

APPLICATION FOR CHANGE IN
ZONING DISTRICTS or
CONDITIONAL USE DISTRICTS

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

Tel: 919/542-8204
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(1) Applicant Information:

Name: George Farrell Jr.
Address: 354 McGhee Rd
Chapel Hill NC 27517
Phone No: (h) _____
(w) _____
(m) 919 417 1417
Email: grfarrrjr@aol.com

(2) Landowner Information (as shown on deed)

Name: Barbara Farrell
Address: 306 McGhee Rd
Chapel Hill NC 27517
Phone No: (h) _____
(w) _____
(m) 919 516 6649
Email: _____

(3) Property Identification:

911 Address: 306 McGhee Rd
Chapel Hill NC 27517
S.R. Name: McGhee Rd
S.R. Number: 1717
Township: Williams
Acreage: ~~10.04~~ 2.096
Flood map #: 3710978400 J
(2-07-2007)
Flood Zone: X

PARCEL#: 74986
Deed Book: 353 Page: 124 Yr: 1998
Plat Book: 98 Page: 19
Current Zoning District: R-1
Watershed District: WS - IV - CA Jordan Lake

(4) Requested Zoning District OR Conditional Use District: A list of districts can be located in Section 4 and 5 of the Chatham County Zoning Ordinance.

Request for CU-NB

(5) Directions to property from Pittsboro:

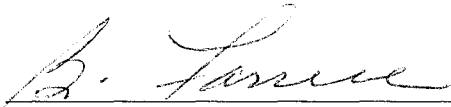
Take 64 east to Wilsonville store and turn left onto SR 1008 →
go approx. 6 miles to stop light and turn right onto
McGhee Rd

(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



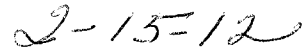
Date

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

I hereby certify that George Farrell Jr. is an authorized agent for said property and is permitted by me to file this application.



Signature



Date

George Farrell Boat Storage

The purpose of this application is to rezone .79 acres and 1.3 acres from an existing R1 residential zoning to Neighborhood Business zoning.

This project is located on McGhee Road near the Applicants existing businesses, which has been a part of the community since 1974. This expansion of the boat storage business (which is currently at 100% occupancy) is necessary to satisfy the needs expressed by the clientele. Farrell's Self Storage is located at the intersection of Lystra Church Rd, Farrington Point Rd and McGhee Rd.

LEGAL DESCRIPTION OF PROPERTY

Current zoning is R 1.

The tract of land located at 306 McGhee Rd.
and the same is depicted on the "SITE PLAN" attached hereto.

The driveway is on 354 McGhee Rd

The development is comprised of the following parcels.

Parcel #74986 is described as follows:
Barbara Farrell deed book 353, page 124 10.01 acres

Parcel #70347 is described as follows:
George R Farrell and Cary Farrell Family Trust deed book 1327 page 658

DESCRIPTION OF PROJECT

The land currently consists of one residential structure, 3 barns and 2 shelters on approximately on 10.01 acres. The Property is to be developed as a split zoning with residential and Neighborhood Business.

Description of Use

- A) Parcel #70347 (George R Farrell and Cary Farrell Family Trust)
will serve as a driveway easement for boat and recreational vehicle storage.
- B) Parcel #19530 is for boat storage, RV storage, vehicle storage and self storage.

District Description of Requested Uses

Boat Storage Facility
Recreational Vehicle Storage Facility

Need and Desirability

The proposed business uses will be beneficial to the County by providing necessary goods or services to the local citizenry. There has always been a need in our area for more boat and RV storage from the subdivisions such as Governors Club, Governors Park, Governors Forest, Governors Lake and The Preserve. Now with the recent upstart of Westfall and the uncertainty of what will happen at the Crosswinds Marina, we have been getting more calls for boat storage. There are customers that want to store their boats at our location on McGhee Rd but we have to send them to our location on Hwy 64. The Hwy 64 location is at about a 90% occupancy already.

Farrell's Self Storage began in February 1998 with 14,000 square feet of non climate storage space. Phase II was added in March 2002 with a 2 story 9,000 square feet climate controlled building that was filled 60 days after opening. In the Phase III build out we added 16,800 square feet of climate controlled storage and 17 enclosed boat and RV spaces in 2008. The enclosed spaces are all occupied so therefore we need more boat and RV spaces.

Start and Completion Projections

Feb 2012

- File application for Site Plan and Conditional Use Approval

Mar 2012

- Public Hearing

Apr 2012

- Planning Board Meeting

May 2012

- Approval and start leasing boat and spaces by the end of May 2012

Reference to Existing County Plans

This project is located near the commercially strategic and convenient crossroads of SR 1008 Farrington Point Rd. and SR 1717 McGhee Rd. where a traditional community has gathered for years at the Farrell & Son Grocery. This store has been a part of the community since 1974 and business has increased tremendously with the numerous subdivisions that have been and are continuing to be built. This intersection is also considered by many to be an alternate 15-501 route for Chapel Hill and Durham commuters. Having new boat and RV spaces available for storage will encourage many of those commuters who travel from out of the County to store their boat or RV here in Chatham, and thus advance our own economic development efforts.

The general policy of the Land Use Plan is that development be open, proactive and cooperative. Applicant has met with Planning Staff and adjoining property owners to address any concerns on the front end prior to a public hearing. The project has been designed specifically to take into account nearby residential areas and to enhance the existing commercial / business uses.

The Land Use plan also states the following objectives that are met by the current proposal:

1. "Site commercial uses along major highways in clusters at specific, designated locations, Design these commercial sites to retain a rural crossroads or village character . . ." Land Use Plan, p. 10.

In addition, the Land Use plan sets forth a desired outcome of promoting "commercial endeavors" which are noted as "long term assets to the community."

Land Use Plan Objective:

Encourage appropriate CROSSROADS commercial centers at designated busy intersections.

These centers should be designed, built and operated primarily to accommodate the needs of the residents of the surrounding rural area.

This property is a great support to our Crossroad commercial center by providing a service that makes our Crossroad

center stronger. Many of our customers at the C Store would like a place near the Farrington Point boat ramps to store their boat. This service allows a customer a convenient place to gas up their boat, grab some snacks or a pizza and other supplies they might need before they go to the lake. After they finish at the lake they have a boat storage site located 1 ½ miles from the Farrington Point boat ramps. This service makes it possible for the boat owner not to have to pull his boat back through busy traffic on his way home.

Chatham County Strategic Plan states in Section X

Item # 7. "Tourism established as an important component of the county's economy"

The more services we are able to provide at commercial centers around Jordan Lake the more people we will attract to our beautiful County.

This project will be a commercial endeavor that is a long-term asset to the community.

ADJOINING LAND OWNERS

Carl Edward McGhee
321 McGhee Rd
Chapel Hill NC 27517

Joy Investments LLC
354 McGhee Rd
Chapel Hill NC 27517

Karen Mattocks, Trustee
460 McGhee Rd
Chapel Hill NC 27517

Russell Lee McGhee
511 McGhee Rd
Chapel Hill NC 27517

Mabel Hancock
278 McGhee Rd
Chapel Hill NC 27517

Farrell's Self Storage LLC
354 McGhee Rd
Chapel Hill NC 27517

Clarence Ernest McGhee Jr
445 McGhee Rd
Chapel Hill NC 27517

Clarence Ernest McGhee Sr
445 McGhee Rd
Chapel Hill NC 27517

Curt & Kay Farrell
200 McGhee Rd
Chapel Hill NC 27517