

APPLICATION FOR
ZONING DISTRICTS
CONDITIONAL USE DISTRICTS
CONDITIONAL USE PERMITS

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

Tel: 919/542-8204
Fax: 919/542-2698
Email: angela.birchett@ncmail.net

(1) Applicant Information:

Name: Cynthia Sax Perry
Address: PO Box 147
Pittsboro, NC 27312
Phone No: (h) _____
(w) (919) 542-6262
(m) _____

Email: CindyPerryAttorney@yahoo.com

(2) Landowner Information (as shown on deed)

Name: William Jeffrey House
Address: 2211 Wilkins Dr.
Sanford NC 27730
Phone No: (h) (919) 774-9964
(w) _____
(m) (919) 770-6890

Email: _____

(3) Property Identification:

911 Address: 284 Moncure School Rd.
Moncure NC 27559

S.R. Name: Moncure School Road

S.R. Number: 1931

Township: Haw River

Acreage: 10.35

Flood map #: 3710967800.J (7-13-2005)

Flood Zone: X

PARCEL#: 11257

P.I.N #: 9678-73-2149

Deed Book: 1105 Page: 643 Yr: 2004

Plat Book: 2002 Page: 499

Current Zoning District: RA 40 with CUP

Watershed District: WSIV-PA

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

For Conditional Use B-1 District

(5) Directions to property:

From the Courthouse, take 15-501 South. turn left onto Moncure Rd.; go to stop sign in Moncure; turn left. Take first left after Bank; site is .3 mile on right

(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)

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.

Cynthia Sax Perry 6-19-08
Signature Agent/Attorney Date

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

I hereby certify that Cynthia Sax Perry is an authorized agent for said property and is permitted by me to file this application.

William J. He... 6-19-08
Signature Date

**Explanation of Request
For Conditional Use B-1 District
On 10.35 acres owned
by William Jeffrey House
June 20, 2008**

This request is for a Conditional Use B-1 District for William Jeffrey House on 10.35 acres off the Moncure School Road in Haw River Township, Chatham County. The purpose of the application is provide for a district change from RA-40 with Conditional Use for Public and Private Recreational Camps and Grounds to a B-1 Conditional Use District. Filed simultaneously with this application is an application for Conditional Use Permits for two conditional uses: (1) for a public and private recreational camps and grounds; and (2) for the storage of boats, motor homes, trailers and recreational vehicles on this site. This submittal for this District change hereby incorporates all materials submitted for the Permits.

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 which was zoned RA-40. 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 for storage of boats and other recreational vehicles.

The purpose of this application for Conditional Use B-1 Zoning District is to accommodate and consolidate both uses (campground and boat storage) in one Conditional Use Permit on this one tract. In order to apply for both uses, the House Family hereby requests that they be granted a Conditional Use B-1 Zoning District for this 10.35 acre tract .

The designation of this parcel as B-1 Conditional Use Zoning District is logical for several reasons: the original campground conditional use granted under RA-40 is truly a business-type use which is similar in traffic, use, and substance to the uses allowed in B-1 districts. By designating this tract as B-1 Conditional Use Zoning District, the House family will be allowed to conduct businesses which are appropriate to the zoning ordinance currently or as amended.

Mr. House's original application for conditional use permit for a campground under the RA-40 zoning 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. Under the rezoning for B-1 conditional use district and conditional use permit, 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 change to B-1 Conditional Use District 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 B-1 conditional use district.

SUPPLEMENT TO APPLICATION
FOR CONDITIONAL USE B-1 DISTRICT FOR
WILLIAM JEFFREY HOUSE
June 20, 2008

The Applicant, William Jeffrey House, supports his application for Conditional Use B-1 District on 10.35 acres in Haw River Township, Chatham County, with the following requirements from Section 17 of the Chatham County Zoning Ordinance:

- (1) Map of the property attached as Exhibit "A"
- (2) Legal Description of the property attached as Exhibit "B"
- (3) Establishment of a Conditional Use B-1 District for this property as requested will allow for two simultaneous conditional use permits for a campground and boat storage on the site. The Conditional Use B-1 District Designation is appropriate for and consistent with the Land Development Plan as set forth in the application for Conditional Use Permits.
- (4) Changed conditions in this area have brought this application by Jeff House and this amendment is reasonably necessary to the promotion of the public health, safety and general welfare. When the House family originally submitted their application for the campground under RA-40 conditional use zoning, that application contained a number of reasons why this property assists in the public health, safety and general welfare. That original application is referenced and incorporated herein, and in summary the uses will assist workers in the community who repair and service the various industries in the Moncure area, giving them appropriate short-term housing and protecting them and the broader community.
- (5) This application for Conditional Use B-1 District carries out the Land Development Plan as set forth in the simultaneously filed application for Conditional Use Permits filed herein. It is noted that the inconsistency between permitted and conditional uses in the RA-40 and B-1 Districts is the driving force which brings applicant to request this District Change, in order to consolidate both the campground and boat storage uses requested on the property.
- (6) Applicant incorporates all of the reasoning contained in the Conditional Use Permit application herein.
- (7) The application herein contains required information on the Planning Department Form.

In conclusion, the applicant respectfully requests that the 10.35 acres owned by William Jeffrey House in Haw River Township, Chatham County, North Carolina, be approved for Conditional Use B-1 District on the basis of the information provided herein and all

information submitted or to be submitted as a part of the process for District Change and Conditional Use Permit.

LAW OFFICE OF CYNTHIA SAX PERRY, PLLC


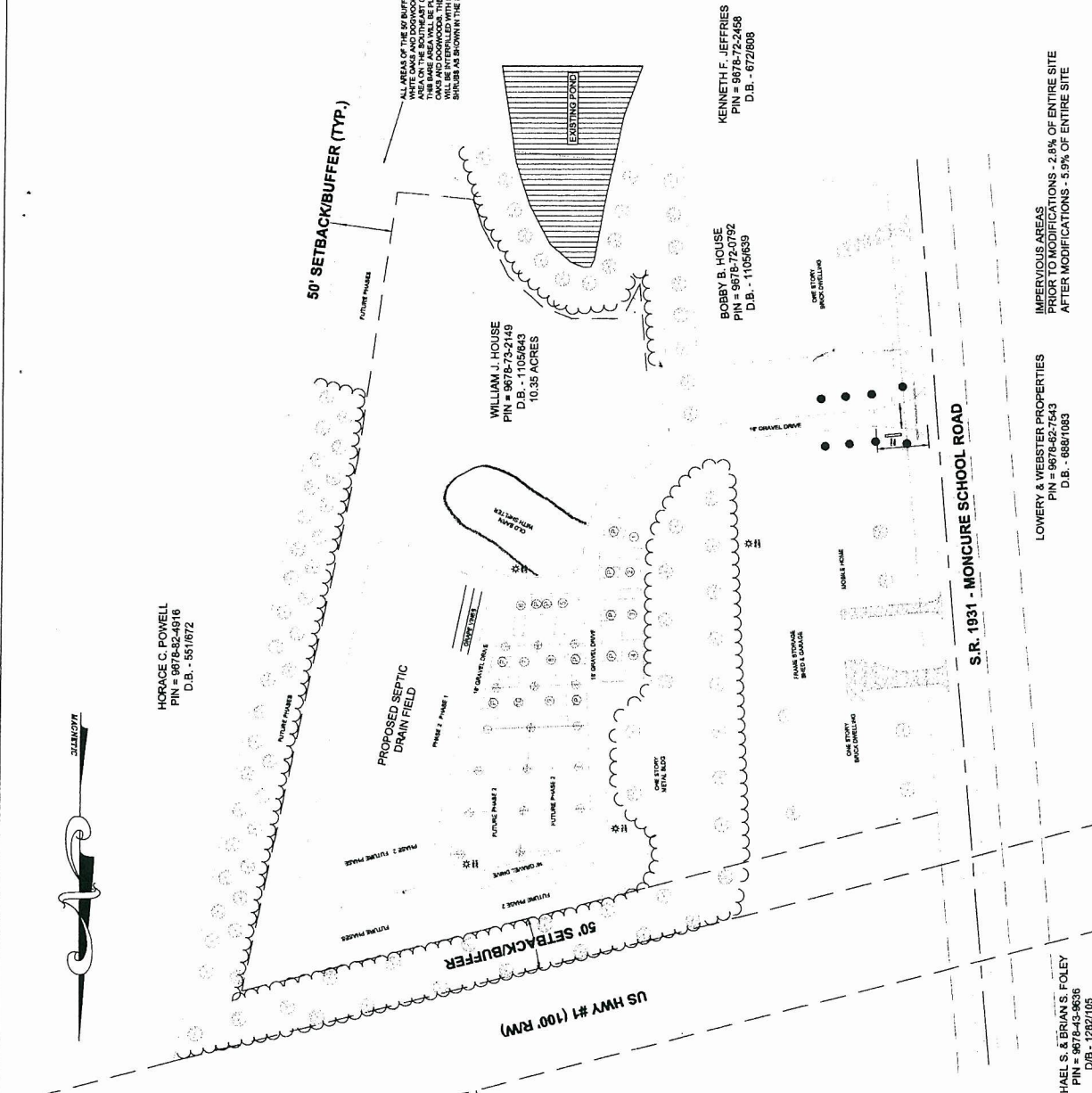
By:  _____
Cynthia Sax Perry
Attorney for Applicant
PO Box 147
Pittsboro, NC 27312
(919) 542-6262

Exhibit "A"

LIGHTING PLAN
 AREA LIGHTS - 4' LOCATIONS TO BE:
 DARK TO DAWN, BORED DOWNWARD, 15 WATT
 MERCURY VAPOR BY COOPER LIGHTING & LIGHT
 CONTROL, W/REVERSE SIDE OF BUREAU
 CONTROL, W/REVERSE SIDE OF BUREAU
 HOUSING AREA LIGHT TO BE MOUNTED BY ANY
 OTHER MEANS TO BE MOUNTED BY ANY
 AUTO-METER PANEL, W/POWER OFF SWITCH FOR
 PERIODS OF NO OCCUPANCY.
 PARK SIGN LIGHTING TO BE:
 RECENT 75 WATT HALOGEN LIGHT BY COOPER
 LIGHTING LIGHT FIXTURE TO BE EQUIPPED
 W/AUTOMATIC LIGHT SENSOR



PRG	REV	DATE
1-1	1-1	APRIL 26, 2007
1-2	1-2	03-10-00

OWNER - WILLIAM JEFFERY HOUSE
 LOCATION - CHATHAM COUNTY, MONCURE, NC

IMPERSIVE AREAS
 PRIOR TO MODIFICATIONS - 2.8% OF ENTIRE SITE
 AFTER MODIFICATIONS - 5.9% OF ENTIRE SITE

LOWERY & WEBSTER PROPERTIES
 PIN = 9678-62-7543
 D.B. - 688/1083

Bobby B. House
 PIN = 9678-72-0792
 D.B. - 1105/639

Kenneth F. Jeffries
 PIN = 9678-72-2458
 D.B. - 672/608

William J. House
 PIN = 9678-73-2149
 D.B. - 1105/643
 10.35 ACRES

PROPOSED RV PARK
 (TO BE NAMED LATER)

- LANDSCAPE PLAN**
- 1 - BUFFER ZONE TO BE SEPARATED BY RED TOPS AND/OR MEDIUM HEIGHT PRINETTES
 - 2 - ALL BUFFER AREAS CURRENTLY SUPPORTING MATURE WHITE OAKS, PINES AND DOORWOODS WITH WHITE OAKS, PINES AND DOORWOODS
 - 3 - ALL BUFFER AREAS WILL BE INTERSPERSED WITH MEDIUM AND TALL GROWING SPECIES CONSISTING OF THE FOLLOWING:
 - TALL GROWTH
 - ZELKOVA
 - SLYWOOD
 - BIRCH
 - DOGWOOD
 - SOLOMONSEAL
 - SPYR
 - FRAXINUS
 - NYCTAGINEA
 - NYCTAGINEA
 - NYCTAGINEA
 - NYCTAGINEA
 - NYCTAGINEA
 - MEDIUM GROWTH
 - DOGWOOD
 - DOORWOOD
 - DOGWOOD
 - DOORWOOD
 - DOORWOOD
 - DOORWOOD
 - DOORWOOD
 - DOORWOOD
 - DOORWOOD
 - DOORWOOD
 - 4 - FIRST 100' OF ENTRANCE DRIVE TO BE LINED WITH BRADFORD PLOVERS
 PEAR TREES ON BOTH SIDES



THOMAS & DENISE TRAFLET
 PIN = 9678-73-629
 D.B. - 1129/646

EVERETT & PEGGY DENNING
 PIN = 9678-74-6117
 D.B. - 480/669

HORACE C. POWELL
 PIN = 9678-82-4916
 D.B. - 551/672

Exhibit "B"

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.

Carrie Langley
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 13th 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.

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)
Bobbie Braxton House

Elsie House (SEAL)
Elsie House

STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, Renee Williams, a Notary Public of the County and State aforesaid, certify that **Bobbie Braxton House and wife, Elsie House**, 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 13th day of ~~January~~ May, 2004.

Renee Williams
NOTARY PUBLIC

My Commission expires: 11/16/08

