

APPLICATION FOR  
ZONING DISTRICTS  
CONDITIONAL USE DISTRICTS  
CONDITIONAL USE PERMITS

Chatham County Planning Department  
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(1) Applicant Information:

Name: George Farrell, Jr.  
Address: 354 McGhee Rd  
Chapel Hill NC 27517

Phone No. (h) 919 933-1064  
(w) 919 417-1417  
Email: [grfarrjr@aol.com](mailto:grfarrjr@aol.com)

(2) Landowner Information (as shown on deed)

Name: (see attached)  
Address: \_\_\_\_\_

Phone No. (h) \_\_\_\_\_  
(w) \_\_\_\_\_  
Email: \_\_\_\_\_

(3) Property Identification:

911 Address: 1780 Farrington Point Road  
Chapel Hill NC 27517

S.R. Name: Farrington Point Road  
S.R. Number: 1717  
Township: Williams  
Acreage: 17.46  
Flood map #: (3710978400J)  
Flood Zone: X

P.I.N #: (see attached)  
Parcel#: (see attached)

Deed Book: IG Page: 84  
Plat Book: Page:

Zoning District: RA-40

Watershed District: WS IV PA

(4) Requested Zoning District, Conditional Use District, Conditional Use Permit:  
Request for B-1 Conditional Use Permit

(5) Directions to property:

Take Hwy 64 East to Wilsonville, turn left onto SR 1008 Farrington Road, travel 5-6 miles to Farrell's Store, located on right. At intersection with Farrell's Store (SE corner) property is across McGhee road on the NE corner.

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

- List of names and addresses or current adjoining property owners (see Adjacent Landowners form)
- Written legal description
- Map of the property at a scale of not less than 1 inch equals 200 feet
- Explanation of request addressing applicable portions of Section 17.3B of the Chatham County Zoning Ordinance

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(7) Attach Submission Materials Checklist Information (see Submission Materials Checklist form)

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**Landowner Information:**

<p>Thurman Craft, Jr 401 Edenberry Way Florence SC 29501</p> <p>Phone: 843-664-2036</p> <p>PIN           9795-53-1500 Parcel        19530 Deed Book/Page IG/84</p>	<p>Ann Council 3858 Cherokee Villa Jacksonville FL 32277</p> <p>Phone: 904-744-0981</p> <p>PIN           9795-53-6551 Parcel        70977 Deed Book/Page IG/84</p>
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**Adjacent Landowners:**

property owners across a public or private road, easement, or waterway  
Legal notices are mailed to these owners, please type or write neatly.

<p>Linda Heinrichs PO Box 894 Pilot Mountain NC 27401</p> <p>Steven Lindsay 180 Willowbend Dr Chapel Hill NC 27517</p> <p>Shirley Burton 1845 Farrington Point Rd Chapel Hill NC 27517</p> <p>Farrell &amp; Son Inc. 1718 Farrington Point Rd Chapel Hill NC 27517</p> <p>Curt &amp; Kay Farrell 200 McGhee Rd Chapel Hill NC 27517</p>	<p>Russell McGhee 273 McGhee Rd Chapel Hill NC 27517</p> <p>Dawn Lane 262 Willowbend Dr Chapel Hill NC 27517</p> <p>Eleanor Clemons 1609 Farrington Point Rd Chapel Hill NC 27517</p> <p>Ernest Clemons 1711 Farrington Point Rd Chapel Hill NC 27517</p> <p>Barbara Farrell 128 McGhee Rd Chapel Hill NC 27517</p>
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## INTRODUCTION

George Farrell, Jr. ("Applicant"), owner of Farrell's Self Storage is **requesting a B-1 conditional use permit** for the Craft & Council properties on the corner of Farrington Point & McGhee Roads. This project is located across McGhee Road from the Applicants existing businesses, which has been a part of the community since 1974. This expansion of the self storage business (which is currently at 95% occupancy) is necessary to satisfy the needs expressed by the clientele.

## LEGAL DESCRIPTION OF PROPERTY

The tract of land located at the northeast corner of the intersection of SR 1008 Farrington Point Rd. and SR 1717 McGhee Rd. and the same is depicted on the "SITE PLAN" attached hereto.

The development is comprised of the following parcels.

Parcel #19530 is described as follows:

Thurman Craft Jr. deedbook IG, page 84                      8.50 acres

Parcel #70977 is described as follows:

Ann Council deedbook IG, page 84                      8.96 acres

## DESCRIPTION OF PROJECT

The land currently consists of one residential structure on approximately 17.46 acres. The Property is to be developed as a continuation of the land uses that currently exist at the crossroads intersection.

## General Application Requirements:

### 1) Location

#### a. public highway

SR 1008 Farrington Point Rd. minor arterial, major collector                      Frontage, min 150'  
SR 1717 McGhee Rd.                      Frontage, min 30'

**b. private road(s) servicing the site:**    build 1 new, per plan

**c. Current zoning of the site:**    RA-40

**d. watershed designation, the site classification and % impervious surface allowed:**    36%

**e. Inventory of the Natural Areas:**    none

**f. the size (in acres) of the site:**                      17.46

**g. utility or other easements:**    County Water, Progress Energy, Bell South, Time Warner

**h. the current use of the site:**    1 - single family residential

**I. current buildings, utilities, etc.** 2 - home, shed

**j. other Use Permits granted for this site:** none

## **2) Description of Use**

The property will be used for the storage / business purposes set forth on the pages from the Chatham County Zoning Ordinance as outlined below. Applicant requests a conditional use permit approving any of the allowed uses in accordance with the attached "SITE PLAN".

A) Parcel #70977 for Farrell's Self Storage

Two additional self storage buildings of approximately 8,400 square feet each.  
Designated area for boat and recreational vehicle storage.

B) Parcel #19530 set aside for the construction of flex design buildings, for customers that also require an office space with their storage needs. These uses typically have limited utility needs for a few employees, and will also require parking for a small number of visits from the public. These visits may also include potential retail sales.

The use of the flex building design goes beyond the existing self storage model, which does not meet the needs of independent business operations. The typical self storage gating system has a more restricted parking arrangement, and the hours of operation (opens at 6am and closes at 9 pm) are limiting. This pronounced demand can best be met with flex, office and retail in one all inclusive building.

## **B1 District Description of Requested Uses**

Antique and furniture shops

Arts and Crafts fabrication and related sales (#20)

Bicycle sales and repair

Cabinet shops

Fur storage

Gift shops

Heating, plumbing, electrical, cabinet and similar shops

Horticulture, specialized

Incidental storage of goods intended for retail sales on the premises

Interior design shops

Laboratory - dental, medical, optical

Landscape design business

Landscaping and grading business

Lawn and garden shops

Leather goods sales and service including manufacture for retail sales on premises

Lock and gunsmith

Office - business, professional and governmental

Office - engineering supply and similar sales and services including blueprinting, Photostatting and similar services

Photographic studios, camera shops

Physical culture establishments

Printing and publishing

Public and private schools, training and conference centers

Repair shops for jewelry, shoes, radios, televisions and other small office or household

Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services

- Secretarial and job service offices
- Self-storage facility / mini-warehouse storage facility with related retail and services (i.e. moving truck rental) (#28)
- Swimming pool and related items sales and service
- Temporary construction trailers or structures which meet the district setbacks
- Upholstery, wallpaper and decorator shops
- Uses and structures customarily accessory to any permitted use

### 3) Site Plan and Drawing

a. **Existing Buildings:** The existing structures will be removed.

b. **New Buildings:**

A) Parcel #70977 for Farrell's Self Storage

Two additional self storage buildings of approximately 8,400 square feet each.

Designated covered area for boat and recreational vehicle storage.

B) Parcel #19530 will have 4 buildings of approximately 9,800 square feet.

c. **Landscape plan with materials used.**

The Chatham County screening and buffering requirements from Table 6-A of the Design Guidelines will be followed with respect to all adjoining properties.

The parking lot landscaping also meets the Zoning Ordinance requirements set forth in Section 12.2.

d. **Screening / buffering plan, setbacks.**

As to screening and buffering, see above.

As to B-1 setbacks, all such setbacks, including the 50 foot front set back will be complied with as indicated on "SITE PLAN"

The parking lots will be more than 10 feet from the public right of way as required by section 12.2 of the Zoning Ordinance.

e. **natural preserved areas.**

Every effort will be made to keep as much area undisturbed as possible.

f. **site boundaries with adjacent properties.**

The boundaries between the site and adjacent properties are shown on "SITE PLAN"

The names and addresses of adjoining land owners are provided with this application.

g. **parking design**

Section 12 of the zoning ordinance

**D. Combination of Required Parking Spaces**

The required parking spaces for any number of separate uses may be combined in one lot or parking structure, but the required parking spaces assigned to one use may not be assigned to another use at the same time.

Manufacturing, industrial, 1 space per 3 employees on the **warehousing** and largest shift wholesaling.

**Retail sales of bulky items** 1 space per 300 square feet of which require high rates of gross floor area floor space to the number of items offered for sale such as antiques, appliances, art, bicycles, carpet, floor covering, furniture, motorcycles, paint, upholstery and similar uses.

$$9,800 \text{ sqft} \times 80\% = 7,840 / 300 = 39 \text{ spaces per building}$$

**General offices** 1 space per 200 square feet of net rentable area  
(Net rentable area shall be considered to be 80% of gross floor area unless otherwise shown by applicant)  
 $9,800 \text{ sqft} \times 80\% = 7,840 / 200 = 39 \text{ spaces per building.}$

Each parcel will have its own structure and parking. Each parcel will be subject to covenants with vehicle access from the interior roadway. All parking, landscaping, lighting and signage will conform to the County ordinances, including:

**h. sign location, type, size.**

We request 2 freestanding signs total, one each on SR 1008 Farrington Point Rd. and SR 1717 McGhee Rd. The balance of the signage allowance will be divided evenly for each of the buildings. Signage will comply with Section 13.7 of the Zoning Ordinance.

**i. areas reserved for future development or improvements under this permit.**

The balance of the property is reserved for possible future development but at this time no other future use is anticipated. If this space is ever to be used for a different purpose, a separate application to the County will be made.

**j. lighting plan.**

A lighting plan is provided as part of the site plan attached as "SITE PLAN"

**k. percentage of impervious surface, include storm drainage management plan.**

The plan, including the parking lot, driveway and buildings, will be at or below the 36% impervious surface ratio allowed under the watershed ordinance.

**l. Topographical description / drawing of current**

A topographical map is provided as part of the site plan attached as "SITE PLAN"

**m. designate streams and wetlands and any required water hazard setback areas.**

Streams and setback areas provided as part of the site plan attached as "SITE PLAN"

**n. vicinity map showing property location.**

A county road map identifying the location of the property is provided as "SITE PLAN"

**o. county tax map with location of property identified**

The tax map image of the site is shown at (scan0002)

**4) Start and Completion Projections**

Fall 2006 Preliminary Site Plan and Conditional Use Approval

1 year after approval: first building permit application

4 years after approval: project completion

**5) Reference to Existing County Plans**

This project is located at the commercially strategic and convenient crossroads of SR 1008 Farrington Point Rd. and SR 1717 McGhee Rd. where a traditional community has gathered for years at the Farrell & Son Grocery. This store has been a part of the community since 1974 and business has increased tremendously with the numerous subdivisions that have been and are continuing to be built. This intersection is also considered by many to be an alternate 15-501 route for Chapel Hill and Durham commuters, many of which drop their kids off at the North Chatham Elementary, Middle and potentially

High Schools. Having new buildings available for service businesses nearby will encourage many of those commuters to remain here in Chatham, and thus advance our own economic development efforts.

The project meets and conforms to the Chatham County Land Conservation and Development Plan (the "Land Use Plan"). At the outset of the Land Use Plan, two fundamental policies are set forth, both of which are met by this proposal. The first general policy is that land development will reflect balanced growth by, in part, ensuring that development is "guided to suitable locations and is designed appropriately." Land Use Plan, p. 1. As such, the parcel is ideally suited for business uses that blend with the character of the existing area.

The second general policy of the Land Use Plan is that development be open, proactive and cooperative. Applicant has met with Planning Staff to address any concerns on the front end, which has been very productive. The Applicant will voluntarily offer to meet with adjoining property owners prior to a public hearing. The project has been designed specifically to take into account nearby residential areas and to enhance the existing commercial / business uses.

The Land Use plan also states the following objectives that are met by the current proposal:

1. "Site commercial uses along major highways in clusters at specific, designated locations, design these commercial sites to retain a rural crossroads or village character. . ." Land Use Plan, p. 10.

In addition, the Land Use plan sets forth a desired outcome of promoting "commercial endeavors" which are noted as "long term assets to the community."

### **Land Use Plan Objective:**

Encourage appropriate CROSSROADS commercial centers at designated busy intersections.

These centers should be designed, built and operated primarily to accommodate the needs of the residents of the surrounding rural area.

CROSSROADS commercial centers should include:

- designation of specific locations (see map),
- a careful analysis of uses appropriate to these locations,
- a set of design standards conforming to traditional rural development.

This CROSSROADS commercial approach should allow uses in a clustered arrangement (at busy intersections) that are at a size, height and scale that conforms to traditional rural environments. This commercial center approach should address building and parking layout, signage, lighting, landscaping and building designs that discourage a more industrial / commercial type of use.

This project will be a commercial endeavor that is a long term asset to the community.

## **Five Affirmative Findings:**

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

The requested uses are all allowed uses within the requested B-1 conditional use district and, as such, are eligible conditional uses within the district, the establishment of which is being requested.

### 2. Land Development Plan Reference

This application is consistent with the Land Use Plan. Please see the discussion under "Reference to Existing County Plans" above.

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

### 1. Need and Desirability

The proposed business uses will be beneficial to the County by providing necessary goods or services to the local citizenry. With the additional developments such as Galloway Ridge, The Preserve at Jordan Lake, and the expansions at Governor's Club, the existing businesses have seen an increase in demand for space and services well beyond current supply. (scan0002pg4)

### 2. Survey of Similar Uses

The adjacent property on the SE corner is also B1. Specifically a convenience store, a take out grill, and a self storage business. The adjacent property on SW corner is currently being used as a computer store and concrete contractor's office. (scan0002pg3)

### 3. Public Provided Improvements

No additional public improvements will be needed for this project.

### 4. Tax considerations <Optional>

This project will significantly increase the ad Val Orem real and personal property tax revenues and increase sales tax revenue to the County.

### 5. Employment <Optional>

This project will encourage new businesses to locate in Chatham County, thus adding to the number of local jobs available to local residents.



### **Finding #3:**

#### 1. Emergency Services

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.

#### 2. Traffic

The site will have no significant impact on area traffic. With two ingress and one egress driveways, traffic impacts will be minimized. The project will have a "right in" on SR 1008 Farrington Point Rd. and a full access driveway on SR 1717 McGhee Rd. With certain intersection improvements, the intersections and approaches will all function within acceptable levels of service, even taking into account significant future residential growth in the area. Applicant will perform all improvements either required by the NCDOT driveway permit (scan0001pg3) or recommended by the traffic impact analysis (TRAFFIC).

#### 3. Impact to surrounding Land Values <Optional>

This project will be a complimentary use that will significantly enhance the value of the existing businesses.

#### 4. Visual Impact & Screening

This project is designed as much as possible to have a minimal impact on neighbors.

The attached lighting plan and landscape plan at "SITE PLAN", respectively, evidence compliance with applicable buffering and screening requirements.

#### 5. Lighting

A lighting plan is provided as part of the site plan attached as "SITE PLAN"

#### 6. Noise

The proposed uses will produce ordinary levels of noise. No industrial or significant noise-generating activities or uses are proposed.

#### 7. Chemicals, Biological and Radioactive Agents

We do not anticipate any at this time for the B1 uses being proposed.

#### 8. Signs

Two freestanding typical monument sign for the project's identification signs total, one each on SR 1008 Farrington Point Rd. and SR 1717 McGhee Rd. The balance of the signage allowance will be divided evenly for each of the buildings.

**Finding #4:** The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.

#### 1. Land Conservation and Development Plan Reference.

Please see the discussion under "Reference to Existing County Plans" above.

2. This application is consistent with the Land Use Plan. Please see the discussion under "Reference to Existing County Plans" above.

#### 3. Watershed and flood considerations:

The watershed classification is WS-IV-PA.

Because this project does not have a curb and gutter street system, up to thirty-six percent (36%) impervious surface or "built-upon area" is allowed.

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

**1. Water Source and Requirements**

The property is currently being served by the County water system, which has lines along SR 1008 Farrington Point Rd. and SR 1717 McGhee Rd. and will only require a simple service connection. The proposed uses will not appreciably tax the County's water resources. (scan0001pg4)

**2. Wastewater Management**

Soils testing has been performed by S&ME (scan0003). Adequate soils exist to serve the property. Submitted with this Application is the soils report dated

**3. Access Roads**

The subject property directly adjoins SR 1008 Farrington Point Rd. and SR 1717 McGhee Rd. The main entrance and exit for the new service road will be off of McGhee Rd. and an additional (entrance-only) driveway will be off of Farrington Point Rd.

**4. Storm Water Runoff**

Detention basins have been incorporated, and are provided as part of the "SITE PLAN". The basin will be located so as to minimize flow from the site during rain events. Neighboring properties should not experience increases in runoff except in unusual rain events. Soil and Erosion Plan "SITE PLAN".

**CONCLUSION**

The proposed application is consistent with the five necessary findings and will enhance the area by adding needed, attractive commercial uses.

The applicant respectfully requests that the request for a conditional use district and permit be granted.

Name of Applicant: George Farrell, Jr.

Signature: