

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 rezoning RA-40 to B-1 Conditional Use

(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

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

**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 to re-zone** the Craft & Council properties on the corner of Farrington Point & McGhee Roads **from RA-40 district to B-1 zoning conditional use district**. 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.

### **2) Description of Use**

#### **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 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.

## 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.