

**Explanation of Request  
For Amendment to Conditional Use Permit  
For Campground by William Jeffrey House  
April 8, 2008**

This request is for an amendment to a Conditional Use Permit granted in 2007 to William Jeffrey House on 10.35 acres off the Moncure School Road in Haw River Township, Chatham County. The purpose of the amendment is to include the storage of boats and recreational vehicles on this site. This parcel is owned by William Jeffrey House and has been in the House Family since the 1970's.

In 2007 Mr. House applied for and was granted a Conditional Use Permit for a Private Recreation Camps and Grounds on this tract. Since that approval, Mr. House has started some grading and construction for phase one of the campground. Mr. House's father, who lives on the property, had been storing tractors and personal boats in a tobacco barn located on the property. When those were sold, several friends asked to store their boats in the barn. In 1996, Mr. House extended and refurbished the shelter, making 8 stalls. The House family did not realize that such a use would need to be included in the Conditional Use Permit. They assumed the use was grandfathered since the storage had been done informally for many years.

The purpose of this application for amendment is simply to add this use to the existing Conditional Use Permit.

The addition of this use is logical for several reasons: first, it brings the tobacco barn storage into compliance; and further, it provides storage for customers of the campground.

Mr. House's original application referenced the fact that Progress Energy (House's employer) and other Moncure plants need accommodations for contract workers who come for periodic maintenance and specialized upfits. These workers could use the House tract for temporary storage of a boat while they are in the campground, or could leave their recreational vehicle in storage there even after they had completed their work and departed from their campsite.

This amendment to the existing CUP will not impact the community in any way. The tobacco barn location for storage is tucked well into the 10+ acre tract, and will be sheltered by natural tree buffer. It will not operate as a separate facility, but be fully incorporated into the campground operating with the same hours, lighting, supervision and control as the original project. Mr. House hereby incorporates the materials from his original application into this application for amendment.

SUPPLEMENT TO APPLICATION FOR AMENDMENT  
TO CONDITIONAL USE PERMIT FOR  
WILLIAM JEFFREY HOUSE (Bart's Campground)

April 8, 2008

The Applicant, William Jeffrey House, supports his application for amendment to his existing Conditional Use Permit for a Private Recreation Camp and Grounds on 10.35 acres in Haw River Township, Chatham County, with the following supplement and recitation of the required five findings:

**FINDING #1: The use intended 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 is for the addition of boat and recreational vehicle storage on the tract known as Parcel #11257. Under section 15.5 of our zoning ordinance, as amended, this is a permitted use within a Residential District.

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

In our original application for the conditional use permit for the campground, we pointed out the large number of workers needing housing during maintenance contract work on the various industries in and around Moncure. These workers are important to the safety of the community and environmental integrity of these plants. Under the original CUP, we demonstrated a great need for additional campgrounds, and under this amendment we would incorporate that information which is equally applicable to this amendment. Both members of the larger community and members of the campground community will benefit from the ability to store boats on the campsite property. It is desirable to have such storage in a controlled, aesthetically pleasing and centrally located facility as is proposed under this amendment application. This added use for boat storage will allow members of the community to save precious gas in bringing their boats back and forth to the lake. There is a boat ramp one-half mile from the House property.

**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.**

In our original application, we demonstrated that Emergency Services will be provided to the site by the County's EMS provider, that no new traffic will be generated by the use, that the DOT has reviewed the site and approved a commercial driveway permit. The first 50' of the driveway off the Moncure School Road will be paved, and the balance will be gravel. At all times members of the House Family will supervise the

site. The original plan provided for natural buffers/screening. The site for the boat and recreational storage will be at the tobacco barn shown on the site plan, and will be naturally screened. The boats are contained in the barns/stalls with gates providing access to each stall. The location of the tobacco barn is within phase two of the projected three phases of the campground.

Lighting will be provided by area lighting provided by Progress Energy, and will be connected to photo cells for security purposes. All lighting will be downward facing with no spillover onto adjacent property and not visible from the road or other properties.

No additional noise, hazards, chemicals, odor, signs, parking or garbage disposal will be required of this use, since it will be in conjunction with the original permit.

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

The current zoning is for a conditional use permitted campground on an RA-40 tract, surrounded by residential and agricultural uses. Our land development plan does not address this specific amendment, but does present a fundamental policy of balanced growth, land conservation and a cooperative approach to land conservation and development.

It is desirable to have a mix of different uses and types of development, our Land Plan states. This use is an excellent example of preserving the form and function of rural character, in that the use is set back into the tract, well shielded from neighbors and passers by. As much of the tract is being left in a natural state as is possible.

Another important goal articulated by the Land Development plan is the advancement of tourism. This campground and its amended use for boat and rv storage will be open to any campers, including tourists and workers at the Moncure plants. It supplies a variety of housing options, a stated goal of the land development plan on page 9, and gives affordable housing alternatives to members of the community on a temporary basis.

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

This finding is fully covered by the prior application, which we request be incorporated hereunder. The amendment will not require water, wastewater, access, storm-water runoff, or other issues set forth in the prior application. The site plan for phase two will comply with the requirement of 36% impervious surface, and sanitation will be provided for the storage area in the same manner as in the campground. The existing boat storage facility will be permitted under this amendment, with a maximum storage of 15 boats, or other permitted vehicles.

Adjacent Landowners (property owners across a public or private road, easement, or waterway are considered adjacent landowners)

Legal notices are mailed to these owners, please type or write neatly.

(1) Thomas Morgan Trafelet and Denise Trafelet  
378 Moncure School Road  
Moncure, NC 27559  
Parcel #11248

(2) Horace C. Powell  
2636 Dockery Lane  
Raleigh, NC 27606  
Parcel #11570

(3) Bobby Braxton House, Jr.  
801 Mt. Zion Church Road  
Thomasville, NC 27360  
Parcel #11580

(4) Kenneth and Charlene Jeffries  
140 Moncure School Road  
PO Box 226  
Moncure, NC 27559  
Parcel #11583

(5) Lowery & Webster Properties, LLC  
5204 Rembert Drive  
Raleigh, NC 27612  
Parcel #60167

(6) Michael S. Foley and Brian S. Foley  
PO Box 16681  
Wilmington, NC 29408  
Parcel #60167

(7) Everette and Peggy Denning  
218 Briarcliff Lane  
Cary, NC 27511-3901  
Parcel #60178





# Erosion and Sedimentation Control Inspection Report

Chatham County Erosion Control Program, P. O. Box 130, 80 East St. Pittsboro, North Carolina 27312  
Phone: 919-545-8343, Fax: 919-542-8288

1. Project and Location: HOUSE PROPERTY - MONROURGE SCHOOL RD  PIN#

2. Person Financially Responsible and Address: JEFF HOUSE  
2211 WILKINS DR SANFORD NC 27330 3.  Permit # N/A

4. Pictures taken on this inspection?  No,  Yes →  Prints,  Slides,  Digital,  Video, length in minutes =

5. Weather and Soil Conditions: 65° Sunny Dry 6. Is the site in compliance with the Ordinance?  Yes,  No

7. Is the site currently under Notice of Violation?  Yes,  No 8. Is the site being placed under Notice of Violation per this inspection?  Yes,  No

9. Violations of applicable sections of the Chatham County Soil Erosion and Sedimentation Control Ordinance, (herein, "the Ordinance") and North Carolina rules and regulations are indicated below. An "X" or "✓" will be placed in the box in front of the violations existing on your site on this inspection date.

- a. No approved plan, Section 5 (e) and 6 (o) of the Ordinance and G.S. 113A-57(4) and 15A NCAC 4B.0107(c)
- b. Failure to follow approved plan, Section 6 (o) of the Ordinance and G.S. 113A-61.1
- c. Failure to submit revised plan, Section 6 (m) of the Ordinance and G.S. 113A -54.1(b) and 15A NCAC 4B.0118(a)
- d. Failure to provide adequate groundcover, Section 5 (d) of the Ordinance, G.S. 113A-57(3) and 15A NCAC 4B.0107(b) or 15A NCAC 4B.0124(e)
- e. Insufficient measures to retain sediment on site, Section 4 (d) of the Ordinance and G.S. 113A-57(3)
- f. Failure to take all reasonable measures, Section 4 (d) of the Ordinance and 15A NCAC 4B.0105
- g. Inadequate buffer zone, Section 5 (a) of the Ordinance and G.S. 113A-57(1)
- h. Graded slopes and fills too steep, Section 5 (b) of the Ordinance and G.S. 113A-57(2) or 15A NCAC 4B.0124 (d)
- i. Unprotected exposed slopes, Section 5 (b) of the Ordinance and G.S. 113A-57(2)
- j. Failure to maintain erosion control measures, Section 14 of the Ordinance and 15A NCAC 4B.0113
- k. Other:

10(a). Has sedimentation damage occurred?  Yes,  No  
If yes, where?  Lake/natural watercourse on the tract,  Lake/natural watercourse off the tract,  Other property

10(b). Has sedimentation damage occurred since last inspection?  Yes,  No

11. Degree of damage →  Slight....  Moderate....  Severe.... Description:

12. Contact made with (Name): JEFF HOUSE Title: OWNER

13. ~~Comments needed:~~ COMMENTS: I met w/ MR HOUSE AT HIS REQUEST TO DETERMINE IF HIS PROPOSED ACTIVITY WOULD REQUIRE AN EROSION CONTROL PERMIT. HE PROPOSED TO LAY DOWN A GRAVEL ROAD W/ GRAVEL PADS FOR CAMPERS OVER EXISTING LAND WITH NO DISTURBANCE AS FAR AS CLEARING OR GRADING. THIS IS A REASONABLE EXPECTATION AS THE PROPERTY IS MOSTLY FLAT AND HIS ACCESS FROM

ROAD TO BACK OF SITE. DUE TO THE "NO DISTURBANCE" PROPOSED METHOD OF CONSTRUCTION THIS SITE WILL NOT REQUIRE A PERMIT FROM EROSION CONTROL. HOWEVER, IF DURING THE COURSE OF CONSTRUCTION DISTURBANCE IN THE FORM OF CLEARING OR GRADING EXCEEDS ONE ACRE, AN EROSION CONTROL PERMIT WILL BE REQUIRED.

Report by: JIM WILLIS Others present:

Date of Inspection: 3-2-07 Time arriving at site: 1:30 PM Time leaving site: 2:00 PM

Copies furnished:

Inspection Report given ... or sent ... to Person Financially Responsible on: by:

# APPLICATION FOR ZONING VERIFICATION AND FLOOD PLAIN DETERMINATION

Rvsd 9/1/2006

**Chatham County, North Carolina**

<b>Applicant Information:</b>	<b>Landowner Information:</b> <small>(Full name as it appears on deed)</small>	<b>Location of Property:</b>
Name <u>William J. House</u>	Name <u>William Jeffrey House</u>	Subdivision Name _____
Address <u>2211 Wilkins Dr</u> <u>Sanford NC 27330</u>	Address <u>2211 Wilkins Dr.</u> <u>Sanford NC 27330</u>	Lot Number _____
Phone # (Hm) <u>919-774-9964</u> (Wk) <u>919-770-6890</u>	Phone # (Hm) <u>919-774-9964</u> (Wk) <u>919-770-6890</u>	911 Address <u>284 Moncure School Rd.</u>
		SR Name _____
		SR Number _____

**Purpose of Flood Determination:** Perk Site.

PLEASE PROVIDE THIS OFFICE WITH A COPY OF THE MOST RECENT RECORDED SURVEY MAP. Recorded maps are available from the Office of the Register of Deeds. If a survey map is not available, please attach a drawing of the property showing the location of the development activity, the 100-year flood plain, the distance to a stream or river and other information necessary to accurately locate the development activity on the property in relationship to the floodable areas and property lines.

The information shown **for office use only** is based on the location of the property and development as provided by the applicant. The information shown is based on regulations in effect to date. A determination of permit approval will be evaluated based on the permit application submitted and the regulations in effect at the time.

I hereby certify that I am making this application for the landowner or myself and that the information given is correct to the best of my knowledge.

William J. House  
Applicant / Landowner

11-16-06  
Date

### FOR OFFICE USE ONLY

**Acres:** 10.35      **Property Identification Number:** 9678 - 73 - 2149  
**Parcel ID #:** 11257      **Deed Book/Page:** 1105 / 643      **Year:** 2004  
**Township:** \_\_\_\_\_      **Plat:** 2002/499      **Census Tract:** 207  
**County Zoning District:** RA-40      **Watershed District:** WSIV-PA  
**Min Lot Size:**  40,000 sq. ft. (.9 ac) with county water or 65,430 square feet (1.50 ac) w/o county water  
 90,000 sq. ft. (RA-90 & WSII-BW)       3 ac min/5 ac average (RA-5 & RC)       80,000 sq. ft. (H-Ind)  
**Minimum Set Backs: Zoned Area:** Front: 40'      Side: 25'      Rear: 25'      Stream: 50'  
**Unzoned Area (Mobile Home only):** Front: \_\_\_\_\_      Side: \_\_\_\_\_      Rear: \_\_\_\_\_      Stream: \_\_\_\_\_

**Flood Map #** 3710967800J      **Zone** X      **Map Date:** 7-13-05

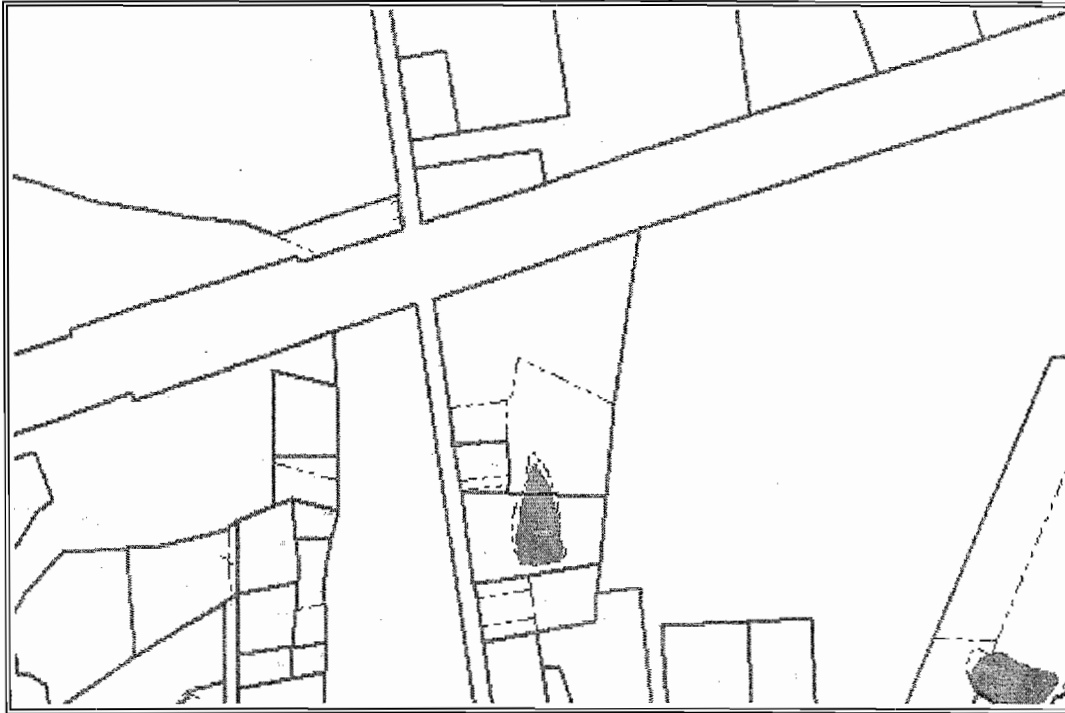
The land is within 100 feet of the 100-year flood plain: [ ] Yes [  ] No  
 The development activity is within 100 feet of the 100-year flood plain: [ ] Yes [  ] No [ ] Uncertain  
 The elevation of the development activity: \_\_\_\_\_

Comments: County water appears to be available

Zoning approval on 9-18-06, by BOC for campground  
See attached.

Planning Department DW Richardson      Date: 11-16-06

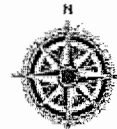
## Chatham County Map



PIN	9678-73-2149.000	Property Rec Card	N9-100
Parcel Number(AKPAR)	11257	Feature	PARCEL-MATCH
Tax Year	2007	Township	8
Fire District	105	OwnerID	1234861
Deed Name	HOUSE WILLIAM JEFFREY	Deed Book	1105
Deed Page	0643	Deed Year	2004
Plat Book	2002	Plat Page	0499
Legal Descrip	N9-100	Land FMV	82925
Improvement FMV	110591	Deeded Acres	10.35
Physical Address	284 MONCURE SCHOOL RD	PIN Map	9678
PIN Submap	04	PIN Map Block	73
PIN Parcel	2149	PIN Subparcel	
Billing Name	HOUSE WILLIAM JEFFREY	Billing Name2	
Billing Name3		Billing Address	2211 WILKINS DR
Billing Address2		Billing Address3	
Billing Address4		Billing City	SANFORD
Billing State	NC	Billing Zip	27330
Watershed	WS-IV PA	Census Tract	020700

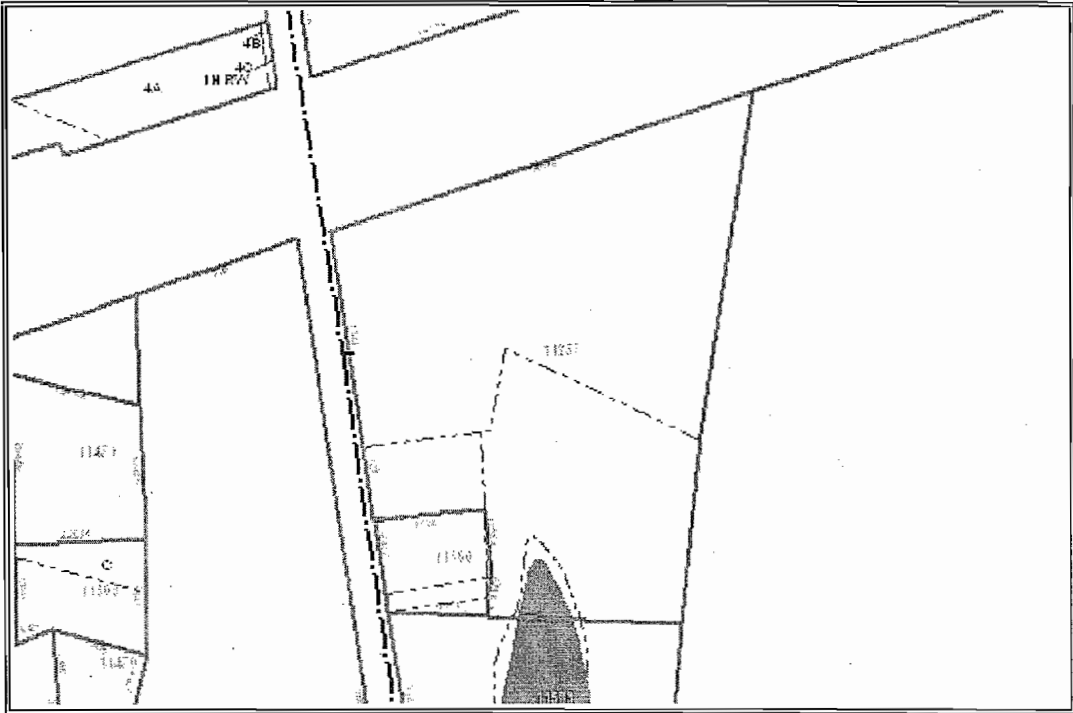
*Disclaimer:* This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and the mapping companies assume no legal responsibilities for the information contained on this map.

**Map Scale**  
**1 inch = 756 feet**  
 Grid based on the North Carolina State Plane Coordinate System, 1983 North American Datum.





Chatham County Map

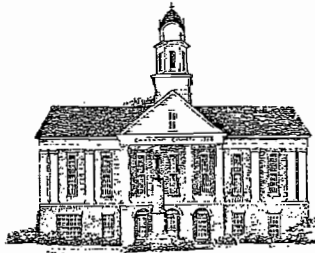


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Billing Name	HOUSE WILLIAM JEFFREY	Billing Name2	
Billing Name3		Billing Address	2211 WILKINS DR
Billing Address2		Billing Address3	
Billing Address4		Billing City	SANFORD
Billing State	NC	Billing Zip	27330
Watershed	WS-IV PA	Census Tract	020700

<p><i>Disclaimer:</i> This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and the mapping companies assume no legal responsibilities for the information contained on this map.</p>	<p><b>Map Scale</b>  <b>1 inch = 378 feet</b>                  Grid based on the North Carolina State Plane Coordinate System, 1983 North American Datum.</p>	

# COUNTY OF CHATHAM

PLANNING DEPARTMENT  
POST OFFICE BOX 54  
PITTSBORO, N. C. 27312-0054



PHONE: 919-542-8204  
FAX: 919-542-2698  
email: keith.megginson@ncmail.net

ORGANIZED 1770

707 SQUARE MILES

September 19, 2006

William Jeffrey House  
2211 Wilkins Drive  
Sanford, NC 27330

Dear Mr. House:

During their regular meeting September 18, 2006, the Chatham County Board of Commissioners considered your request as described below:

Proposal by William Jeffrey House of 2211 Wilkins Dr., Sanford, NC, by Attorney Cindy Perry, for Text Amendment of the Zoning Ordinance, Section 15.5.B.1 Public and Private Recreation Camps and Grounds Minimum Lot Area – 20 acres to be reduced to say Minimum Lot Area – 10 acres.

After considering your written request, comments received at the public hearing, and recommendations of the County Planning Department and Planning Board, the Board of Commissioners approved your request according to the enclosed Board action.

Minutes of the Board meeting are available from Sandra Sublett, Clerk to the Board of County Commissioners at 542-8200. If you have any questions about the Board's actions or would like to discuss uses of your land, you may contact me at 542-8285 or Keith Megginson at 542-8205.

Sincerely,

A handwritten signature in cursive script that reads "Angela Birchett". The signature is fluid and matches the printed name below it.

Angela Birchett  
Zoning Administrator

AB/ke

Enclosure

C: Cynthia Sax Perry, Attorney

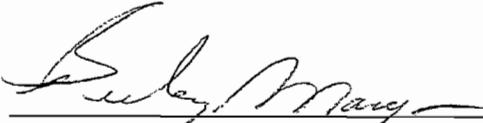
**AN ORDINANCE AMENDING THE  
CHATHAM COUNTY  
ZONING ORDINANCE**

**WHEREAS**, the Chatham County Board of Commissioners has considered amendments to the Zoning Ordinance as described in Attachment 1 and finds that they are reasonable and public interests are furthered;

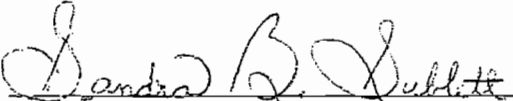
**BE IT ORDAINED**, by the Board of Commissioners of Chatham County as follows:

1. The amendments to the Zoning Ordinance described in Attachment 1 be approved.
2. This ordinance shall become effective upon its adoption.

Adopted this 18<sup>th</sup> day of September, 2006.

  
\_\_\_\_\_  
Bunkey Morgan, Chairman

ATTEST:

  
\_\_\_\_\_  
Sandra B. Sublett, CMC, Clerk to the Board  
Chatham County Board of Commissioners

## CHATHAM COUNTY ZONING ORDINANCE

### 15.5 Specific Conditions for Conditional Uses Listed in Residential Districts

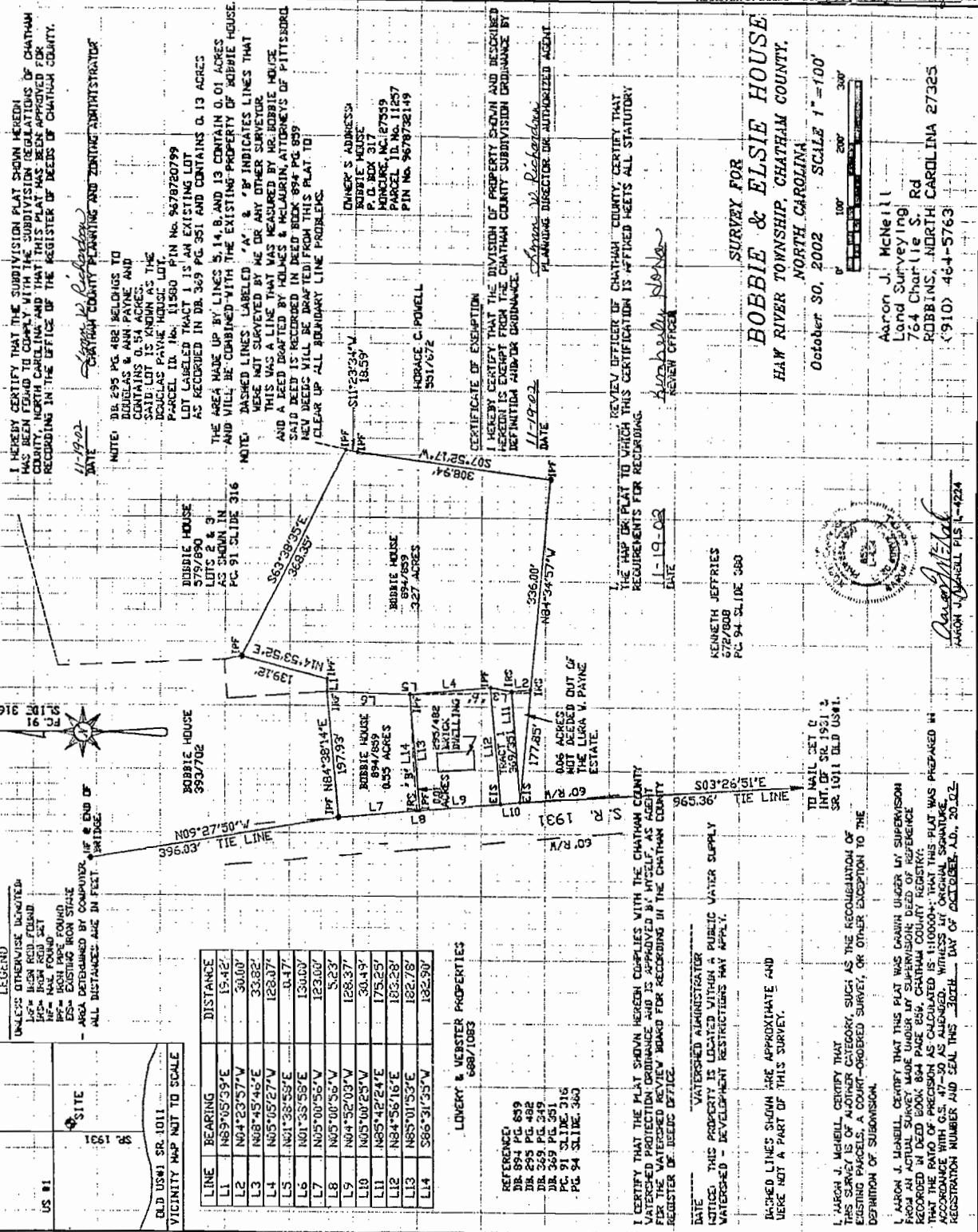
The minimum requirements for the zoning district in which a conditional use is located shall be the minimum requirements for such conditional use. In addition, for the following conditional uses, which are listed as conditional uses in the residential districts, the listed conditions shall be imposed along with any additional conditions the Board of Commissioners may attach in the granting of a conditional use permit.

#### A. Boarding Kennels

1. Minimum lot area - 3 acres
2. All buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located.

#### B. Public and Private Recreation Camps and Grounds

1. Minimum Lot Area - 20 acres; except within the zoned portions of the Haw River Township which may have a minimum lot area of 10 acres.
2. All buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located.



UNLESS OTHERWISE INDICATED:  
 L1 = IRON ROD FOUND  
 L2 = IRON ROD FOUND  
 L3 = IRON ROD FOUND  
 L4 = IRON ROD FOUND  
 L5 = IRON PIPE FOUND  
 L6 = IRON PIPE FOUND  
 L7 = IRON PIPE FOUND  
 L8 = IRON PIPE FOUND  
 L9 = IRON PIPE FOUND  
 L10 = IRON PIPE FOUND  
 L11 = IRON PIPE FOUND  
 L12 = IRON PIPE FOUND  
 L13 = IRON PIPE FOUND  
 L14 = IRON PIPE FOUND  
 AREA DETERMINED BY COMPASS, TIE & END OF BRIDGE.  
 ALL DISTANCES MADE IN FEET.

LEGEND

LINE	BEARING	DISTANCE
L1	N89°05'39"E	15.42'
L2	N04°23'57"W	30.00'
L3	N08°45'45"E	33.82'
L4	N05°05'27"W	123.07'
L5	N01°38'58"E	0.17'
L6	N01°38'58"E	130.69'
L7	N05°00'55"W	123.00'
L8	N05°00'55"W	5.23'
L9	N04°52'03"W	128.37'
L10	N05°00'25"W	30.14'
L11	N05°42'24"E	175.25'
L12	N04°56'16"E	183.28'
L13	N05°01'53"E	182.78'
L14	S06°31'55"W	182.90'

OLD US#1 SR. 1011  
 VICINITY MAP NOT TO SCALE

LOWERY & WEBSTER PROPERTIES  
 688/1083

REFERENCE:  
 DR 894 PL 899  
 DR 228 PL 248  
 DR 369 PL 391  
 PC 91 SLIDE 315  
 PC 94 SLIDE 340

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLES WITH THE CHATHAM COUNTY WATERED PROTECTION ORDINANCE AND IS APPROVED BY MYSELF, AS AGENT FOR THE WATERED REVIEW BOARD FOR RECORDING IN THE CHATHAM COUNTY REGISTER OF DEEDS OFFICE.

DATE: 11-19-02

WATERED ADMINISTRATOR  
 NOTICED: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERED - DEVELOPMENT RESTRICTIONS MAY APPLY.

DASHED LINES SHOWN ARE APPROXIMATE AND WERE NOT A PART OF THIS SURVEY.

REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

11-19-02  
 DATE

REVIEW OFFICER  
 Aaron J. McNeill

TO MAIL SET OF  
 SET OF SR 1921 &  
 SR 1011 TLD US#1.

TO MAIL SET OF  
 SET OF SR 1921 &  
 SR 1011 TLD US#1.

TO MAIL SET OF  
 SET OF SR 1921 &  
 SR 1011 TLD US#1.

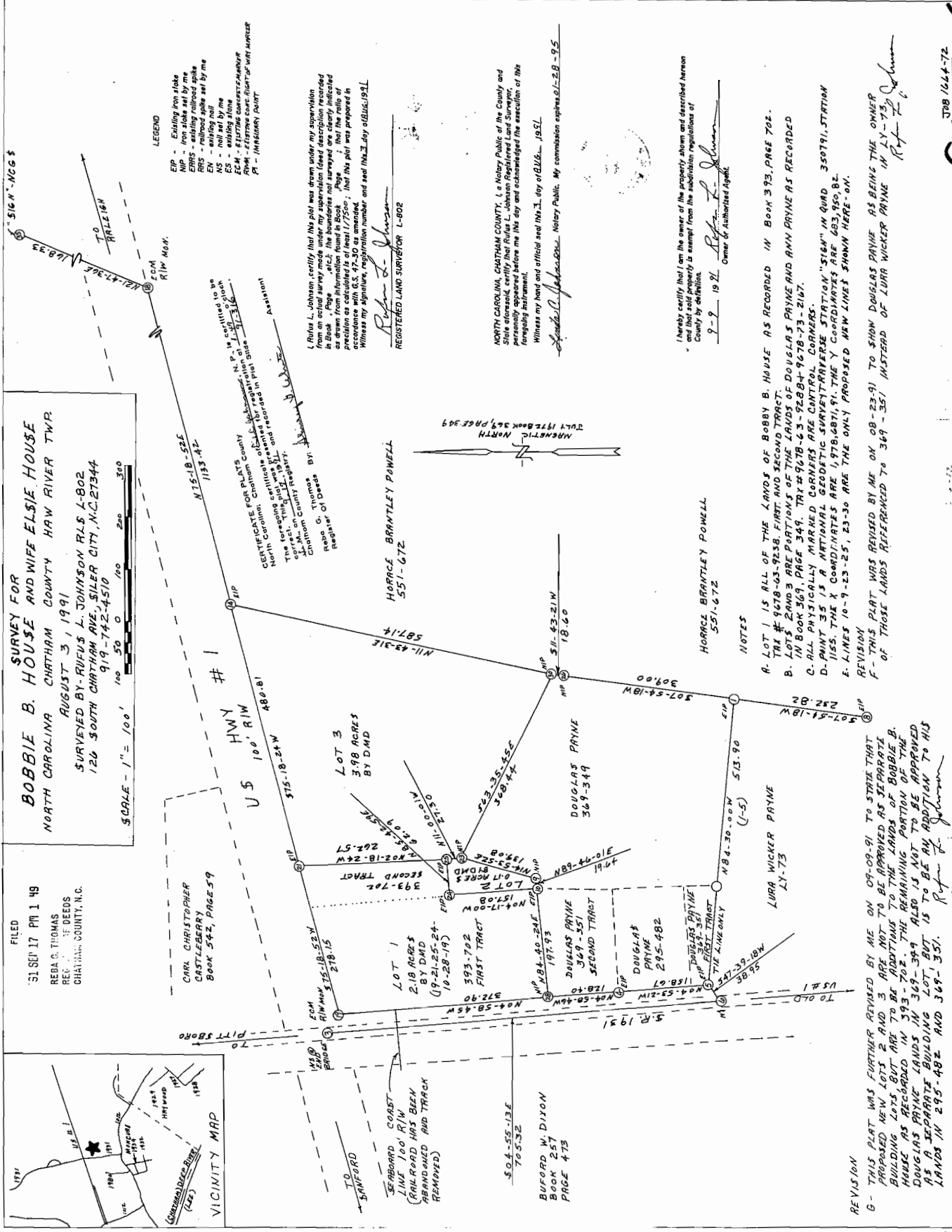
SURVEY FOR  
**BOBBIE & ELSIE HOUSE**  
 HAW RIVER TOWNSHIP, CHATHAM COUNTY,  
 NORTH CAROLINA  
 October 30, 2002 SCALE 1" = 100'

Aaron J. McNeill  
 Land Surveying  
 764 Char (1e S. Rd  
 ROBBINS, NORTH CAROLINA 27385  
 (910) 464-5763

2002-499

91-316

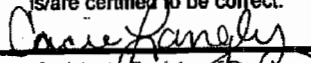
JOB 1664-72



FILED  
CHATHAM COUNTY  
REBA G. THOMAS  
REGISTER OF DEEDS

Chatham County, North Carolina  
REBA G. THOMAS Register of Deeds  
The foregoing certificate(s) of  
RENEE WILLIAMS

FILED May 19, 2004  
AT 02:45:45 pm  
BOOK 01105  
START PAGE 0643  
END PAGE 0645  
INSTRUMENT # 06298

notary/notaries public  
is/are certified to be correct.  
  
Assistant Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Revenue: \$ 0.00

BOOK **1105** PAGE **643**

Return To: Grantee

Prepared by: R. Edward McLaurin, Jr., PLLC, PO Box 490, Pittsboro, NC 27312

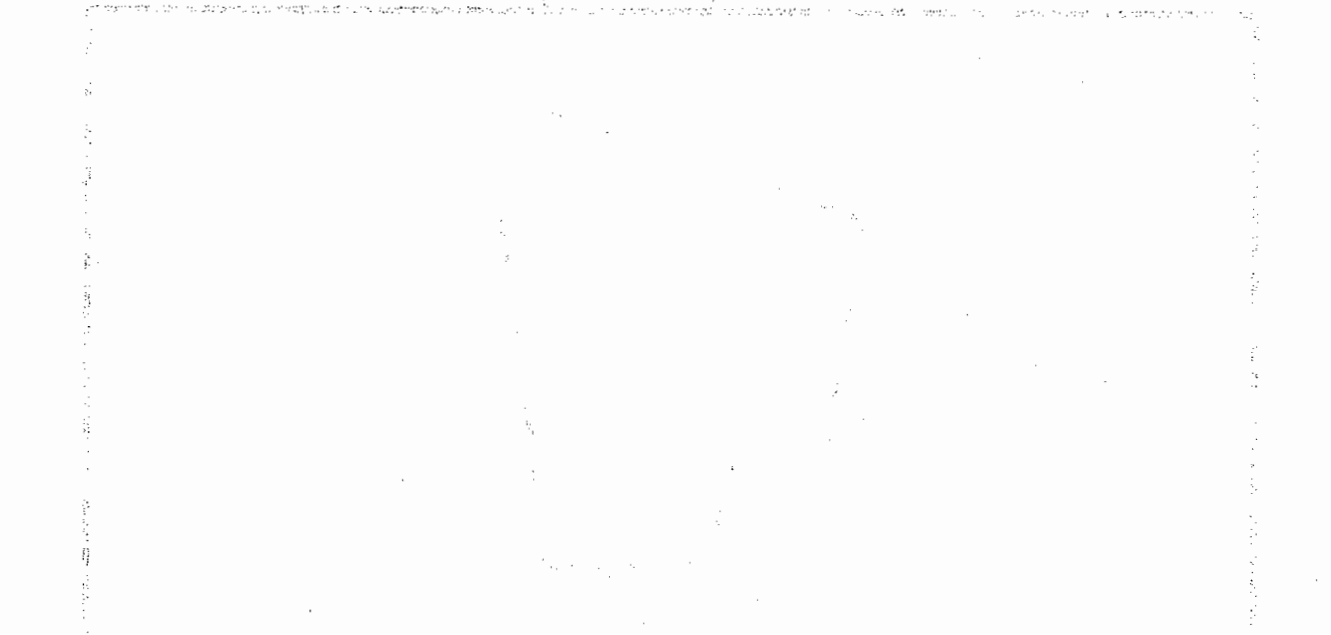
**NORTH CAROLINA  
COUNTY OF CHATHAM**

THIS DEED made and entered into this 13<sup>th</sup> day of May, 2004, by and between **BOBBIE BRAXTON HOUSE and wife, ELSIE HOUSE**, parties of the first part; to **WILLIAM JEFFREY HOUSE**, party of the second whose address is 603 McLeod Drive, Sanford, NC 27330.

**WITNESSETH:**

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

TRACT ONE: All that certain tract or parcel land more particularly described by Deed recorded in Book 894, Page 859, Chatham County Registry and as more particularly shown on Plat recorded in Plat Book 91-316, Chatham County Registry.



The following information is provided for your reference:

1. The project is currently on hold.

2. The next meeting is scheduled for next week.

3. Please contact the project manager for more details.

4. The deadline for the report is still in effect.

5. All team members should be prepared to discuss their progress.

6. The budget for this phase has been approved.

7. The client has requested a change in scope.

8. The team is working to address the client's concerns.

9. The project is expected to be completed by the end of the month.

10. The team is confident that the project will be successful.

11. The project manager will be providing a status report.

12. The team is committed to delivering high-quality results.

13. The project is a high priority for the organization.

14. The team is working closely with the client.

15. The project is progressing well despite the challenges.

16. The team is taking proactive measures to avoid delays.

17. The project is a key strategic initiative for the company.

18. The team is leveraging its strengths to overcome obstacles.

19. The project is a testament to the team's dedication and hard work.

20. The project is a model of effective project management.



BOOK 1105 PAGE 644

TRACT TWO: All that certain tract or parcel land more particularly described by Deed recorded in Book 579, Page 890, Chatham County Registry and as more particularly shown on Plat recorded in Plat Book 91-316, Chatham County Registry.

TRACT THREE: All that certain tract or parcel land more particularly described by Deed recorded in Book 393, Page 702, Chatham County Registry and as more particularly shown on Plat recorded in Plat Book 91-316, Chatham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the party of the second part, in fee simple.

And the parties of the first part covenants with the party of the second part that the party of the first part is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the parties of the first part will warrant the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. All highway, utility, private drive, and street rights of way easements located upon or serving subject property.
2. Any restrictions of record.
3. Chatham County ad valorem taxes for the year 2004 and subsequent years.

IN WITNESS WHEREOF, parties of the first part has hereunto set their hand and affixed their seal this the day and year first above written.

  
 Bobbie Braxton House (SEAL)

  
 Elsie House (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF Chatham

I, Renee Williams, a Notary Public of the County and State aforesaid, certify that **Bobble Braxton House and wife, Elsie House**, personally appeared before me this day and acknowledged the execution of the foregoing



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

April 25, 2007

Chatham County

County Driveway Permit File Number 19-718

Subject: Commercial Driveway Permit Application with Entrance onto SR 1931  
(RV Campground)

Mr. Jeff House  
2211 Wilkins Drive  
Sanford, NC 27330


Dear Mr. House:

Personnel assigned to this office have conducted a review of the permit Application and approval is granted subject to the following stipulations:

1. The entrance onto SR 1931 is to be constructed in accordance with the attached detail sheet.
2. The entrance onto SR 1931 shall be paved for at least 50' along the centerline of the entrance.
3. The entrance onto SR 1931 shall require radii on each side of the driveway as shown on the attached drawing.
4. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 1931.
5. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.
6. Upon completion of construction, final approval by the District Engineer is required prior to opening the access connection for public use (page 9 Driveway Manual).

Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrance construction please notify the Chatham County Maintenance Department (Phone 919-742-3431) so a final inspection of the entrance can be made.

Yours very truly,

*R. E. Blakley*   
R. E. Blakley, PE  
District Engineer

REB/jek

Attachments

Cc: Mr. Timothy Johnson, PE, Division Engineer  
Mr. B.F. Sloan, County Maintenance Engineer, Chatham County  
File

**APPLICATION IDENTIFICATION**

**N.C. DEPARTMENT OF TRANSPORTATION**

Driveway Permit No. **19-718**

Date of Application **4-25-07**

**STREET AND DRIVEWAY ACCESS**

**PERMIT APPLICATION**

County: **Chatham**

Development Name: **n/a**

**LOCATION OF PROPERTY:**

Route/Road: **Moncure School Road/ Sr # 1931**

Exact Distance **2/10 of mile**  Miles  Feet **N S E W**

From the Intersection of Route No. **Old US 1- Sr#1011** and Route No. **Sr# 1931** Toward **Moncure School**

Property Will Be Used For:  Residential /Subdivision  Commercial  Educational Facilities  TND  Emergency Services  Other  
 Property:  is  is not within **City Zoning Area.**

**AGREEMENT**

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

**RECEIVED**

**APR 11 2007**

**DIVISION 6 DISTRICT 1  
 DEPT. OF TRANSPORTATION**

**SIGNATURES OF APPLICANT**

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	<u>NA</u>	NAME	<u>Benny C Goldberg</u>
SIGNATURE	<u>Jeff Hawn</u>	SIGNATURE	<u>Benny C Goldberg</u>
ADDRESS	<u>2211 Wilkins Dr Sanford N.C.</u>	ADDRESS	<u>6819 Bradley Rd</u>
	<u>27330</u>		<u>Sanford NC 27330</u>
	Phone No. <u>919-774-9961</u>		

AUTHORIZED AGENT <u>Cell # 919-770-6890</u>		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	Phone No. _____		

**APPROVALS**

APPLICATION RECEIVED BY DISTRICT ENGINEER

R. E. Blakley (REK) 4-11-07  
SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

\_\_\_\_\_  
SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

R. E. Blakley (REK) 4-25-07  
SIGNATURE DATE

INSPECTION BY NCDOT

\_\_\_\_\_  
SIGNATURE TITLE DATE

COMMENTS:

**RECEIVED**  
APR 11 2007  
DIVISION OF DISTRICT 1  
DEPT. OF TRANSPORTATION

# CHATHAM COUNTY HEALTH DEPARTMENT

80 EAST STREET • P.O. BOX 130 • PITTSBORO, NC 27312

Phone 919-542-8208 • Fax 919-542-8288

## OFFICE USE ONLY

### Application for

Improvement Permit .... \$ 330       Construction Authorization ... \$ \_\_\_\_\_

(Valid for 60 months from date issued)

Improvement Permit .... \$ \_\_\_\_\_       Repair Permit ..... \$ \_\_\_\_\_

[Perpetual—plat (1" = 60')  
required within 30 days of site approval]

Well Permit ..... \$ \_\_\_\_\_       Revise Operation Permit .... \$ \_\_\_\_\_

Well Re-site Permit ..... \$ \_\_\_\_\_       IP/CA Change ..... \$ \_\_\_\_\_

TPN \_\_\_\_\_

Permit No. \_\_\_\_\_

Date Rec'd: 11-16-06

Amt. Rec'd: 933.04 2055

E.H.S. TB

If the information in the Application for an Improvement Permit is falsified, changed, or the site is altered, then the improvement Permit and/or Authorization to Construct shall become invalid.

OWNER'S NAME: William Jeff Abuse Mailing Address: 200 Wilkins Dr Work Phone: 770-6890  
Road / Street

Sumner NC 27330 Home Phone: 774-9964  
City State Zip Code

APPLICANT'S NAME: \_\_\_\_\_ Mailing Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
(If different than Owner) Road / Street

284 Maric Street SE Subdivision: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
Road / Street City State Zip Code

Maric Tax Parcel Number: 11257 Lot Number: \_\_\_\_\_  
City

Acres Existing: 10.35 Proposed: \_\_\_\_\_

DIRECTIONS: \_\_\_\_\_

### DEVELOPMENT INFORMATION

- New Single Family Residence
- Expansion or Alteration of Existing Septic System
- Repair to Existing Subsurface Sewage Disposal System
- Repair Area
- Non-Residential Type of Structure

#### Residential Specifications:

Max. number of bedrooms (2 people/bedroom) \_\_\_\_\_

Max. number of occupants (if more than 2 people/bedroom) \_\_\_\_\_

Basement?      Yes      No

List basement plumbing fixtures \_\_\_\_\_

### NON-RESIDENTIAL SPECIFICATIONS

Type of Business: Camp Site Units Total Square Footage of Building: \_\_\_\_\_

Max number of employees: \_\_\_\_\_ Max number of seats: \_\_\_\_\_ Other: 0-600 GPD

**WATER SUPPLY** Is public water available?     Yes     No     Unknown

Planned source of water:     New Well     Existing Well     Community Well     Public

For Construction Authorization Applications Only: Rank sewage system in order of preference:

Conventional     Modified Conventional     Alternative (LLP etc.)     Innovative     Other (specify) \_\_\_\_\_

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer to any question is "yes", applicant must attach supporting documentation.

Is the site located in any designated wetlands?    Yes \_\_\_\_\_ No X

Is any wastewater going to be generated on the site other than domestic sewage?    Yes \_\_\_\_\_ No X

Is the site subject to approval by any other public agency?    Yes \_\_\_\_\_ No X

I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed. The issuance of a permit in no way guarantees the issuance of other permits (i.e. Building Permits)

Signature

William Jeff Abuse  
 Property owner's or owner's legal representative\*\* signature (Required)

Date

\*\*Must provide documentation to support claim as owner's legal representative

Health Dept. will deliver  
Permit to Planning Dept.

80428

CHATHAM COUNTY RECEIPT

Date 4-27 2007

Received From Councille House

Address \_\_\_\_\_

Amt. \_\_\_\_\_ Dollars \$ 170.00

For upto 600 → 1200 ypd - 284 Monrovia Sch. Rd.

HOW PAID	
CASH	
CHECK	✓
MONEY ORDER	

#2243

CHATHAM COUNTY

By SB