

APPLICATION FOR

**CONDITIONAL USE PERMIT**

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

Tel: 919/542-8204  
Fax: 919/542-2698  
Email: angela.birchett@chathamnc.org

**(1) Applicant Information:**

Name: George Farrell Jr  
Address: 354 McGhee Rd  
Chapel Hill NC 27517  
Phone No: (h) \_\_\_\_\_  
(w) \_\_\_\_\_  
(m) 919 417 1417  
Email: grfarrjr@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: ~~10.07~~ 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 Conditional Use Permit for the following Uses: List all uses being requested as found in Section 10.13 Table of Permitted uses in the Zoning Ordinance**

Boat Storage Facility  
Recreational Vehicle Storage Facility

**(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

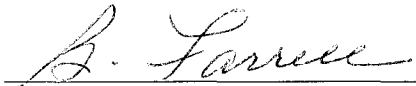
**(6) Attach the following, if requesting a zoning map amendment:**

- ☐ 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 17 Conditional Use Permits** 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.



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**

### **5 Findings**

#### **Finding #1**

1) Request is for Neighborhood Business with

- \* boat storage facility
- \* recreational vehicle storage

2) See Finding #4

#### **Finding #2**

##### **1) 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. After the Phase II 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.

2) Examples

a) **Garry Wilkie located on John Horton** approved boat and RV storage on 6.74 acres WS – IV – CA.

b) **Heritage Furniture located on Farrington Rd**

c) **Ironclad Storage on Hwy 15 501 near Briar Chapel.**  
Ironclad Self Storage recently applied for approval to add boat and RV storage by rezoning R1 residential into CU – RB.

2) No public improvements are needed.

3) The property taxes should increase because the land will be taxed as commercial instead of residential.

5) No new jobs will be added.

**Finding #3**

1) Chief Riggsbee of the North Chatham Fire Dept has inspected the site and a letter has been attached. A fire station and a rescue squad are less than 1 mile away on Farrington Point Rd.

2) The applicant will perform all improvements required by DOT. The estimated number of visits to the site per day is 1.5. This estimate was formed by using actual data from our site on Hwy 64.

3) The 2 closest land owners are my mom and I. This project will involve removing 2 old barns and improving the land with approximately \$3,000 of new landscaping improvements.

- 4) This project requires an A Opaque Landscaped Buffer with a 20 foot setback. I have placed on the site plan the landscape plantings that the Appearance Committee recommended when I met with them.
- 5) No lights will be needed for this project.
- 6) The project is not for customers to be at the site for any long periods of time. Cars and trucks will be used for parking the boats.
- 7) We are not applying for any uses that have hazardous waste.
- 8) 1 sign that is a 4' x 4' pedestal sign as shown on site plan

#### **Finding #4**

##### **1) Land Conservation and Development Plan**

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

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 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 pulled his boat back through busy traffic on his way home.

**“Chatham County’s approach to land development & conservation will be open, pro-active and cooperative.”**

**“Preserve both the form and function of rural character – the landscape, agriculture, and home based businesses.**

Our plan allows us to use the land that we have to provide a service to the community without radically changing the landscape. This project will take what we have at the current time and by adding new landscaping and removal of old buildings make the property more attractive and useful. The area of the property that we will be using for storage was once used to store farm equipment.

**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.

2) The watershed classification is WS-IV-CA. 24% impervious surface


### **Finding #5**

1) No water will be needed.

2) No wastewater improvements will be needed. No water/sewer impact.

- 3) The site is located on a ½ mile dead end road. The applicant will perform all requirements from NCDOT.
- 4) The site will have very little grading to be done. There will be less 20,000 square feet disturbed.

Name of Applicant George Farrell Jr.

Signature 

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION	
Driveway Permit No.	Date of Application <u>1/27/12</u>	STREET AND DRIVEWAY ACCESS PERMIT APPLICATION	
County: <u>Chatham</u>			
Development Name: <u>George Farrell Jr.</u>			
LOCATION OF PROPERTY:			
Route/Road: <u>McGhee Rd.</u>			
Exact Distance <u>1837</u>	<input type="checkbox"/> Miles <input checked="" type="checkbox"/> Feet	N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
From the Intersection of Route No. <u>Farrington Pt. Rd.</u> and Route No. <u>Lystra</u> Toward <u>East</u>			
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 _____ City Zoning Area.			
AGREEMENT			
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.</li> <li>I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.</li> <li>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.</li> <li>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.</li> <li>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".</li> <li>I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.</li> <li>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.</li> <li>I agree to provide during and following 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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.</li> <li><b>I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.</b></li> </ul>			

2004-07

NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation

TEB 65-04rev.

61-03419



## SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	<u>George R. Farrell Jr.</u>	NAME	<u>JAMES MOORE</u>
SIGNATURE	<u>[Signature]</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	<u>354 McGhee Rd</u> <u>Chapel Hill NC</u>	ADDRESS	<u>522 McGhee Rd</u> <u>Chapel Hill NC 27517</u>
Phone No. <u>919 417 1417</u>			

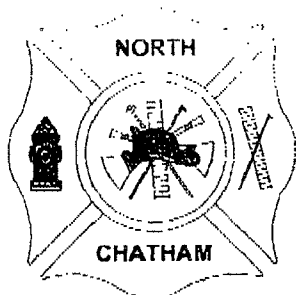
  

AUTHORIZED AGENT		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
Phone No. _____			

## APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER		
_____	_____	_____
SIGNATURE		DATE
APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)		
_____	_____	_____
SIGNATURE	TITLE	DATE
APPLICATION APPROVED BY NCDOT		
_____	_____	_____
SIGNATURE	TITLE	DATE
INSPECTION BY NCDOT		
_____	_____	_____
SIGNATURE	TITLE	DATE

COMMENTS:



**NORTH CHATHAM VOLUNTEER FIRE DEPARTMENT**

**45 MORRIS ROAD**

**PITTSBORO, NORTH CAROLINA 27312**

**PHONE: (919) 933-9068      FAX: (919) 933-9406**

**E-Mail: [pyro2@bellsouth.net](mailto:pyro2@bellsouth.net)**

02-09-2012

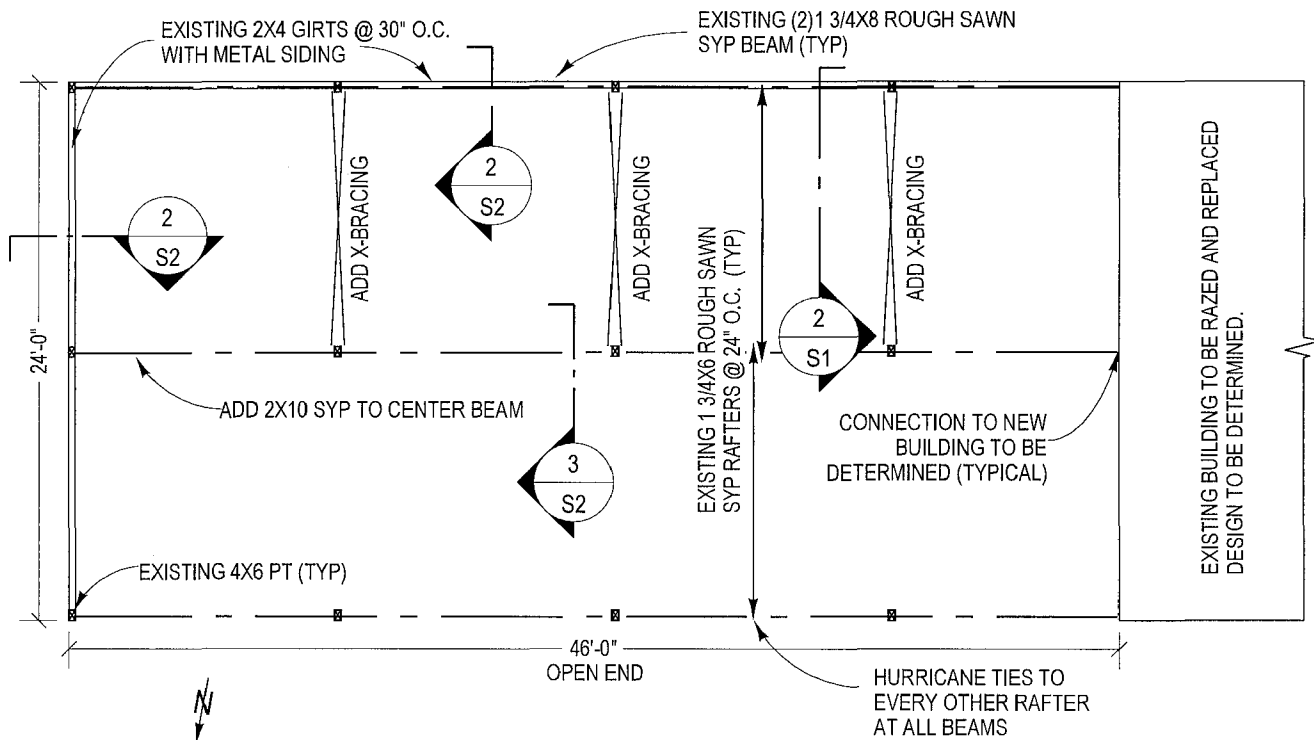
To whom it may concern:

We have checked the driveway at 354 McGhee Road and it is acceptable for Fire Department apparatus use to the area of the shelters.

Sincerely,

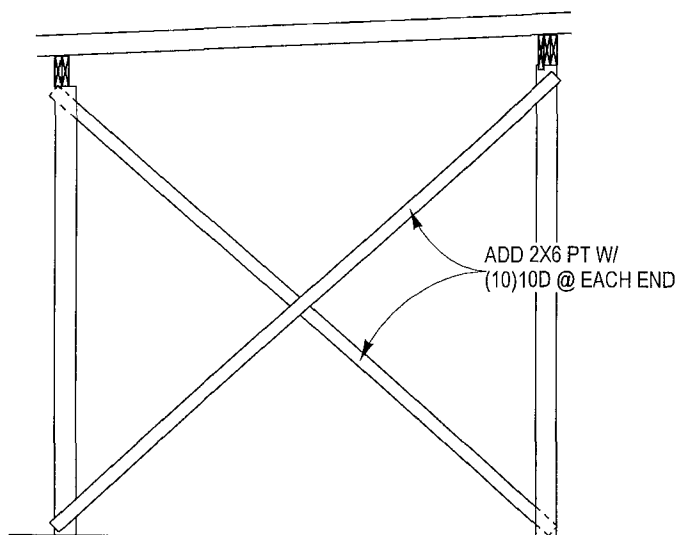
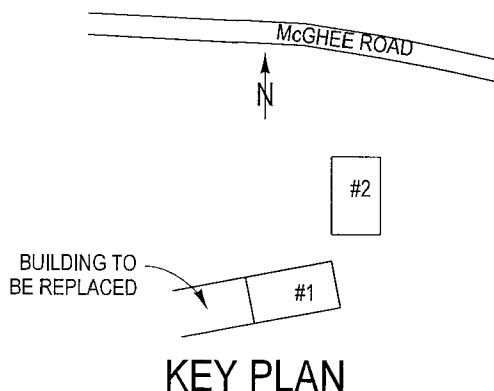
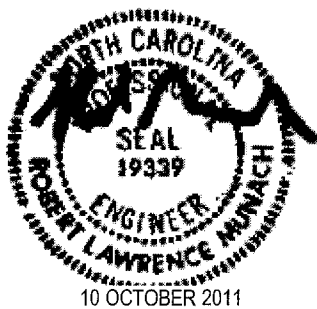
*Mark Riggsbee*

Mark Riggsbee, Deputy Chief  
North Chatham Fire Department



## BUILDING #1 MODIFICATIONS

1 S1 SCALE: 1/8" = 1'-0"



## CROSS BRACING ELEVATION

2 S1 SCALE: 1/4" = 1'-0"

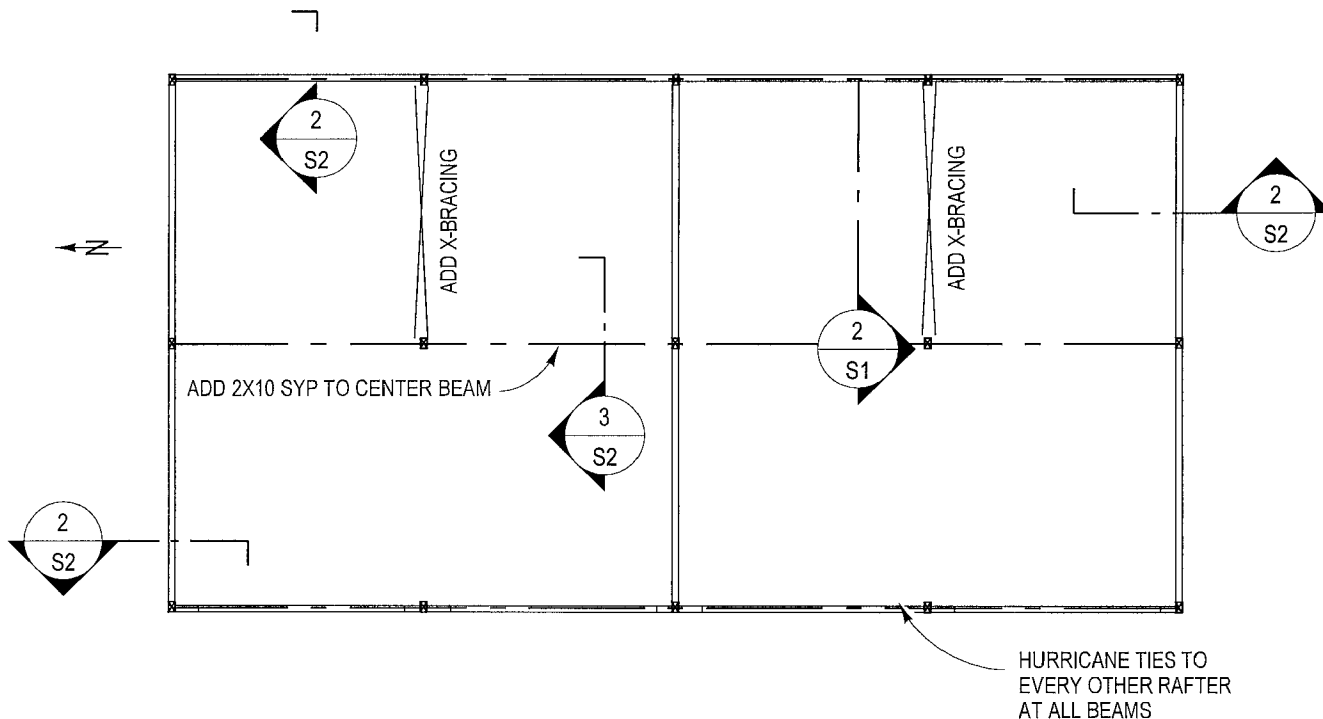


Rob Munach, PE • PO Box 1264 • Carrboro, NC 27510  
 Rob@RobMunachPE.com • www.RobMunachPE.com  
 919.542.7578 • Cell: 919.819.1004

**FRAMING REPAIRS**  
**FARRELLS LAKESIDE STORAGE**

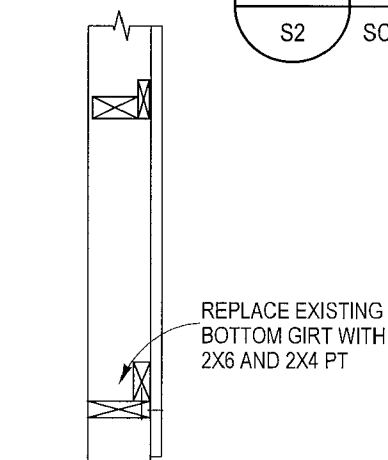
023-110E

Date: 10-10-11  
 Sheet: 1 of 2



## 1 BUILDING #2 MODIFICATIONS

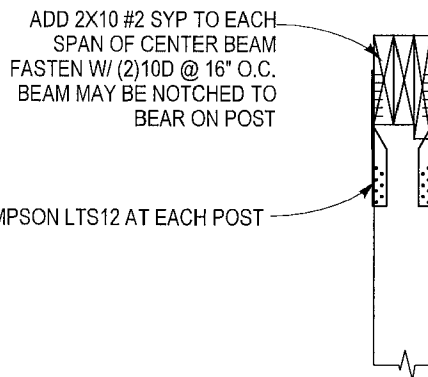
SCALE: 1/8" = 1'-0"



FASTEN 2X6 TO POST W/ (5)10D TOENAILS  
 FASTEN 2X4 TO POST W/ (3)10D TOENAILS  
 FASTEN 2X4 TO 2X4 W/ 10D @ 16" O.C.

## 2 GIRTS REPAIR

SCALE: 3/4" = 1'-0"



## 3 CENTER BEAM REPAIR

SCALE: 3/4" = 1'-0"

NOTES:  
 DESIGN ROOF LIVE LOAD = 20 PSF  
 DESIGN WIND - 90 MPH, EXPOSURE B, I = 0.87  
 CONTACT ENGINEER IF DISCREPANCIES ARE NOTED  
 REFER TO THE NCSBC FOR DETAILS AND CONSTRUCTION NOT SPECIFICALLY SHOWN  
 CONTRACTOR RESPONSIBLE FOR MEANS & METHODS OF CONSTRUCTION AND JOBSITE SAFETY  
 VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWING



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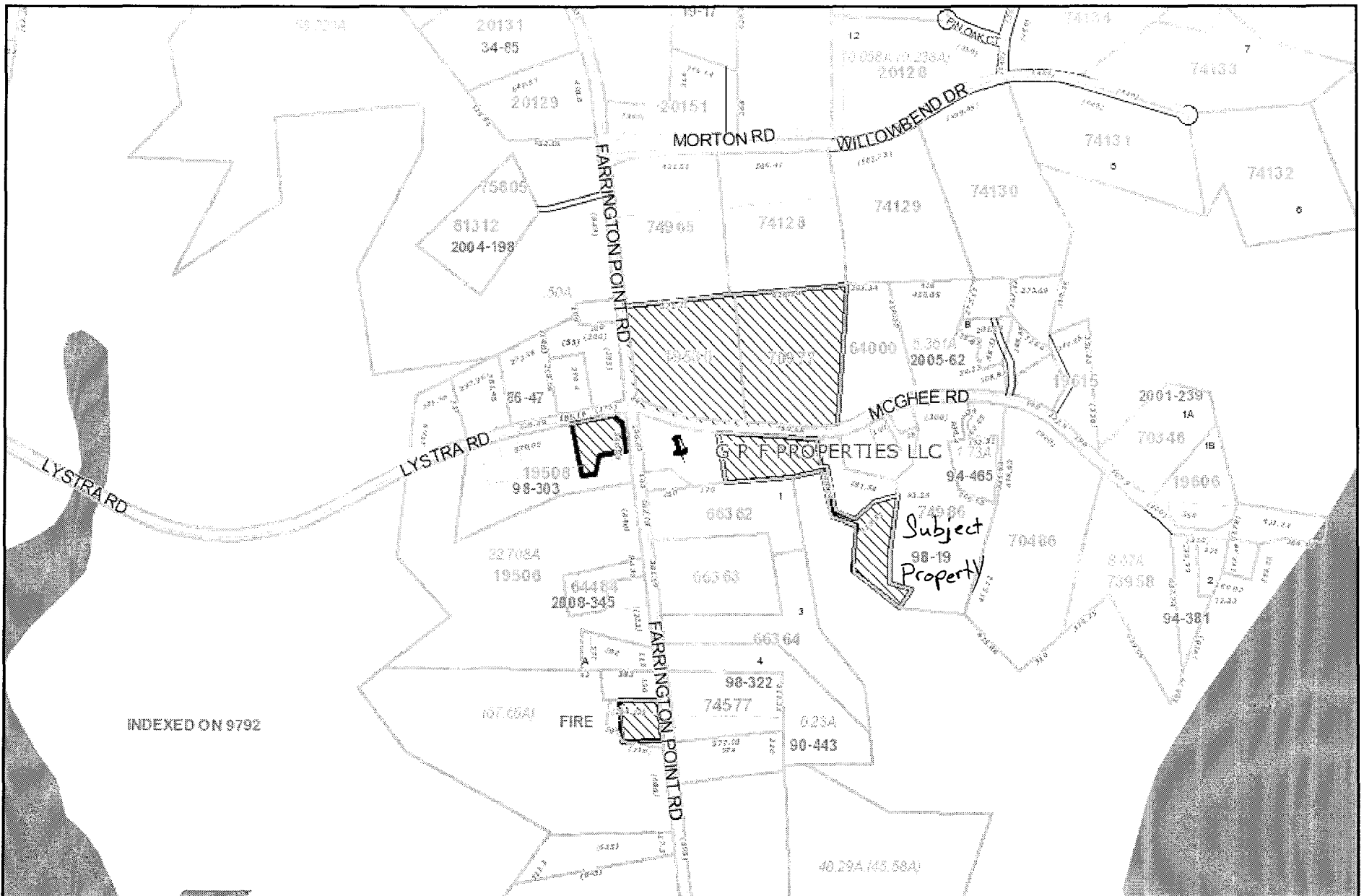
023-110E	
Date:	10-10-11
Sheet:	1 of 2

80 East Street • P. O. Box 130  
Pittsboro, NC 27312-0130

## PRIVATE WELL & WASTEWATER DISPOSAL SETBACK COMPLIANCE APPROVAL

**CPS 4.08**

Name Faustella Baccara Address 5060 McChey Road



## CHATHAM COUNTY, NC

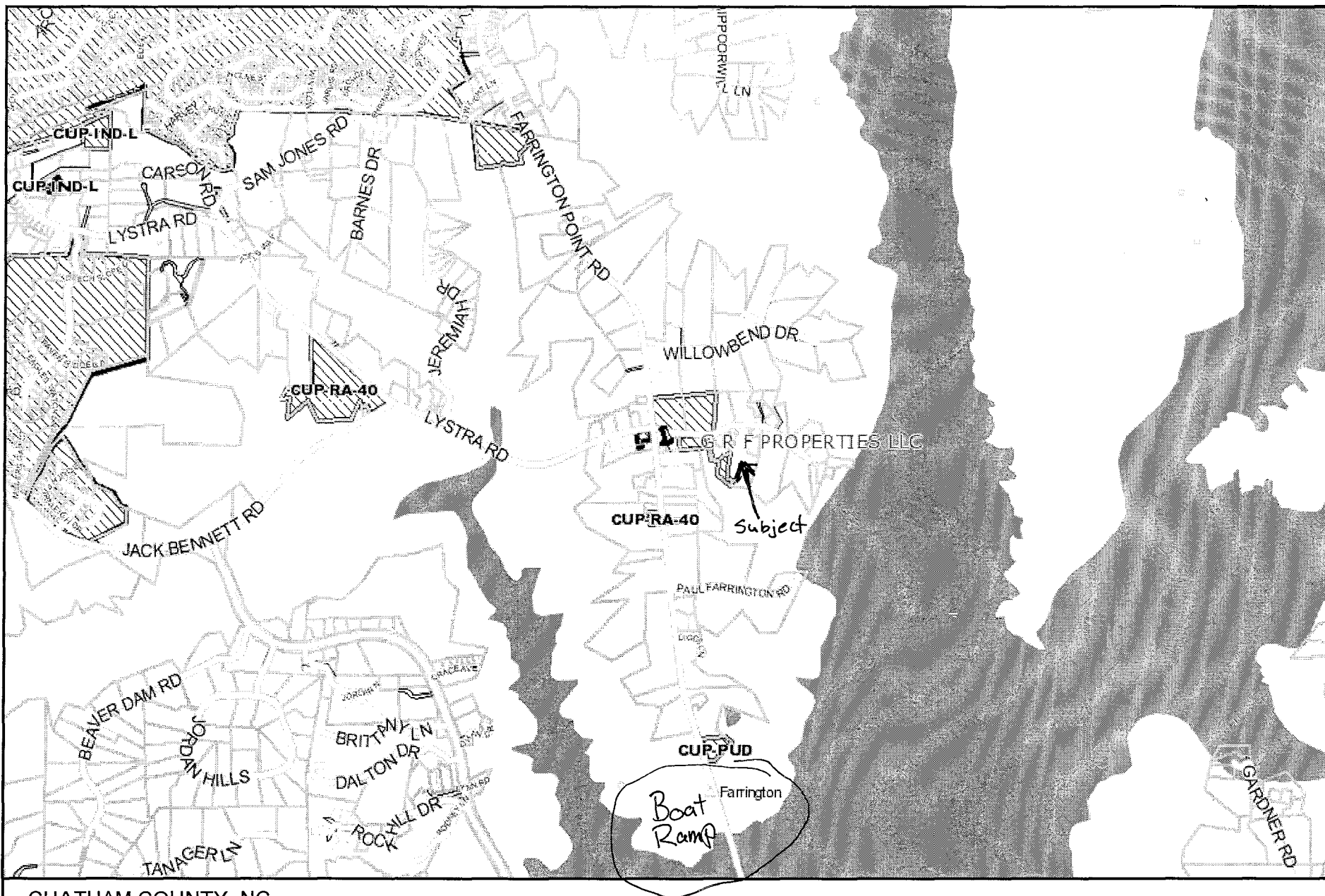


### Property Map

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 = 683 Feet



## CHATHAM COUNTY, NC



### Property Map

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One Inch = 2305 Feet