lee Goodwin (Applicant)
10 Georgetown Court
Durham, NC 27707
Parcel #17734
- (3) Ronald P. and Teresa Farrell
1730 Martha's Chapel Road
Apex, NC 27502
Parcel #17733
- (4) Brian N. and Mairead D. Lockwood
40 Farrell's Creek Road
Apex, NC 27502
Parcel #69246
- (5) Brandin Myers
104 Farrell's Creek Road
Apex, NC 27502
Parcel #69051
- (6) Joseph and Patricia Lasala
274 Farrell's Creek Road
Apex, NC 27501
Parcel #69052
- (7) United States of America
C/o Army Corps of Engineers
Post Office Box 144
Moncure, NC 27559
Parcel #77726
- (8) Thomas and Denise Ward
1805 Martha's Chapel Road
Apex, NC 27502
Parcel #19782

COURTESY NOTIFICATIONS:

- (9) Mainer and Uva Holland
370 M.T. Holland Road
Apex, NC 27502
Parcel #17739
- (10) Betty C. Bitting (Tract West of Applicant)
1616 Martha's Chapel Road
Apex, NC 27502
Parcel #60621
- (11) Farrell's Creek HO Association
Farrell's Creek Road
Apex, NC 275023

**OVERVIEW OF REQUEST
For JEFF GOODWIN
For Conditional Use District & Permit for Boat, Camper
And Recreational Vehicle Storage**

Submitted 6/19/2006

This is a conditional use request for the storage of boats, campers and recreational vehicles on 4.03 acres in New Hope Township, Chatham County, North Carolina.

Jeff Goodwin and his wife, Patricia Goodwin, and his sister, Robin Lee Goodwin, are the owners of this property, which has been in their family (Farrell and McGhee Families) for many generations. The property is located at 1864 Martha's Chapel Road, Apex, NC 27502, and is served by a 40' easement. The site for the boat storage facility is tucked back onto a wooded and open field tract of land which lies over 400' from Martha's Chapel Road, and is bordered on the entire Western boundary by properties belonging to their family. The Farrell and McGhee families lost many acres to the Army Corps of Engineers in acquisitions for the Jordan Lake.

This project will be a series of stalls containing small boats, campers and recreational vehicles. The building will be a pole shelter type of building, without foundation or poured floor. The surface of the floor will be gravel to absorb water. The building will be three-sided tan colored corrugated tin and the roof will be green tin, to preserve the rural character of the site and surrounding area. The business will be built in phases: Phase One, the building containing 9 units, will be built first, perhaps with Phase Two, containing a total of 21 units. The Third Phase will be added at a future time, according to need and the family's business plan.

There is no electricity to the shelters, except for wallpack lighting as shown on the site plan. Such lighting will be full cutoff lighting with illumination shown on Page CU-2 of the site plan. No overspill of lighting will occur onto adjacent property. No noise will be produced by this project. No plumbing, no office and no employees will be onsite. No improvements will be required other than grading as shown on the site plan, and erection of the building stalls and graveled parking areas. Please note that the parking areas are centered in such a fashion as to serve two sets of stalls simultaneously, and thereby reducing the amount of impervious surface, which meets regulations.

The Eastern boundary of the site is adjacent to Farrell's Creek Subdivision, formerly the land of Goodwin's Grandfather. In addition to the natural buffers created by the mature stands of trees on this property, Jeff Goodwin's site plan show special sensitivity to the neighbors to the East. Although only one neighbor would be within sight of the facility, the site plan calls for a 30' berm, tapered from the natural tree line, in the only area where direct sight between the neighbor and facility exists. That berm would be planted with staggered cedars at the base, and crepe myrtle plantings on the top and sides of the berm, as further buffer. The Appearance Commission approved the plan on June 14, 2006.

**SUPPLEMENT TO APPLICATION FOR CONDITIONAL USE
DISTRICT AND PERMIT FOR JEFF GOODWIN
June 19, 2006**

Jeff Goodwin supports his application by submitting the following material regarding the application and the required five findings:

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.

The use requested, a boat, camper and recreational vehicle storage, is an eligible use within the B-1 Conditional Use District. This application is for a change of district from RA-40 to B-1 plus a conditional use permit for the specific use of boat, camper and recreational vehicle storage. The landowners are family members who intend to use a 4.03 acre tract adjacent to their homes for a private boat, camper and recreational vehicle storage facility. The location of the 4.03 acres to be used in this business is back off Martha's Chapel Road and is approximately in the middle of this wooded tract of land.

FINDING #2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

This proposal is needed and desirable in the area of the Jordan Lake. As the recreational uses at the Jordan Lake have grown considerably over the past years, it has created a market for additional boat storage in the areas near the Lake. Currently there is a demonstrated need for more boat storage: (1) At Crosswinds Marina (919 362-5391) they are full and an employee told applicant that there are no vacancies for boat storage in the entire Jordan Lake area; (2) John Blair's (919 542-5200) boat storage facility on Highway 62 is full and he is currently before the County Commissioners for approval of additional units; (3) Garry Wilkie's Jordan Lake Boat Storage (919 362-6744) is full and he is contemplating application for additional units; (4) American Self Storage (919 542-7158) at the corner of Mt. Gilead and Highway 64 is full; (5) George Farrell's storage on the Farrington Road is full and he is contemplating applying for additional units.

Therefore, applicant believes that is a great need for this kind of facility in Chatham County, and that he and his family intend to create a business which will fulfill the current needs and future needs of boaters at Jordan Lake. As a family business, this project will pay additional property taxes on the improvements on this tract. Currently the tract is assessed at a value of \$67,128.00, paying \$441.03 annually in property taxes. It is estimated that such value could increase by \$25,000.00, paying an additional \$165.00 annually.

As stated in the Overview and the Site Plan, this project will build pole stalls which will be covered on three sides by corrugated tin siding (tan) and metal roofing (green), in which boats, campers and recreational vehicles will be stored. No repair or painting of boats or vehicles will occur on this site. This site abuts the Jordan Lake acquisition line on the South, and is located 2.8 miles from the Ferrington Boat Ramp, 5.4 miles from the Crosswinds Marina and 7.1 miles from the Ebenezer Boat Ramp.

FINDING #3: The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

The site plan for this project shows how this existing wooded tract can accommodate the boat storage facility without impairing the adjoining residential districts. The plan will make use of the large mature trees existing throughout the perimeter of the tract, and will supplement that stand of trees with a berm in the one location where there is a small gap in the natural buffer. That berm shows great sensitivity to the adjoining residential use, and is specifically designed to be 30' in width, using cedar and crepe myrtle plantings to assure privacy of all parties. With the simple construction of the stalls, utilizing tan and green corrugated metal to blend into the area, this project will make very little impact on the integrity or character of the surrounding area. It will be tucked back into this wooded tract, down over 400' of private easement, and will not be visible either from the road or from adjoining properties once the berm and full landscaping are completed.

Since this project has no activities except storage, there will be no adverse health or safety affects. It will serve the welfare of the community by assisting in the recreational use of the Jordan Lake. Since there is no septic service to the site, no office, no water service, but simply storage, there is very limited impact to the community as a result.

Emergency services will be provided to the site by the County's EMS provider.

Traffic: A very small amount of vehicular traffic will be generated from this use. It is anticipated that vehicle useage will be minimal on the weekdays, and will generate one car (two round trips) per storage unit on the weekends. Estimated traffic counts cannot be specifically given, since use of boats, campers and recreational vehicles is seasonal and weather-dependent. Not every storage unit would use their stored item every weekend, and an average of approximately 2-3 uses per month would be estimated for the weekends, and approximately the same number for weekdays. Entry to the facility is along a 40' easement serving the properties of applicants, off Martha's Chapel Road. The roadway entrance is wooded and there is a wooden privacy fence which was previously erected to shelter a nearby residence. The impact of vehicle traffic will be negligible.

Property Value Impact: There will be no adverse impact to the property values of surrounding property owners. As the project will utilize a rural wooded tract of land, and since the project will provide buffers to adjoining properties, there should be no impact on the property values for adjoining landowners.

Visual Impact and Screening: This facility will be situated in the middle of a naturally wooded 4 acre site, with mature hardwoods along the perimeter of the tract. In the one location where there could be visual contact with a residential neighbor, the site plan calls for a 30' berm, planted with cedars at the base and crepe myrtles on the berm, to shield this project from the adjoining residence. There will be little or no visual impact from this project.

Lighting: The only lighting at the project will be wallmounted exterior lighting, with full cut-off, which is shown on the site plan (C-2). This lighting will meet the requirements of the draft lighting ordinance and will not spill over onto any adjoining property. The lighting is for security purposes only.

Noise: There will be no noise generated from this use, other than automobiles/vehicles coming and going from the site. In all respects the noise ordinance will be complied with.

Chemicals/Hazards: There will be no chemicals or hazards stored on site, except for the individual tanks for gasoline or other boating fuels on individually stored units. The risk of tank leakage is extremely low as per industry representatives. In the event of a small leak, the gravel surface underneath the boat/vehicle, can safely absorb any small amounts.

Sign: There will be no sign at the driveway, as this is not the property of applicant.

Parking: A gravel parking area is provided on the site plan, situated between the buildings in such a manner that one parking area provides access to both buildings, and thus reduces the amount of impervious surface.

FINDING #4: The requested permit will be consistent with the objectives of the Land Development Plan.

A number of objectives of the Land Development Plan are met with this request. The first policy stated in the plan is to preserve both the form and function of the rural character of Chatham County. This plan, with its broad buffers and being tucked back off the roadway, maintains the rural attractiveness of this tract. Further, home-based businesses are specifically mentioned as desirable, which this business will be. This project is suitable both to the land and to the objective of home-based businesses. This family (the Farrell Family) has lost many acres to the Jordan Lake project. It is their wish to now provide services to the area where their family has spent generations, and to utilize their location near the Jordan Lake to provide recreational services. This is the kind of family business which the Land Development Plan encourages. The Land Development Plan further addresses the diversity of business types on Page 32 of the Plan, stating specifically that agricultural and home-based businesses should be utilized to further protect the rural character of the County. Small businesses such as this will

promote the further goal of balanced growth, creating a cluster of small family businesses which will reflect back its economic growth to benefit all of the County.

Additionally, one of the goals of the Land Development Plan is to develop an integrated approach to promoting and protecting high-quality open-space, recreation, historic and tourism locations. This project will support the important recreational activities for the Jordan Lake area, and will promote tourism as it provides that recreation.

Another goal is to guide development to suitable areas. The area near the Jordan Lake is both suitable and appropriate for a boat storage facility. Further, this use will impact the land in the least fashion, as it neither has water useage, nor septic, nor noise, nor hazards.

In summary, this small family business, located discretely in the midst of family land, is the type of small business which the County Land Plan wishes to encourage, with retention of the rural character both through location, design and natural buffers, supplemented carefully with additional privacy buffers to the residential neighbor. This type of project will keenly improve tourism and recreational opportunities in the county.

FINDING #5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

1. Water Requirements. The proposed site will not require any water useage.
2. Waste Water Management. This site will not require a bathroom and therefore no septic disposal system is required.
3. Access Roads. Access to the site is over an existing 40 foot easement which currently serves the applicants' houses. The North Carolina Department of Transportation has examined the site and has issued a letter approving the driveway for commercial use.
4. Stormwater Runoff. The site plan shows a detention basin on the South end of the project, so that any runoff will be held in that basin, which is located near the Jordan Lake acquisition line. The area within the flood plain adjacent to the Jordan Lake property, will be a totally undisturbed buffer. The detention basin will be designed to control any 2 year 24 hour event, and the first one-half inch of stormwater will be controlled on site with this basin and the natural buffering of the site plan.

BOOK 661 PAGE 209

01436

Revenue: \$ 60.00



Return to: Robin L. Goodwin, #1 George Town Court, Durham, NC 27705

FEB 22 4 02 PM '95

This Instrument prepared by Edward S. Holmes, *Holmes & McLaurin*, Attorneys
Post Office Box 595, Pittsboro, N. C. 27312 CHATHAM COUNTY 82-22-94

NORTH CAROLINA
COUNTY OF CHATHAM



\$60.00
Real Estate
Excise Tax

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of February, 1995, by and between SYLVIA F. MCGHEE and Husband CLARENCE MCGHEE; parties of the first part; to JEFFREY E. GOODWIN and Wife, PATRICIA M. GOODWIN, and ROBIN L. GOODWIN (Single), parties of the second part.

WITNESSETH:

That the parties of the first part, for a valuable consideration paid by the parties of the second part, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the parties of the second part in fee simple, all that certain lot or parcel of land situate in Cape Fear Township, Chatham County, North Carolina and more particularly described as follows:

ALL that certain 4.03 acres parcel of land designated as "Lot 7" according to a survey and plat entitled, "Property Division and Recombination for the Heirs of George F. Farrell and wife Ruby Lee Farrell" prepared by William O. Yates, Surveyor, dated September 18, 1992 and recorded in Plat Slide 92-351, Chatham County Registry. Subject to Road Maintenance Agreement recorded in Book 611, Page 227, Chatham Co. Registry.

Parties of the first part further convey to parties of the second part, their heirs and assigns, a perpetual right of way and easement over and upon that certain forty (40) foot easement for the purpose of ingress, egress, and installation of utility lines extending from S.R. 1752 Southwardly along the Eastern property line of Lot 4A and across the Eastern line of Lot 5A, as shown on the plat above referred to.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges

and appurtenances thereto belonging to the parties of the second part in fee simple.

And the parties of the first part covenant with the parties of the second part that parties of the first part are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that parties of the first part will warrant the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this the day and year first above written.

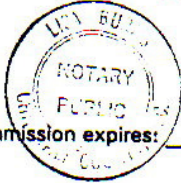
Sylvia F. McGhee (SEAL)
SYLVIA F. MCGHEE

Clarence E. McGhee (SEAL)
CLARENCE MCGHEE

NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public of the County and State aforesaid, certify that SYLVIA F. MCGHEE and Husband CLARENCE MCGHEE personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal, this 22nd day of February, 1995.



Lisa Burns
NOTARY PUBLIC

My Commission expires: 8/22/98

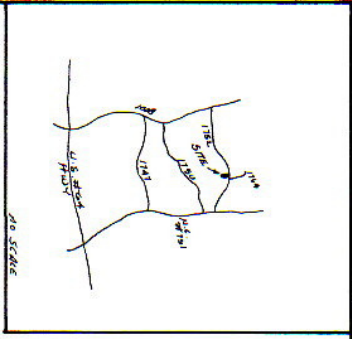
NORTH CAROLINA, CHATHAM COUNTY

The foregoing Certificate(s) of LISA BURNS, Notary(ies) Public, is(are) certified to be correct. This instrument was presented for registration at 4:02 o'clock P.M. on February 22, 1995, and recorded in Book 661, Page 209.

Reba G. Thomas, REGISTER OF DEEDS FOR CHATHAM COUNTY

By Reba G. Thomas Assistant - Register of Deeds

9.57
9-25-92
92-351



THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OF MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES THE

1. A Notary Public of the County and State aforesaid, certify that the boundaries not surveyed are shown at broken lines plotted from information shown herein, that the area of section as calculated by brackets and departures is 1.526666 acres, more or less, and that the area of section as amended by brackets and departures, registration number and date of this day of SEPTEMBER, A.D. 1992.

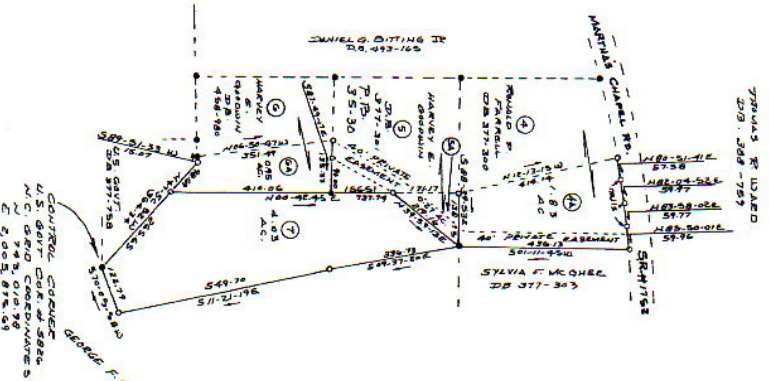


North Carolina, Yates County
 Seal of Stamp
 My commission expires 02-13-94

REGISTRATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SANDWICH DISPOSAL SYSTEM
 GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SANDWICH DISPOSAL.
 BEFORE THE INSTALLATION OF SUCH SYSTEM, THE LOCATION OF THE SUBSURFACE SANDWICH DISPOSAL SYSTEM SHALL BE APPROVED BY THE CHATHAM COUNTY HEALTH DEPARTMENT.
William O. Yates 11/92
 CHATHAM COUNTY HEALTH DEPARTMENT

LEGEND
 ● Existing Iron Pipe
 ○ Existing Steel (Unless otherwise designated)
 □ Covered Monument St.
 △ Covered Monument St.
 Zoned
 Tax Parcel 074-4-63-05/5

RECORDED IN CHATHAM COUNTY BOOK PAGE



FILED
 92 SEP 23 AM 9 57
 REBA S. THOMAS
 REGISTER OF DEEDS
 CHATHAM COUNTY, N.C.

RECORDING OFFICE
 CHATHAM COUNTY REGISTER OF DEEDS
 MAP DATED 7-16-92
 P. 35-30
 RECOMBINED LOT AREAS
 4 AND 1A - 4.05 AC
 4 AND 2A - 2.48 AC
 4 AND 3A - 2.47 AC

CERTIFICATE FOR PLATS
 North Carolina, Chatham County
 The foregoing certificate of William O. Yates is required to be signed. This plat was prepared for registration of George F. Farrell in Chatham County Registry.
 Reba S. Thomas
 Register of Deeds by Leola L. North Assessor

PROPERTY DIVISION AND RECOMBINATION FOR THE HEIRS OF
 GEORGE F. FARRELL George F. Farrell Heirs
 NEW HOPE TWP - CHATHAM CO. - N.C.
 SURVEYED BY: William O. Yates N.C. 277-307
 1085 YATES STORE RD. APEX, N.C. 27502 PHONE 362-6019
 REVISED 9-22-92



EXECUTED
 WILLIAM O. YATES
 1085 YATES STORE RD. APEX, N.C. 27502

Project No. 92-46
 92-351



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

P.O. BOX 25201, RALEIGH, N.C. 27611-5201


LYNDO TIPPETT
SECRETARY

CHATHAM COUNTY COMMERCIAL DRIVEWAY REVIEW

I, Jessie E. Knight, have reviewed the location of a proposed Driveway entrance on SR 1752 (Martha's CHP Rd.) for a purposed Storage Facility on the Jeff Goodman Property located at 1864 Martha's CHP Rd.

This site is acceptable for this use and a Driveway Permit shall be issued upon our receiving the request for a Driveway Permit and our reviewing the application for conformity to our specifications.

Signed this 21st day of February, 2006



Signature
Jessie E. Knight
TT IV
Title

Cc: Ms. Lynn Richardson, Chatham County Planner







