

December 16, 2011

## **Ironclad Self Storage Conditional Use Rezoning and CUP Modification**

The purpose of this application is to rezone the existing Ironclad Self Storage facility from CUP Light Industrial to CU- RB – Regional Business and add 5.0 additional acres adjacent to the facility CUP and rezone that parcel from R1 residential to CU- RB. The parcels will be combined into one parcel 10.41 acres in size.

Ironclad Self Storage has been operating as a self-storage facility since 2004. We are asking for this zoning request so we can offer moving truck rental, related retail services (ie moving boxes) and provide for boat and RV storage. These services are all complimentary with the existing self-storage use however Boat Storage Facility and Recreational Vehicle Storage Facility uses are not allowed in the IND-L zoning district. Therefore we are requesting to rezone the existing facility to RB – Regional Business which does allow Boat Storage Facility and Recreational Vehicle Storage Facility uses and the current self storage use which is stated in the zoning ordinance as “Self-storage facility / mini-warehouse storage facility with related retail and Services (i.e. moving truck rental)”. The uses being requested for this application are:

1. Boat Storage Facility
2. Recreational Vehicle Storage Facility
3. Self-storage facility / mini-warehouse storage facility with related retail and Services (i.e. moving truck rental)

On August 19, 2003, I received approval of a Conditional Use Permit (CUP-IND L) for a mini-warehouse storage facility from the Chatham County Board of Commissioners on this property. We began construction that year and opened the first storage building in 2004. We have owned and operated the facility since then. The permit is in my father’s name, William D. Mitchell, but my wife Ana and myself acquired the property in 2004, we constructed the facility and we operate the facility. We have been living in Chatham County since 2002.

On August 21, 2006, we received approval of a modification to the original 2003 CUP. The modification included adding a stand-alone office building with accessory apartment facing 15-501 and adding a second driveway to the facility to access the new office. The facility was completed in 2008.

APPLICATION FOR

**CONDITIONAL USE PERMIT**

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

Tel: 919/542-8204  
Fax: 919/542-2698  
Email: [angela.birchett@chathamnc.org](mailto:angela.birchett@chathamnc.org)

**(1) Applicant Information:**

Name: Warren Mitchell  
Address: PO Box 5022  
Chapel Hill, NC 27514-5001  
Phone No: (h) 919 – 593 – 1916  
(w) 919 – 929 – 1950  
(m) 919 – 593 – 1916  
Email: warrendmitchellpe@gmail.com

**(2) Landowner Information (as shown on deed)**

Name: Warren Mitchell  
Address: PO Box 5022  
Chapel Hill, NC 27514-5001  
Phone No: (h) 919 – 593 – 1916  
(w) 919 – 929 – 1950  
(m) 919 – 593 – 1916  
Email: warrendmitchellpe@gmail.com

**(3) Property Identification:**

911 Address: 102 Vickers Road  
Chapel Hill, NC 27517  
S.R. Name: Vickers Road  
S.R. Number: 1719  
Township: Williams  
Acreage: 5.41 ac (ex) + 5.0 ac (proposed)  
Flood map #: 3710977500J (2-07-2007)  
Flood Zone: none

See Attached

**(4) Requested Conditional Use Permit for the following Uses: Section 10 of Zoning Ordinance**

Self-storage facility / mini-warehouse storage facility with related retail and Services  
(i.e. moving truck rental)

Recreational Vehicle Storage Facility

Boat Storage Facility

**(5) Directions to property from Pittsboro:** Located at the southeast quadrant of the intersection of Vickers Road and US Hwy 15-501 South – approximately 0.2 miles north of Jack Bennett Road.

**(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 Conditional Use Permits 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.

  
Signature

Dec 16, 2011  
Date

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

I hereby certify that Warren D. Mitchell is an authorized agent for said property and is permitted by me to file this application.

  
Signature

Warren D. Mitchell Dec 15, 2011  
Date

**Existing Ironclad Self Storage Property Information**PARCEL#: 71691PIN: 9775-53-2125Deed Book: 970 Page: 312 Yr: 2002Deed Book: 1110 Page: 855 Yr: 2004Plat Book: 2003 Page: 384Current Zoning District: CUP-IND-LWatershed District: WS-IV (P or NSW)Acreage: 5.41**Proposed additional Property Information**PARCEL#: 18872PIN: 9775-52-8576Deed Book: 1315 Page: 544Plat Book: 2006 Page: 404Current Zoning District: R-1Watershed District: WS-IV (P or NSW)Acreage: 5.0 ac

APPLICATION FOR  
**ZONING DISTRICTS** or  
**CONDITIONAL USE DISTRICTS**

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

Tel: 919/542-8204  
Fax: 919/542-2698  
Email: [angela.birchett@chathamnc.org](mailto:angela.birchett@chathamnc.org)

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Address: PO Box 5022  
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Phone No: (h) 919 – 593 - 1916  
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Email: warrendmitchellpe@gmail.com

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(m) 919 – 593 – 1916  
Email: warrendmitchellpe@gmail.com

**(3) Property Identification:**

911 Address: 102 Vickers Road  
Chapel Hill, NC 27517  
S.R. Name: Vickers Road  
S.R. Number: 1719  
Township: Williams  
Acreage: 5.41 ac (ex) + 5.0 ac (proposed)  
Flood map #: 3710977500J (2-07-2007)  
Flood Zone: none

See attached.

**(4) Requested Zoning District OR Conditional Use District: Section 10 of Zoning Ordinance**

Requesting CU-RB and modification of existing CUP

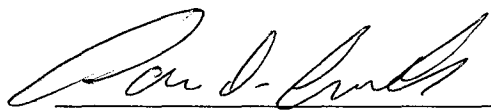
**(5) Directions to property from Pittsboro:** Located at the southeast quadrant of the intersection of Vickers Road and US Hwy 15-501 South – approximately 0.2 miles north of Jack Bennett Road.

**(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 19 Amendment to Zoning Ordinance** 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.

  
Signature

Dec 16, 2011  
Date

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I hereby certify that Warren D. Mitchell is an authorized agent for said property and is permitted by me to file this application.

  
Signature

Dec 15, 11  
Date

**Existing Ironclad Self Storage Property Information**

PARCEL#: 71691

PIN: 9775-53-2125

Deed Book: 970 Page: 312 Yr: 2002

Deed Book: 1110 Page: 855 Yr: 2004

Plat Book: 2003 Page: 384

Current Zoning District: CUP-IND-L

Watershed District: WS-IV (P or NSW)

Acreage: 5.41

**Proposed additional Property Information**

PARCEL#: 18872

PIN: 9775-52-8576

Deed Book: 1315 Page: 544

Plat Book: 2006 Page: 404

Current Zoning District: R-1

Watershed District: WS-IV (P or NSW)

Acreage: 5.0 ac

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)  | Sandy Pond Enterprises, LLC<br>4608 Grayling Drive<br>Apex, NC 27539               | (15) | Earnest S. and Doris R. Barbee<br>260 Jack Bennett Road<br>Chapel Hill, NC 27514                  |
| (2)  | NNP Briar Chapel LLC<br>13777 Ballantyne Corporate Place<br>Charlotte NC, 28277    | (16) | Nannie Ruth C. Laney<br>271 Jack Bennett Road<br>Chapel Hill, NC 27517                            |
| (3)  | Floyd Coleman and Kenneth Hoyle<br>9555 US 15-501 Highway<br>Chapel Hill, NC 27514 | (17) | Lester Laney Est.<br>395 Jack Bennett Road<br>Chapel Hill, NC 27517                               |
| (4)  | Michael C. and Bonnie F. Strowd<br>431 Big Hole Road<br>Pittsboro, NC 27312        | (18) | Deborah Anne Moore<br>Claire Trammel Heirs<br>257 Jack Bennett Road<br>Chapel Hill, NC 27517-7944 |
| (5)  | Ronald R and Brenda S Knowles<br>3022 Orange Grove Road<br>Hillsborough, NC 27278  | (19) | Deborah Anne Moore<br>257 Jack Bennett Road<br>Chapel Hill, NC 27517-7944                         |
| (6)  | Frances Slate Oldham<br>494 Old Lystra Road<br>Chapel Hill, NC 27514               | (20) | Lula M. Patterson<br>316 Vickers Road<br>Chapel Hill, NC 27514                                    |
| (7)  | Jean Williams<br>PO Box 429<br>Carrboro, NC 27510                                  | (21) | Desmond and Sonja Patterson<br>316 Vickers Road<br>Chapel Hill, NC 27517-8950                     |
| (8)  | Betty Lorraine Stallings ETAL<br>2901 Jones Drive<br>Mebane, NC 27302              | (22) | Mary K. and Thomas Ward<br>741 Bishops Park Drive #306<br>Raleigh NC 27605                        |
| (9)  | Lettie Boyette Roberson<br>124 Jack Bennett Road<br>Chapel Hill, NC 27517-7941     | (23) | Hoyt C. Collins<br>465 Sam Jones Road<br>Chapel Hill, NC 27514                                    |
| (10) | Eddie Ray Roberson<br>144 Jack Bennett Road<br>Chapel Hill, NC 27514               | (24) | Marjorie L. and Hubert G. Oakley<br>256 Oakley Peak Road<br>Chapel Hill, NC 27516                 |
| (11) | Eddie Ray Roberson<br>144 Jack Bennett Road<br>Chapel Hill, NC 27514               | (25) | Marjorie L. and Hubert G. Oakley<br>256 Oakley Peak Road<br>Chapel Hill, NC 27516                 |
| (12) | Eddie Ray Roberson<br>144 Jack Bennett Road<br>Chapel Hill, NC 27514               |      |   |
| (13) | Nallely Salgad Paredes<br>212 Jack Bennett Road<br>Chapel Hill, NC 27517           |      |   |
| (14) | Berry Jr. and Joyce Roberson<br>2466 Farrington Pt. Road<br>Chapel Hill, NC 27514  |      |   |



Legal Description of the property:

Existing Ironclad Self Storage Property

BEGINNING at a stake which is located in the eastern margin of the right of way of U. S. Hwy 15-501 and which point is the northwest corner of the property now or formerly owned by Ronald R. Knowles and Brenda S. Knowles as shown in Deed Book 676, at Page 944, and Plat Slide 95, at Page 404, Chatham County Registry; running thence along the eastern margin of said right of way North 18 deg. 14' 32" East 371.66 feet to a point; running thence North 45 deg. 53' 30" East 55.60 to a point; running thence along the southern margin of Vickers Road (S. R. 1719) in a clockwise direction to the right having an arc distance of 334.28', a radius 2196.74' and a bearing of North 83 deg. 51' 19" East; continuing thence in a clockwise direction to the right having an arc distance of 330.81', a radius of 1472.65' and a bearing of North 85 deg. 55' 52" East to a point; running thence South 3 deg. 56' 17" West 335.24 feet to a point; running thence South 78 deg. 17' 45" West 573.81 feet to the point and place of BEGINNING and being all of 5.425 acres and the Property of William Douglas Mitchell and Nina G. Mitchell as surveyed by Mitchell \*Westendorf, P. A. dated 2 October 2002.

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Additional 5.0 acres legal description

Beginning at the southeast corner of Ironclad Self Storage (PIN 9775-53-2125) running thence along the western boundary South 3 deg. 13' 26" West 78.2 feet to a point; running thence South 86deg. 50' 50" East 561.73 feet to a point; running thence North 03deg. 17' 36" East 416.07 feet to a point; running thence North 86deg. 42' 24" West 210.42 feet to a point; running thence along the southern margin of Vickers Road (SR 1719) along an arc distance of 140.73', a radius of 21158.35' and a bearing of N 86deg. 53' 50" West to a point; running thence South 02deg. 06' 50" West 104.21 feet to a point; running thence N 81deg. 24' 12" West 172.81 feet to a point common with Ironclad Self storage; running thence along the eastern boundary of Ironclad Self Storage to the point of origin S 4 deg. 00' 54" West 248.81 feet

## **Submission Materials Checklist Information**

### **General Application Requirements:**

- 1) Location: This parcel is located at the intersection of Vickers Road (SR 1719) and US 15-501, southeast quadrant and approximately one-quarter mile north of Jack Bennett Road.
- 2) Private Roads: There are no private roads that serve or cross the property.
- 3) Current Zoning: The existing 5.4 acre self storage facility is zoned CUP-IndL(light industrial). The second undeveloped parcel (5.0 ac) is zoned R-1.
- 4) Watershed Classification: The watershed classification is WS-IV-PA. The proposed impervious surface area for the completed project is 35.5 %.
- 5) Major Wildlife Areas: This site is not in any area designated as a natural area according to the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina" dated June 1992.
- 6) Size in Acres of Site: The size of the site is 10.4 acres (5.4 + 5.0)
- 7) Utility or Other Easements: The property is subject to the rights-of-ways of Vickers Road (SR 1719) and US Hwy 15-501 South. There is a 10 ft. Progress Energy easement adjacent to the US Hwy 15-501 r/w across the front of the property.
- 8) Current Use: One parcel is currently a self-storage facility and the other parcel is vacant / wooded.
- 9) Current Contents of the site: The first parcel has 3 self storage buildings, one office/apartment building and paved driveways. The second parcel is wooded.
- 10) Other Conditional Use Permits granted for the site: The existing self-storage was granted a Conditional Use Permit in 2003 for mini storage. The CUP was modified in 2006 to add the freestanding office/apartment building.
- 11) Riparian Buffer: There are no streams or wetlands on the property and therefore no riparian buffer exists. A stream buffer / wetland determination was performed by Soil & Environmental Consultants on the property and a copy of this report is attached with our application.

### **Description of Use:**

The purpose of this project is to add moving truck rental and parking associated with that use. The request also includes storage for boats and recreational vehicles. One additional storage building is also being proposed.

### **Site Plan and Drawing:**

The Site Plan submitted with this application describes the plans for the site in detail.

### **Start and Completion Projections:**

The project will begin construction in 2012. The first phase will include the small storage building and truck parking areas. The second phase will include the boat and recreational vehicle storage.

**Reference to Existing County Plans:**

To the best of the Applicant's knowledge, this site is not specifically mentioned in any County plan.

**Section 17 Specific Application Requirements:**

**Finding #1: The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.**

1. The uses being requested are Boat Storage Facility; Recreational Vehicle Storage Facility; and Self-storage facility / mini-warehouse storage facility with related retail and Services (i.e. moving truck rental). All three uses are allowed in the Regional Business (RB) zoning district as permitted uses or as conditional uses.
2. Finding #4 discusses the Land Use Development Plan

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

1. Need and Desirability.  
The conditional use permit revision request is for the expansion of an existing facility that has been operating since 2004. This request to add the new uses to the facility is a result of the public's desire for the additional uses in this location. We get requests for these uses and want to add them to fulfill that need.
2. Survey of Similar Uses.  
Similar uses exist in the County but not in the immediate vicinity. The County population is growing and the need for these uses is continuing to grow. Our manager gets inquiries from existing and potential customers for each of these uses. Customers have said that they would like to store their boat or RV at the same location as their items in self-storage. Boat and RV storage and moving truck rental are all complimentary with self-storage. Often is the case that customers who need one of these services will usually need at least two or more.
3. Public Provided Improvements  
No public improvements or services are needed resulting from the approval of this request.

**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.**

- 1) Emergency Services: There should not be any unusual or extra demand on emergency services. The business currently keeps one full time and one part time employee. The existing facility has had zero demand on Emergency Services since 2004.

- 2) Traffic: US 15-501 highway at Vickers Road has turn lanes in the north and south directions. A traffic light is going to be installed by the Briar Chapel subdivision developer in early 2012. The existing facility generates very little traffic. The busiest days at the facility generate approximately 10-15 customers. That equals the traffic generated by a couple of single family houses. The increase generated by this request will be minimal.
- 4) Visual and Impact Screening: Most of the adjacent property is owned by the applicant. We are providing the required landscape buffers and adding trees and shrubs to the existing natural vegetation inside the buffers.
- 5) Lighting: We are planning to use site lights designed by and provided by Progress Energy (CP&L). The lights are called Cut-off enclosed which are basic site lights which limit the light spillage to other properties by directing light where it is needed and shielding light from the sides and behind the fixture. The lights will be mounted on 35' tall wooden poles. There will be several wall mounted lights on the new storage building. All proposed lighting will comply with the County's lighting ordinance.
- 6) Noise: The existing business has been a good neighbor and respects the community. The addition to the existing facility will not operate to the contrary. Any noise produced by the project would be minimal and should not create a disturbance to adjoining property owners.
- 7) Chemicals, Biological and Radioactive Agents: The State prohibits many chemicals, explosives and other volatile and dangerous materials in self-storage units. Storage of such materials is expressly prohibited in the applicant's storage agreements with his customers.
- 8) Sign: A request for a replacement sign proposed along 15-501 is included with this application. The sign is proposed in the same location as the existing sign.

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

- 1) Land Development Plan Reference: This site is proposed at an intersection / node where several businesses currently operate.

We found several relevant sections in the Land Development Plan which apply to this application:

Consider the following Policy Objective:

1. *Land Conservation & Development In Chatham County Will Reflect Balanced Growth.*

Balanced growth means that new development is welcomed and a accommodated, but in ways that ensure that:

***“Development is guided to appropriate locations and is designed appropriately for its setting.”***

This expansion of the existing self storage facility is located at an existing commercial crossroads that contains an antiques shop, bathroom design store, veterinarian and kennel and future market and commercial use associated with a Compact Community – Briar Chapel. and self storage business. This site is located on a transportation corridor, US 15-501 which is mentioned several times in the Land Development Plan as suitable for development in appropriate locations.

Consider the following Policy Objective:

***“Encourage Compact Communities with A Mix Of Activities As Development Occurs.”***

This project achieves each of these goals of this Policy Objective. The compact community, Briar Chapel is located across the highway from Ironclad Self Storage. That community does not have planned any of the uses being offered currently by this facility or the uses being requested with this application.

The following are some of the major concerns of the technical and advisory committees for this objective as listed in the Land Development Ordinance:

- Site commercial uses along major highways in clusters at specific, designated locations; design these commercial sites to retain a rural crossroads or village character; and integrate these uses with other nearby development.
- Site commercial clusters/compact communities so that they might be able to be served by transit in the future, especially along US 15-501 north of Pittsboro and US 64 east of Pittsboro.
- Site commercial clusters so that they extend up side roads off main thoroughfares rather than as strips along main thoroughfares.

Consider the following Policy Objective:

***“Designate economic development centers in order to promote a diversified, sustainable business community.”***

Ironclad Self Storage is located at a crossroads with other commercial uses. Our customers live in the area.

Consider the following Policy Objective:

***“Develop An Integrated Approach To Protecting and Promoting High-Quality Open Space, Recreation, Historic And Tourism Locations.”***

The project does promote and encourage tourism and improve accessibility to the area’s natural recreational features, including Jordan Lake by providing convenient storage of boats, and recreational vehicles that users of those resources might desire.

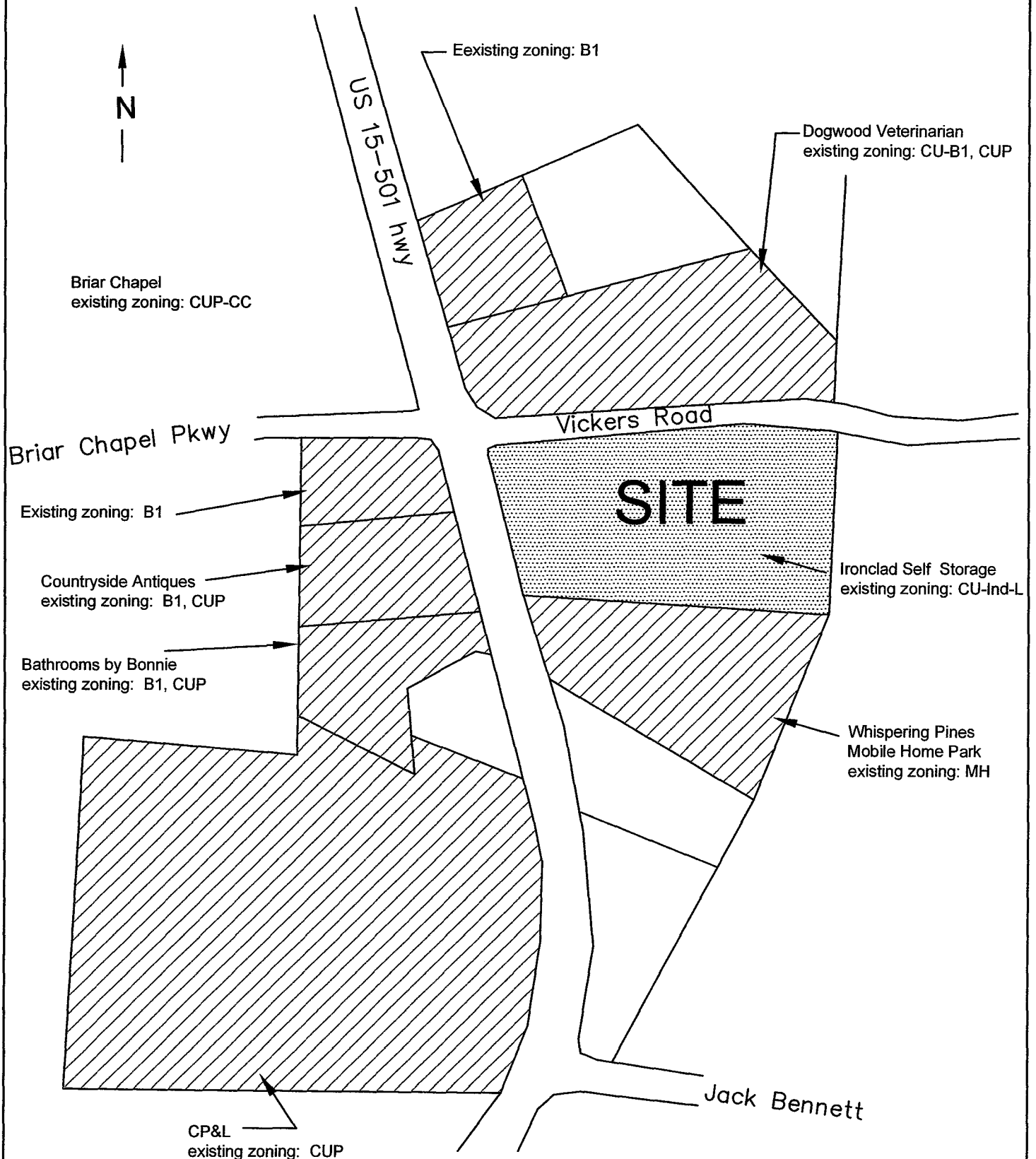
- 2) Watershed Considerations: The site is located in a WS-IV watershed. The watershed ordinance limits the maximum developed impervious area to 36% of the site. In addition, Stormwater management facilities must be constructed to detain all additional runoff for the 10-year storm event created from the developed site. This proposal complies with all watershed requirements. The property is not located in a flood hazard area.

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

- 1) Water Source and Requirements: The expansion being proposed will be managed with the current number of employees. There is one full-time employee/manager and one part-time employee. The part-time employee could become a full-time employee with the expansion. The well has ample capacity currently. The expansion will not create additional water demands.
- 2) Wastewater Management: An existing septic system serves the office/apartment. No changes are required or proposed with this application.
- 3) Access Roads: A traffic signal is approved at this intersection of US 15-501 and will be installed in early 2012 by the Briar Chapel Developer.

One additional driveway is being proposed with this application.

- 4) Stormwater: The site is located in a WS-IV watershed. The watershed ordinance limits the maximum developed impervious area to 36% of the site. In addition, Stormwater management facilities must be constructed to detain all additional runoff for the 10-year storm event created from the developed site. This proposal complies with all watershed requirements.



Dec 16, 2011

# Ironclad Self Storage

SCALE: NTS

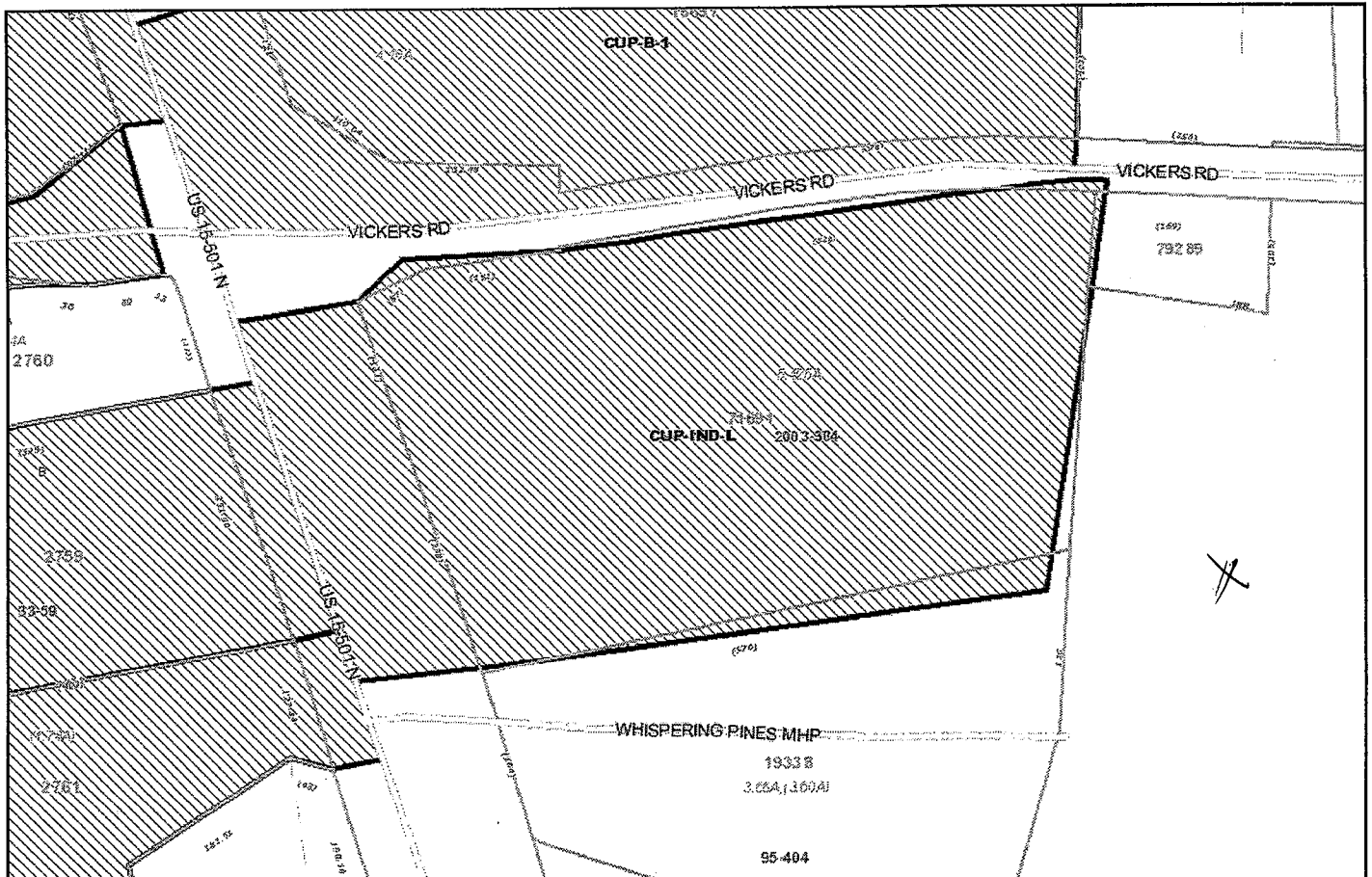
Chatham County, North Carolina

Exhibit 1 - Parcel Zoning Map









CHATHAM COUNTY, NC



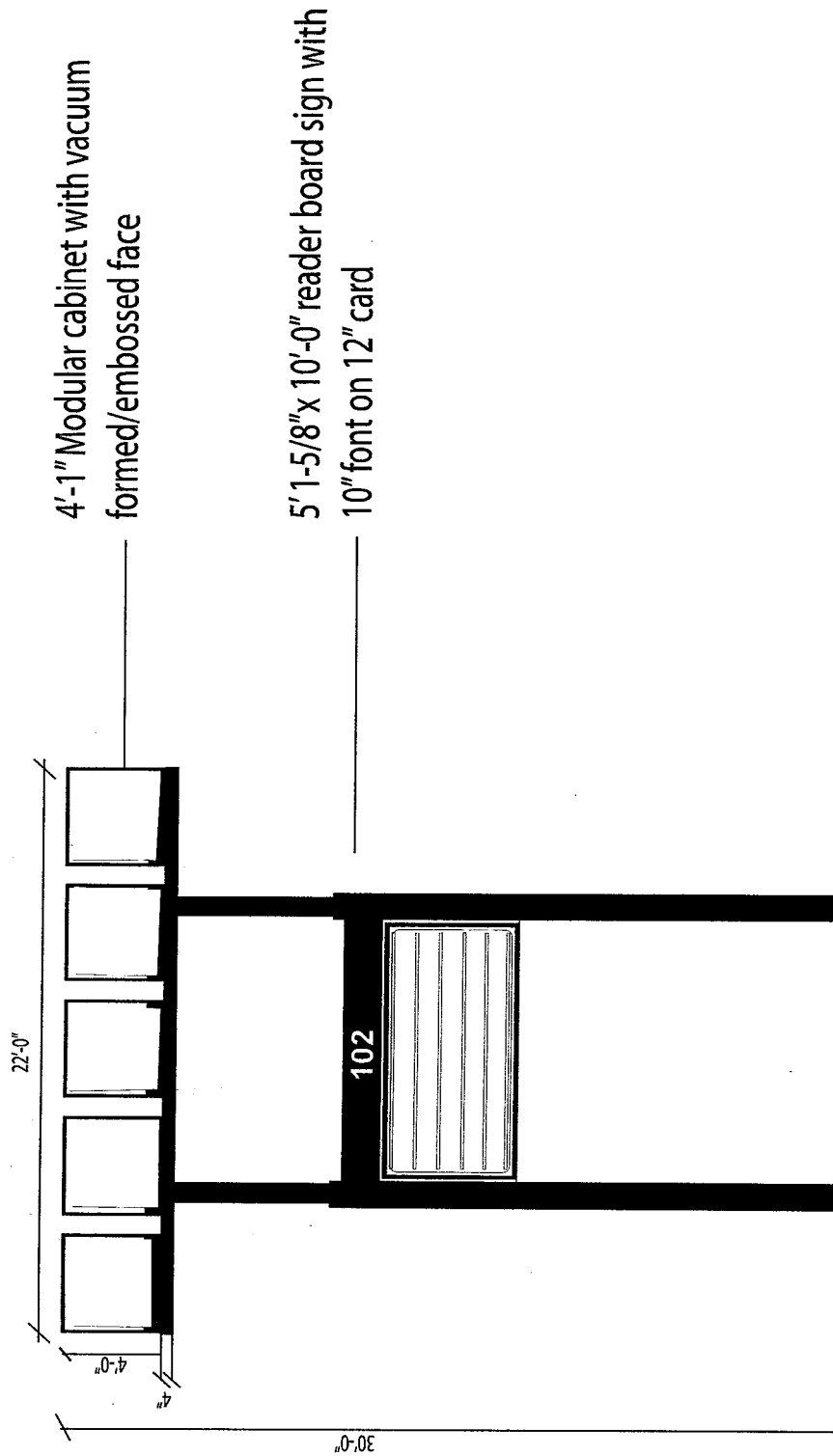
### Property Map

Disclaimer:  
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.



One Inch = 122 Feet

Proposed Replacement Sign



# COUNTY OF CHATHAM

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



PHONE: 919-542-8204  
FAX: 919-542-0527  
email: keith.meggins@ncmail.net

ORGANIZED 1770

707 SQUARE MILES

August 19, 2003

William D. Mitchell  
311 Helmsdale Dr.  
Chapel Hill, NC 27514

Dear Mr. Mitchell:

During their regular meeting August 18, 2003, the Chatham County Board of Commissioners considered your request as described below:

Request by **William D. Mitchell** for a Light Industrial Conditional Use District with a Conditional Use Permit for a mini-warehouse storage facility (6 buildings), on 5.43 acres, off Vickers Road (S. R. 1719), in Williams Township.

After considering your written request, comments received at the public hearing, and recommendations of the Planning Department and Planning Board, the Board of Commissioners approved your request as submitted in the revised application and text dated June 19, 2003 and as shown on the revised site plan with the following conditions:

1. A commercial driveway permit be obtained from NCDOT for the new driveway location prior to a building permit being issued.
2. An erosion control permit or letter stating no permit is required must be obtained from NCDENR prior to obtaining a building permit.
3. A building permit must be obtained within twelve (12) months of approval by the Board of Commissioners and must remain valid at all times or the conditional use permit shall be null and void.

Minutes of the meeting are available from Ms. Sandra Sublett, Clerk to the Board of County Commissioners, at 542-8200. If you have any questions about the Board's action or would like to discuss uses of your land, please call me at 542-8207 or Keith Megginson at 542-8205.

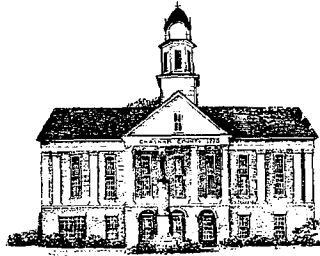
Sincerely yours,

  
Lynn W. Richardson  
Land Use Administrator II

I WR/ke

# COUNTY OF CHATHAM

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



ORGANIZED 1770

707 SQUARE MILES

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

August 22, 2006

Warren D. Mitchell  
193 Amber Wood Run  
Chapel Hill, NC 27516

Dear Mr. Mitchell:

During their regular meeting August 21, 2006, the Chatham County Board of Commissioners considered your request as described below:

Request by Warren D. Mitchell for a revision to an existing Conditional Use Permit for a Mini-warehouse storage facility to include a stand alone office with accessory apartment and to add an additional commercial driveway entrance off SR-1719, Vickers Road, on property, 5.43 acres, located at the intersection of U. S. 15-501 N and SR-1719, Vickers Road, Williams Township.

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 made the five findings and 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".

Angela Birchett  
Zoning Administrator

AB/ke

Enclosure



# Soil & Environmental Consultants, PA

11010 Raven Ridge Road • Raleigh, North Carolina 27614 • Phone: (919) 846-5900 • Fax: (919) 846-9467

www.SandEC.com

June 30, 2006

S&EC Project # 10308.W1

Crosland, Inc  
Attn: Edmund Waddill  
4000 Westchase Blvd, Suite 390  
Raleigh, NC 27607

Re: Stream Buffer Determination and Wetland Delineation for the Cole Heirs Site  
Chatham County (± 33 acres)

Dear Mr. Waddill:

On June 26, 2006, S&EC personnel evaluated the Cole Heirs Site for the presence of jurisdictional wetlands and/or waters of the US and streams or ponds potentially subject to the proposed Cape Fear/Chatham County Riparian Buffer Rules. The site is approximately 33-acres and is located on the northeast corner of Jack Bennett Road and Highway 15-501. Figure 1 and figure 2 show the location of the site on the relevant topographic map and Chatham County Soil Survey, respectively.

Streams on this site may be subject to buffer regulations administered by state and local authorities. The NC-DWQ is currently reviewing draft regulations that could potentially apply regulated buffers alongside streams and other surface waters within the Jordan Lake Watershed. Details of the rules are subject to change during the review process. The time-frame for rule implementation is uncertain; however, these rules could become effective in 2008.

Per Chatham County's Watershed Protection Ordinance (revised 11/7/05), local Chatham County stream buffer regulations may also apply. The project engineer or planner should provide input toward the application of these regulations during site design and review. However, feature A (located only on the Chatham County Soil Survey) was not present in the field. Therefore, there should be no buffer associated with this feature. No other streams were either observed in the field, or depicted on the USGS and Soil Survey.

S&EC has determined that no jurisdictional wetlands or waters (i.e. streams) exist on the site. S&EC can submit the necessary information into the USACE for written verification. A site meeting would only be necessary if the USACE agent for Chatham County should request one. Please have the property owner or contracting buyer complete the attached agent authorization form if you would like S&EC to acquire written confirmation of our findings from the USACE. **The USACE will not issue a jurisdictional determination from our correspondence unless we have agent authorization (see attached Agent Authorization).** This authorization form must be filled out in its entirety by the current landowner or contracting buyer and sent to S&EC (a faxed copy is acceptable). Please call if you need further explanation.

Sincerely,

Steven Ball  
Wetland Scientist

Jason Payne  
Environmental Scientist

Attachments: 1) USGS site vicinity map  
2) Chatham County Soil Survey site vicinity map  
3) Agent Authorization Form

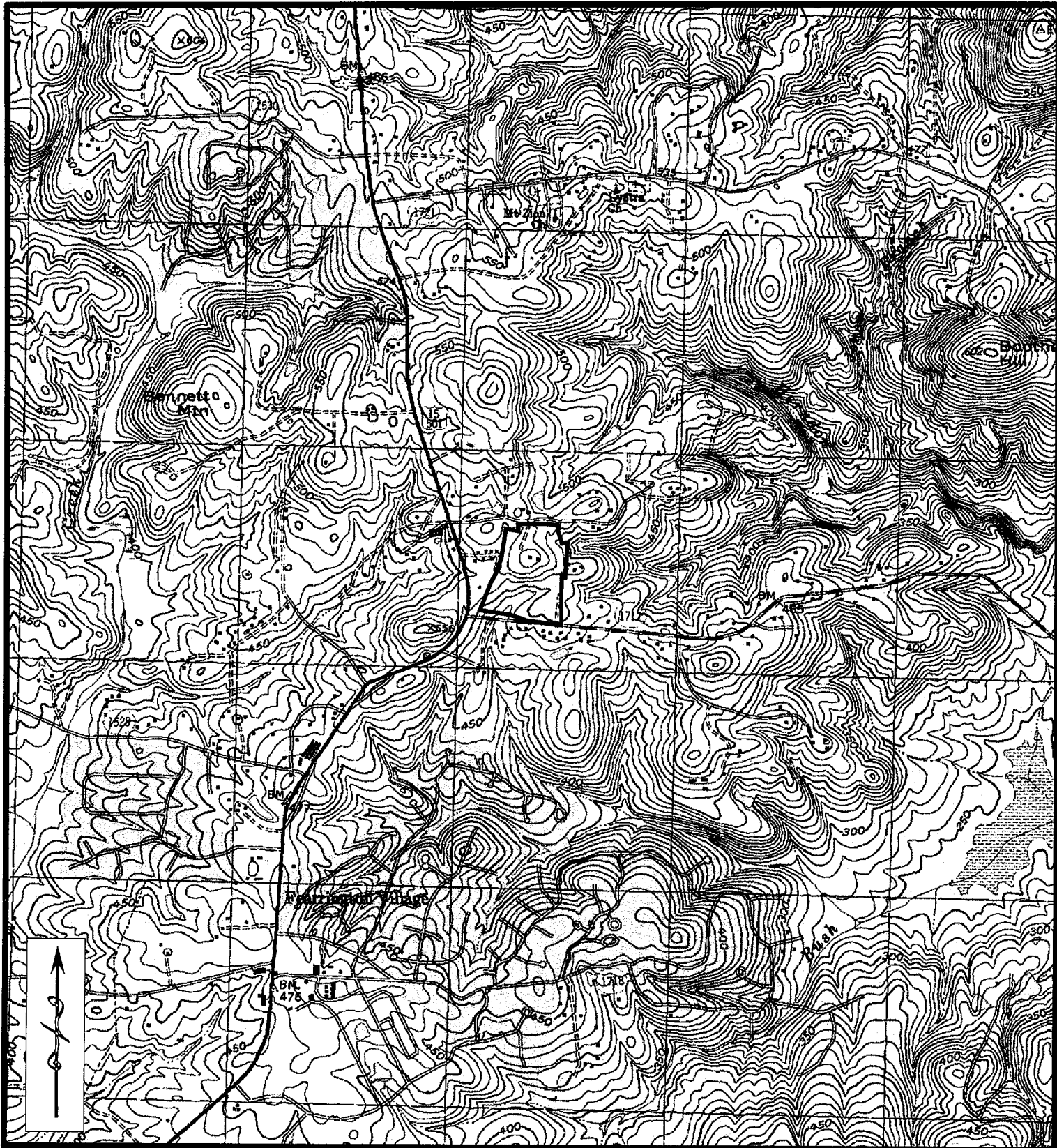
---

Charlotte Office:

236 LePhillip Court, Suite C  
Concord, NC 28025  
Phone: (704) 720-9405  
Fax: (704) 720-9406

Greensboro Office:

3817-E Lawndale Drive  
Greensboro, NC 27455  
Phone: (336) 540-8234  
Fax: (336) 540-8235



Project No.  
10308.W1

Project Mgr.:  
JP

Scale:  
1" = 2,000'

05/19/06

# Figure 1 - 1:24K USGS Topographic Quadrangle

Cole Heirs Site  
Chatham County, NC

Farrington Quadrangle



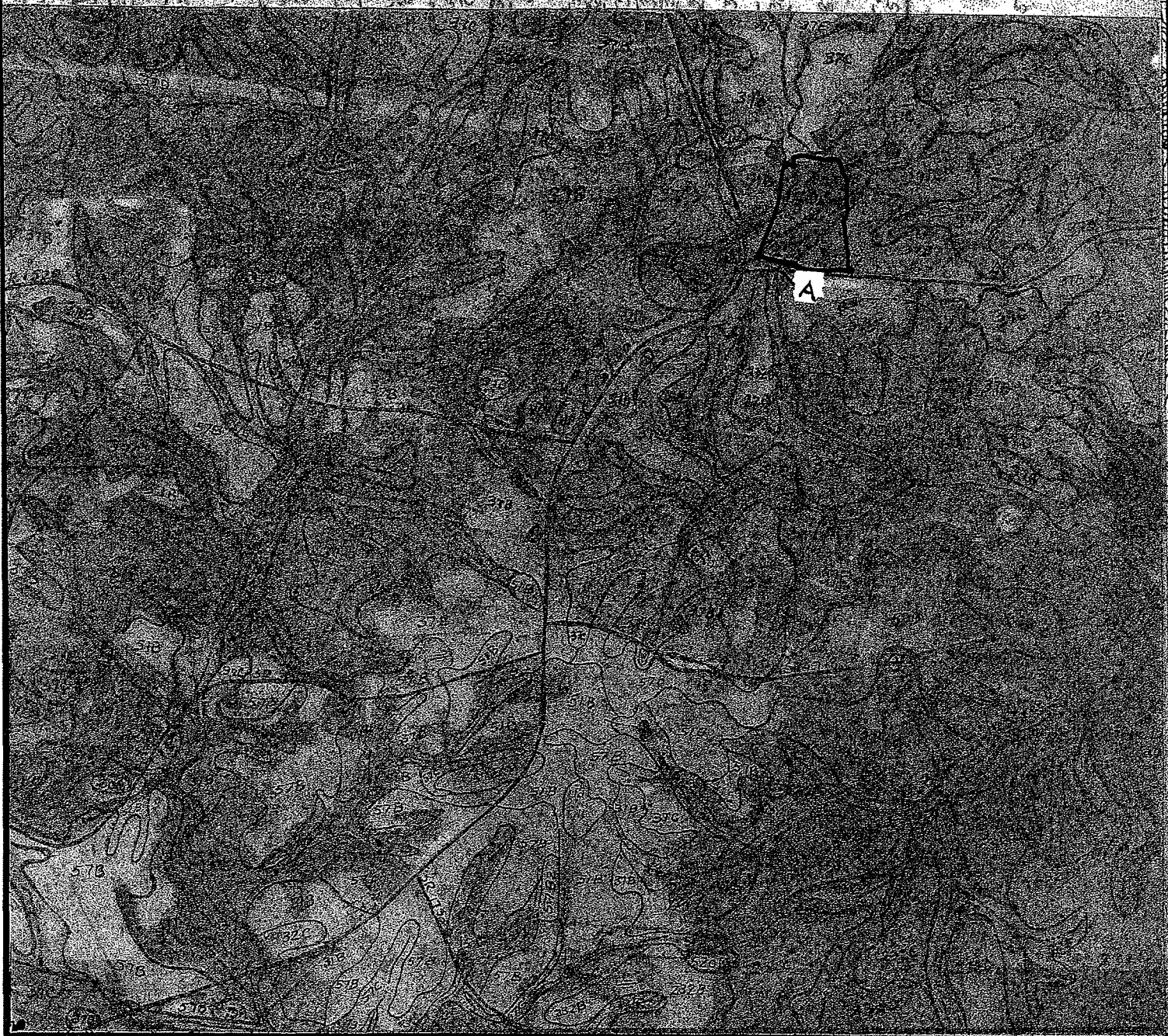
**Soil & Environmental Consultants, PA**  
11010 Raven Ridge Rd. • Raleigh, NC 27614  
(919) 846-5900 • (919) 846-9467  
Web Page: [www.SandEC.com](http://www.SandEC.com)



JOINS H-1

EMH RAB

H-2



Project No.  
10308.W1

Project Mgr.:  
Jason Payne

Scale:  
1" = 2,000'

05/19/06

## Figure 2 - NRCS Soil Survey Map

Cole Heirs Site  
Chatham County, NC

Chatham County Soil Survey

**S&  
EC**

**Soil & Environmental Consultants, PA**

11010 Raven Ridge Rd. • Raleigh, NC 27614

(919) 846-5900 • (919) 846-9467

Web Page: [www.SandEC.com](http://www.SandEC.com)

APPLICATION IDENTIFICATION		<b>N.C. DEPARTMENT OF TRANSPORTATION</b>  <b>STREET AND DRIVEWAY ACCESS</b>  <b>PERMIT APPLICATION</b>
Driveway Permit No.	Date of Application <span style="float: right;">December 13, 2011</span>	
County: <span style="float: right;">Chatham</span>		
Development Name: <span style="float: right;">Ironclad Self Storage</span>		

### LOCATION OF PROPERTY:

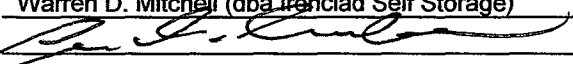
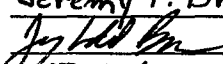
Route/Road: <span style="float: right;">SR 1719, Vickers Road</span>	
Exact Distance <span style="float: right;">1030</span>	<input type="checkbox"/> Miles <input checked="" type="checkbox"/> Feet <div style="display: inline-block; vertical-align: middle; margin-left: 20px;">           N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> </div>
From the Intersection of Route No. <span style="float: right;">SR 1719</span> and Route No. <span style="float: right;">US Hwy 15-501</span> Toward <span style="float: right;">East</span>	
Property Will Be Used For: <input type="checkbox"/> Residential /Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input type="checkbox"/> Other	
Property: <input type="checkbox"/> is <input checked="" type="checkbox"/> is not           within <span style="float: right;">Pittsboro or any other</span> 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.**



## SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	Warren D. Mitchell (dba Ironclad Self Storage)	NAME	Jeremy T. Browner
SIGNATURE		SIGNATURE	
ADDRESS	102 Vickers Road Chapel Hill, NC 27517 Phone No. 919-5931916	ADDRESS	1709 Legion Hl. #215 Chapel Hill NC 27517

AUTHORIZED AGENT		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
_____ Phone No. _____		_____	

## APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

INSPECTION BY NCDOT

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

COMMENTS: