

Submittal.txt

Jeff House  
6/20/08

**Text Amendment:**

- (a) Application for Amendment to Zoning Ordinance to allow Public and Private Camps and Grounds as a Permitted Use in a B-1 Zoning District
- (b) Explanation of Request

**Conditional Use B-1 District:**

- (a) Application for Conditional Use B-1 District for 10.35 acres in Haw River Township on property of William Jeffrey House on Moncure School Road.
- (b) Explanation of Request
- (c) Supplement to Request and Compliance with Section 17
- (d) Map
- (e) Description of Property

**Conditional Use Permits for Public and Private Recreational Camps and Grounds and for Boat, Motor Home, Trailer and Recreational Vehicle Storage:**

- (a) Application for Conditional Use Permits for (i) for Public and Private Recreational Camps and Grounds and (ii) for Boat, Motor Home, Camper, Trailer and Recreational Vehicle Storage
- (b) Explanation of Request
- (c) Supplement with Five Findings
- (d) Maps
- (e) Description of Property
- (f) Tax Print-Out for Parcel
- (g) Flood Zone Determination
- (h) Erosion and Sedimentation Control Report
- (i) Adjoining Landowners
- (j) Health Department Documentation
- (k) Commercial Driveway Permit
- (l) Photographs of Property

**TEXT AMENDMENT REQUEST APPLICATION**

(1) Applicant Information:

Name William Jeffrey House  
Address 2211 Wilkins Drive  
Sanford, NC 27330  
Phone No: (H) 919 774-9964  
(W) \_\_\_\_\_  
(M) 919 770-6890

(2) Name of Ordinance for Text Amendment: Zoning Ordinance

(3) Text of Ordinance to be varied:

Section 10.5(A) Page 27-29 Section \_\_\_\_\_ Page \_\_\_\_\_

Existing Language:  
see text

Requested Language Change:  
Add Public and Private Recreational Camps and Grounds as a permitted use in B-1 Districts.

(4) Reasons for the requested text amendment: In the space below and on additional paper if needed, describe the reasons for the request and why you think it is justified.

see attached

I hereby certify that I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

Cynthia Sax Perry  
Signature  
Owner Authorized Agent

6-19-08  
Date

The following must be signed by the owner if person other than the owner is making this application.

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

William Jeffrey House  
Owner's Signature

6-19-08  
Date

**EXPLANATION OF REQUEST  
WILLIAM JEFFREY HOUSE  
TEXT AMENDMENT TO THE ZONING ORDINANCE  
Submitted: June 20, 2008**

Mr. Jeff House and his family are joining to request consideration of amendment to the Chatham County Zoning Ordinance to allow public or private recreational camps and grounds as a permitted use in a B-1 Zoning District.

Currently, campgrounds are allowed as a conditional use in an RA-40 zoning district by virtue of Section 10.3(B) and Section 15.5(B) of the Zoning Ordinance. This amendment would extend the placement of public and private recreational camps and grounds adding them as a permitted use in B-1 zoning districts in Section 10.5(A).

A campground can be an appropriate use in a residential district and should remain as a conditional use in RA-40 districts. The addition of campgrounds in the list of permitted uses for a B-1 zoning district is a logical and appropriate amendment since campgrounds have a business type nature, lending them to the B-1 district.

The reason for this requested change is:

A stated object of the Land Development Plan is to encourage small family businesses. Mr. House and his family currently have a conditional use for a campground on their land in Haw River Township, Chatham County, which is currently zoned RA-40. The House family wishes to place a small campground and boat storage facility on their 10.35 acre tract. In order to have boat storage on the property, the tract must be given B-1 conditional use district zoning, since boat storage is a B-1 use. However, the current zoning ordinance does not permit campgrounds in B-1 zoning districts. Therefore, this amendment is requested to add the campground use to the B-1 district as a permitted use, allowing these two uses together on the House Family Tract.

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:**





**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 "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 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.

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

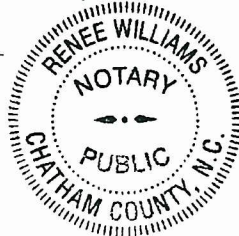
I, Renee Williams, a Notary Public of the County and State aforesaid, certify that **Bobbie Braxton House and wife, Elsie House**, personally appeared before me this day and acknowledged the execution of the foregoing



instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 13<sup>th</sup> day of ~~January~~ May, 2004.

*Renee Williams*  
NOTARY PUBLIC

My Commission expires: 11/16/08



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: P.O. 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 27330  
Phone No: (h) (919) 774-9964  
(w) \_\_\_\_\_  
(m) (919) 770-6890  
Email: \_\_\_\_\_

**(3) Property Identification:**

911 Address: 284 Moncure School Rd.  
Moncure NC 27330  
S.R. Name: Moncure School Road  
S.R. Number: 1931  
Township: Haw River  
Acreage: 10.35  
Flood map #: 3710967800J (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: WS IV - PA

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

For Conditional Use Permits for (1) Public or Private Recreational Camps and Grounds and (2) Boat, Motor Home, Trailer + Recreational Camper, Vehicle Storage

**(5) Directions to property:**

From the Courthouse take 15-501 South; turn left onto Moncure Road; 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)**

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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 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. Perry 6-19-08  
Signature Date

**Explanation of Request  
For Conditional Use Permit  
For Campground and Boat Storage  
by William Jeffrey House  
June 20, 2008**

This request is for a Conditional Use Permit 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 two conditional use permits : (1) for a public and private recreational camps and grounds; and (2) for the storage of boats, motor homes, campers, trailers 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 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 is to consolidate both uses (campground and boat storage) in one Conditional Use Permit. In order to apply for both uses, the House Family has also requested that the property be granted a Conditional Use Zoning District of B-1.

The consolidation of these uses is logical for several reasons: first, it brings the tobacco barn storage into compliance with the zoning ordinance; it creates a campground permitted under B-1 which is a logical use for the business-type of use of a campground; and further, it provides storage for customers of the campground.

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 consolidated 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. This boat storage will 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 under B-1 conditional use district and permit.



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

June 20, 2008

The Applicant, William Jeffrey House, supports his application Conditional Use Permit for Public and Private Recreational Camps 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 conditional use requested is for (1) public and private recreational camps and grounds and (2) boat, motor home, camper, trailer and recreational vehicle storage on the House tract known as Parcel #11257. Under section 10.5 (A) of our zoning ordinance, as amended by application prior to this request, this is a permitted use within a B-1 District. The prior application is for a Conditional Use District for the House Parcel #11257.

**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 under RA-40 zoning, 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 request, we demonstrated a great need for additional campgrounds, and under this application we would incorporate that information which is equally applicable to this application. Both members of the larger community and members of the campground community will benefit from the ability to store boats, motor homes and other recreational vehicles 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 under RA-40 zoning, 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, motor home 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 for this tract is 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 issue, 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 boat, motor home and recreational vehicle 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 RA-40 application, which materials we request be incorporated hereunder. This application will be guided by the approval of the health

department for up to 44 camp units, subject to on-going septic approvals by the health department as phases two and three are added by the owner and current market conditions. Currently, 10 units in phase one are approved by the health department.

Access is from Moncure School Road, and the State has granted a commercial driveway permit under the prior application.

The site plan provides for compliance with the requirement of 36% impervious surface. The first one-half inch of run-off shall be contained on site.





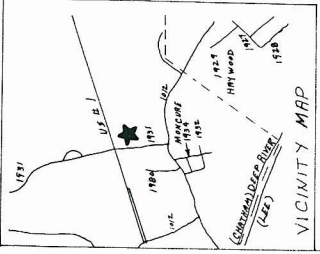




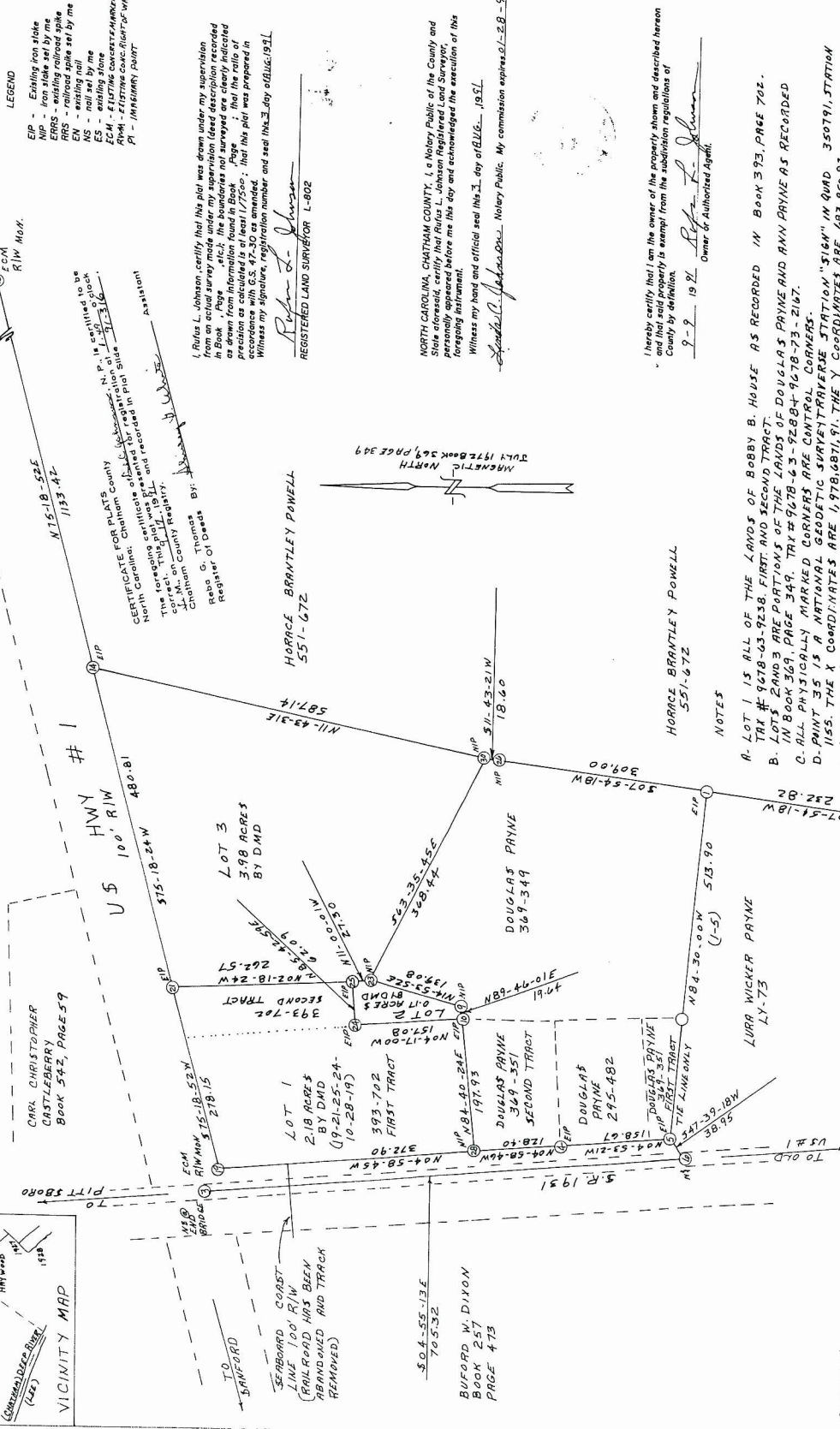
**SURVEY FOR BOBBIE B. HOUSE AND WIFE ELSIE HOUSE**  
 NORTH CAROLINA CHATHAM COUNTY HAW RIVER TWP.  
 AUGUST 3, 1911  
 SURVEYED BY RUFUS L. JOHNSON R.L.S. L-802  
 919 SOUTH CHATHAM AVE. SILER CITY, N.C. 27344

FILED  
 SEP 17 PM 1 49  
 REBA G. THOMAS  
 REGISTERED CLERK  
 CHATHAM COUNTY, N.C.

CARL CHRISTOPHER  
 CASTLEBERRY  
 BOOK 542, PAGE 59



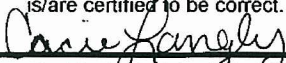
SCALE - 1" = 100'  
 0 50 100 150 200 300



91-316  
 JOB 1644-72



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

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

FILED  
CHATHAM COUNTY  
REBA G. THOMAS  
REGISTER OF DEEDS

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

**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.

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

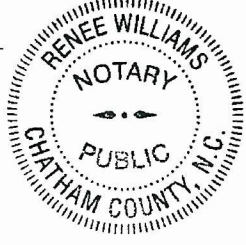


instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 13<sup>th</sup> day of ~~January~~ May, 2004.

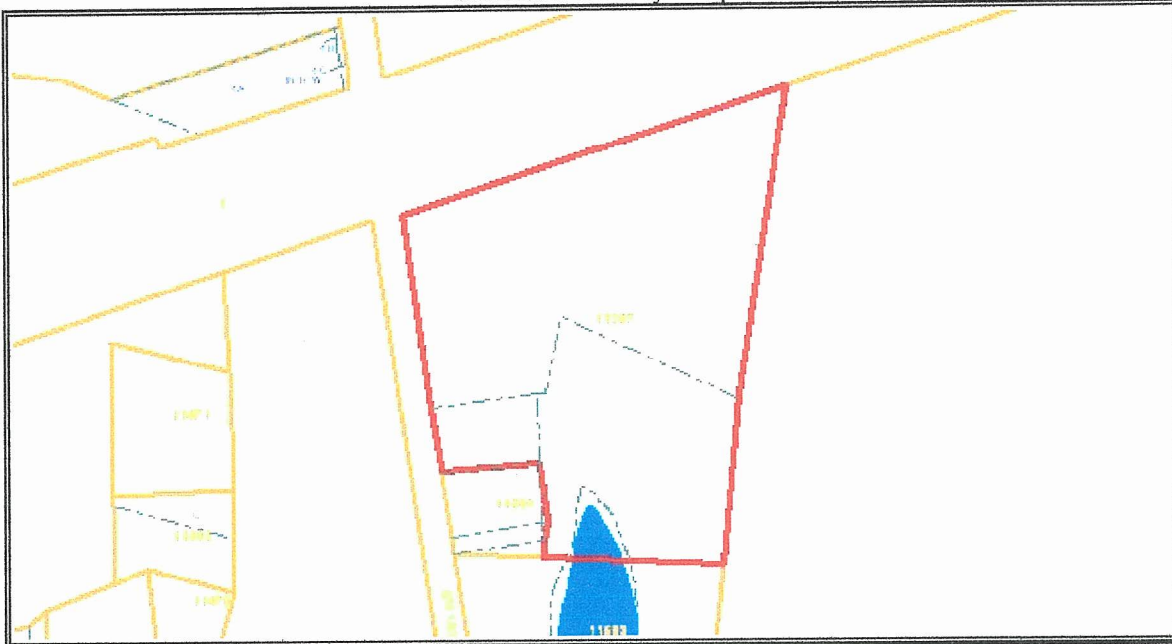
*Renee Williams*

NOTARY PUBLIC

My Commission expires: 11/16/08



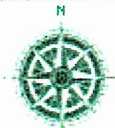
## Chatham County Map



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 = 506 feet**  
 Grid based on the North Carolina State Plane Coordinate System, 1983 North American Datum.



# APPLICATION FOR ZONING VERIFICATION AND FLOOD PLAIN DETERMINATION

Rvsd 9/1/2006

**Chatham County, North Carolina**

**Applicant Information:**

Name William J. Haise  
 Address 2211 Wilkins Dr  
Sanford NC 27330  
 Phone # (Hm) 919-774-9964  
 (Wk) 919-770-6890

**Landowner Information:**

(Full name as it appears on deed)

Name William Jeffrey Haise  
 Address 2211 Wilkins Dr.  
Sanford NC 27330  
 Phone # (Hm) 919-774-9964  
 (Wk) 919-770-6890

**Location of Property:**

Subdivision Name \_\_\_\_\_  
 Lot Number \_\_\_\_\_  
 911 Address 284 Manure Schai Rd.  
 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. Haise  
 Applicant / Landowner

11-16-06  
 Date

**FOR OFFICE USE ONLY**

**Acreage:** 10.35      **Property Identification Number:** 9678 - 73 - 2149  
**Parcel ID #:** 11257      **Deed Book/Page:** 1105 / 1643      **Year** 2004  
**Township:** \_\_\_\_\_      **Plat:** 2002/499      **Census Tract:** 207  
**County Zoning District:** RA-40      **Watershed District:** WS10-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 #** 37109678005      **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





# 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 - MONROURGS 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 \_\_\_\_\_

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

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

13. ~~Corrective actions 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 CIRCULE ROAD w/ CIRCULE 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 HAS ACCESS FROM

14. ~~Comments:~~ 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: \_\_\_\_\_



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

# 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: 433 up 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 Hume Mailing Address: 230 Wilkins Dr Work Phone: 770-6990  
Road / Street

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

APPLICANT'S NAME: \_\_\_\_\_ Mailing Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Road / Street

*(If different than Owner)* \_\_\_\_\_ Home Phone: \_\_\_\_\_  
City State Zip Code

PROPERTY ADDRESS: 284 Maurice School Rd Subdivision: \_\_\_\_\_ Lot Number: \_\_\_\_\_  
Road / Street

Maurice Tax Parcel Number: 11257

Maurice Acres Existing: 10.35 Proposed: \_\_\_\_\_  
City

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

### DEVELOPMENT INFORMATION

<input type="checkbox"/> New Single Family Residence <input type="checkbox"/> Expansion or Alteration of Existing Septic System <input type="checkbox"/> Repair to Existing Subsurface Sewage Disposal System <input type="checkbox"/> Repair Area <input checked="" type="checkbox"/> Non-Residential Type of Structure	<b>Residential Specifications:</b>	
	Max. number of bedrooms (2 people/bedroom)	
	Max. number of occupants (if more than 2 people/bedroom)	
	Basement?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	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 BPD

**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

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

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

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 J. Hume Date 11-16-06  
 Property owner's or owner's legal representative\*\* signature (Required)

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



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



<b>APPLICATION IDENTIFICATION</b>		<b>N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION</b>
Driveway Permit No. <b>19-718</b>	Date of Application <b>4-25-07</b>	
County: <b>Chatham</b>		
Development Name: <b>n/a</b>		

**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 1 1 2007**  
 DIVISION OF HIGHWAYS    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. 27330</u>	ADDRESS	<u>6819 Bradley Rd Sanford NC 27330</u>
	Phone No. <u>919-774-9964</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  
DISTRICT 1  
DEPT. OF IMMIGRATION



