



## APPLICATION ACCEPTANCE POLICY

## CONDITIONAL DISTRICT REZONING

Chatham County  
Planning Department

PO Box 54, Pittsboro, NC, 27312  
Telephone 919-542-8204 | Fax 919-542-2698  
[www.chathamnc.org/planning](http://www.chathamnc.org/planning)

Chatham County understands that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Zoning Administrator.

2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. **PLEASE REVIEW SECTION 5 FOR CONDITIONAL ZONING IN ITS ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED.**

3. Upon determination by staff that an application is complete, it will be officially accepted by the Planning Department by accepting payment and issuing receipt. Staff will not hold materials for incomplete applications or any monies associated with the submittal of an application. Application fees must be paid at the time an application is submitted for acceptance.

4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.

5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8285.

**APPLICATION FOR  
CHANGE OF ZONING  
OF PROPERTY**

Chatham County  
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312  
Telephone: (919) 542-8204 FAX: (919)542-2698

**Section A. APPLICANT INFORMATION**

NAME OF APPLICANT: Kevin Thomas Davis

MAILING ADDRESS OF APPLICANT: PO Box 362, Moncure, NC 27559

PHONE NUMBER/E-MAIL OF APPLICANT: (919) 271-1045

PROPERTY OWNER INFORMATION (If different from the applicant): \*Owner Authorization Signature Required; See end of application.

Name(s) \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**PROPERTY INFORMATION:** The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 8169 Moncure-Pittsboro Road, Moncure, NC 27559

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 11441

CURRENT ZONING DISTRICT/CLASSIFICATION(S): R-1

PROPOSED ZONING DISTRICT(S):  CD-NB  CD-CB  CD-RB  CD-O&I  CD-IL  CD-IH

TOTAL SITE ACRES/SQUARE FEET: 11.587 acres

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: RV Park with Boat Storage, office, and post office/store

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. All applications shall contain the following information. Please use attachments and/or additional sheets if necessary to fully explain and detail this project. If you feel any of the below standards do not apply to this application, mark with "N/A" and explain if necessary.

- 1. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.

NOT APPLICABLE

- 2. The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

SEE ATTACHED

- 3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.

SEE ATTACHED

- 4. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

SEE ATTACHED

**STOP!**

**You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:**

Chatham County Appearance Commission      Date of Meeting 09/24/2014

Held Community Meeting      Date of Meeting 09/04/2014

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## **Section B. SUBMITTAL INFORMATION AND PROCEDURE**

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- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
  - (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in **Section 5 of the zoning ordinance**.
  - (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
    - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
    - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
    - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
    - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
  - (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.
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## **Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN**

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**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF).** Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
    - a. Information showing the boundaries of the proposed property as follows:
      1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
      2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
    - b. Legal Description of proposed conditional zoning district;
    - c. All existing and proposed easements, reservations, and rights-of-way;
    - d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
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- e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
- f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
- g. All existing and proposed points of access to public and/or private streets;
- h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
- i. Proposed phasing, if any;
- j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- k. Proposed provision of utilities;
- l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
- m. The approximate location of any cemetery;
- n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
- o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
- p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
- q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. If you are or will be disturbing two or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.

Not Applicable

**The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.**

(2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:

- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- g. Any other information needed to demonstrate compliance with these regulations.

**NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.**

**SECTION D. SIGNATURE STATEMENTS**

**OWNER'S SIGNATURE\*:** *In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate CHAD RIGGSBEE to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.*

Signature: Kevin Thomas Davis

Date: Sept 29 2014

**APPLICANT SIGNATURE:** *I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.*

Signature: Chad Riggsbee

Date: Sept. 29, 2014

**OFFICE USE ONLY:**

Date Application Received: \_\_\_\_\_

Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Check No. \_\_\_\_\_  Cash  Credit Card  Money Order

Application No. PL 20 \_\_\_\_\_

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**REPORT OF COMMUNITY MEETING REQUIRED BY  
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: 09/04/2014

Proposed Zoning: CD-NB

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) 08/20/2014. A copy of the written notice is also attached.

The meeting was held at the following time and place: 6:30 P.M. at the entrance to the property owned by Mr. Davis at 8169 Moncure-Pittsboro Road, Moncure, NC 27559.

The persons in attendance at the meeting were: Kevin Davis, Applicant; Cynthia Perry, Attorney; Chad Riggsbee, Law Clerk; Rudolph and Peggy Cotten, Neighbors; Travis Wiley, Neighbor, and Scott and Tammy Wilmoth.

The following issues were discussed at the meeting: Kevin Davis discussed his proposed use of the property as an RV Park/Campground and Boat Storage Facility, showed preliminary drawings of his plans for the site and shared his plans for how the site would be structured and landscaped.

Mr. Cotten expressed some concern about traffic on Moncure-Pittsboro Road in the area near Mr. Davis' site, and about past problems with vehicles parking directly on the side of the road near the site.

Mr. Davis addressed these concerns by stating that he plans on initially having only ten (10) sites for RVs on the land, which should not cause a significant increase in traffic on Moncure-Pittsboro Road. The entryway will be wide and provide clear visibility for RVs exiting the property onto the road. He also stated that he will have an additional parking lot on the property for visitors making use of the Boat Storage Facility or visiting other persons who are making use of the RV sites. He assured Mr. Cotten and others at the meeting that no off-site parking will be allowed.

Date: 10/03/2014

Applicant: Kevin Thomas Davis

By: Chad Riggsbee

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

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**KEVIN T. DAVIS**  
**SUMMARY OF REZONING REQUEST**  
**SUBMITTAL OCTOBER 2014**

Kevin T. Davis is the owner of an 11.59 acre tract of land on the Moncure-Pittsboro Road, just a few hundred feet from the intersection of U.S. Highway #1. He proposes to place a RV Park with boat storage to serve the needs of the temporary workers and recreational campers at the various industries in the Moncure area. Kevin Davis is a professional landscaper, having worked for SAS for fifteen years, and recently independently through his own business, Jordan Lake Landscaping. He had a contract with Honeywell, and later Performace Fibers, doing Commerical Grounds Maintenance for approximately fifteen years.

This site is heavily wooded and will make an extremely attractive area for such a recreational use and personal living space. The Appearance Committee was impressed with the variety of plants that will be interspersed between the mature trees as part of his landscaping plan to create the required 50-foot buffer around the RV parking areas and entrance.

Septic will be centralized in an area to the rear of the lot, water provided by individual wells, and there are no significant streams running through the park, although Gold Mine Creek runs along the north boundary of the property. There are no historic sites on the property.

The site plan includes a set of rustic buildings that would serve as the office, post office and small provisions store for the RV Park. The RV's would be placed along the edge of the Duke Progress Energy right of way, taking advantage of that clearing, without having to cut too many of the mature trees. The right of way would also be graveled and used for parking of cars and boats of the residents.

There will be rules and regulations guarding the privacy and conduct of this RV Park. Kevin Davis will live on-site and will be building his personal residence at the north end of the parcel, and will be supervising the park daily.



**APPLICATION ATTACHMENT FOR KEVIN DAVIS (SECTION A)**

**1. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

NOT APPLICABLE

**2. The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

Chatham County is expected to grow rapidly in the future, and there will be an increasing need to house and support traveling, temporary workers at local jobsites in the area. One such site is the Jordan Lake Dam, which already experiences an influx of traveling engineers and other workers. One of the primary goals of this proposed RV Park is to provide a convenient, comfortable, aesthetically pleasing location for traveling professionals to stay while working at the nearby Jordan Lake Dam. Traveling and temporary workers at other jobsites in the industrial areas of Moncure would also benefit from having a high-quality RV Park nearby. As Chatham County continues to grow, this RV Park will be an attractive and much-needed option for these traveling workers, as well as recreational campers.

The boat storage on the premises will meet a need that is currently not sufficiently met, and is likely to increase. Jordan Lake is a major attraction for recreational and tourism activities, and many of the convenient boat storage areas are already at or nearing full capacity. Additional boat storage will benefit not only traveling workers and tourists, but also local Chatham County residents.

**3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

This project comports with the current public vision for Chatham County for land conservation and responsible development. The RV Park and Boat Storage area herein proposed will make a prudent, conservative use of the land. One of the major goals of the RV Park is to provide a comfortable, natural ambiance for the campers, with plenty of shade provided by mature trees on the site. Therefore, no large-scale clearing of trees will be necessary. The buildings on the site, such as an office, post office, and small provisions store, will be rustic wooden buildings, and the whole projects seeks to preserve the rural character and charm of Chatham County. The RV Campground area will not be visible from the entrance, and the screening and landscaping will blend in well with the surrounding area while at the same time enhancing its natural beauty.

This will be a small family business in Moncure, and the proprietor has a deep personal connection to the area. The site will not generate a great deal of traffic, and will provide a convenient, short commute for traveling workers who choose to stay at the Park. It will be serviced by a septic system and well water, and will not require public sewer and water utilities.

**4. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

In addition to the much-needed services this site will provide by providing a place to stay for traveling professionals, recreational campers, and persons in need of boat storage, the manageable traffic it creates should help benefit the local economy. There will be a small provisions store on-site, but most of the provisions the guests will need will have to be procured from other local establishments. The initial phase will provide space for ten RV lots, the park will eventually provide space for thirty RVs. The influx of rotating guests should create steady business for nearby stores and gas stations. The site itself, and the improvements that will need to be made to it as it develops, will also create additional tax revenues.

**ITEMS FROM SECTION C**

(1)

- a. See site plan and GIS map attached
- b. See attached Legal Description and Deed
- c. This Deed is subject to an easement 100 feet wide to Carolina Power and Light Company as found in the Deed Book 394, Page 849, in the Office of the Chatham County Register of Deeds, and as shown on the survey of Smith & Smith Surveyors dated October 1, 1979.
- d.
  - i. Office/post office on northern edge of property near driveway, approximately 25'x 25'
  - ii. Bathroom next to office, approximately 6'x 6'
  - iii. Store on southern edge of property near driveway, approximately 40'x 40'
  - iv. Boat storage building on southeastern, approximately 200'x 100' (or sufficiently large to house 20 boats)
  - v. Equipment storage building in southeastern corner of property, approximately 38'x 88'
  - vi. Residence directly north of equipment storage building, approximately 88'x 50'
- e. The southwestern corner of the property will feature a small pond and dam, and the central area of the property will contain thirty 30'x 30' RV Camping Spaces (done in three phases of ten), and a central parking lot of approximately 100' by 300' (the existing electrical easement). At the northern, central part of the property, along the driveway, there will be an ice dispenser, an office/post office of approximately 625 sq. ft., and a bathroom of approximately 36 sq. ft. At southern central portion of the property, where the driveway reconnects, there will be a store/provisions building of approximately 1,600 sq. ft. Continuing along the drive on the southern boundary of the property, there will be a boat storage building large enough to house 20 boats, approximately 8,800 sq. ft.. Continuing along the drive, in the southeastern portion of the property, there will be an equipment storage building of approximately 3,150 sq. ft. Directly northeast of the equipment storage building will be the proprietor's residence, of approximately 3,000 sq. ft. The northeastern corner of the property will be a septic field of approximately 200'x 250'x 250', roughly triangular in shape.

- f. The property will be surrounded by a 50' buffer of mature trees, supplemented by native species dogwood, wax myrtle, and wild magnolia. Other low shrubbery of appropriate species will be added as needed.
- g. The proposed point of access to the property is in the northwestern corner, and will connect directly to Moncure-Pittsboro Rd.
- h. Goldmine branch runs along the northwestern boundary of the property, and will have a 50' buffer such as surrounds the remainder of the property.
- i. The RV Campground will be completed in three phases, each consisting of ten 30'x 30' RV camping sites.
- j. The northwest corner of the property will be the entrance entry to and exit from the site, with the entryway flanged out to 50' wide for initial ingress and egress. The drive itself will be 18' wide, will be paved to 200' inside the property, entirely buffered by existing trees and supplements, and will fork approximately 350' into the property. The fork to the right will wind behind a pond located behind the eastern 50' wide buffer between the property and Moncure-Pittsboro Road. The fork to the left (essentially continuing straight along the drive from the entryway) will continue along the northern 50' buffer, and will wind in a rightward direction in front of the first thirteen RV Camping Spaces (indicated on site plan map). The driveway will converge along the southern edge of the property, then continue northwest to the equipment storage building and the proprietor's residence (see attached site plan map).
- k. There will be septic on-site, and water will be provided by an on-site well, so public sewer and water utilities will not be needed. Power will be provided by Duke Progress Energy.
- l. There are no known sites of historic or cultural significance on the property or adjacent to the project area, including any structure over 50 years old.
- m. There is no known cemetery nearby the property.
- n. There will be two signs, one on the southern side of the entryway and one on the northern side of the entryway. Both signs will be approximately 25 sq. ft., and the sign on the northern side of the entryway will be in a planned watergarden/fountain.
- o. The signs at the entryway will be lit with inward-facing soft blue lighting. There will be a downward facing light at the office/post office, which will be a full-cutoff fixture of no more than 2,000 lumens. Any lighting done in or around the parking area, or near the store/provisions building will comply with the same specifications and restrictions.
- p. This land lies within the River Corridor Special Area (RSCA). There is no curb and gutter street system, and the impervious surface area shall not exceed 36%.

#### IMPERVIOUS SURFACE AREA CALCULATIONS

Driveway/thoroughfares =	49,500 sq. ft.
Thirty 30'x 30' RV Camping Spaces =	27,000 sq. ft.
Gravel Parking Lot =	30,000 sq. ft.
Boat Storage Building =	8,800 sq. ft.

Equipment storage building =	3,150 sq. ft..
Store/provisions building =	1,600 sq. ft.
Office/post office =	625 sq. ft.
Bathroom =	36 sq. ft.
<hr/>	
Total impervious surface area =	120,711 sq. ft.
Total surface area of property =	504,729 sq. ft.
Impervious surface area % =	23.92%

- q. We do not anticipate that two acres or more will need to be disturbed. Some grading will need to be done at the entryway, but very little will need to be done for the RV Camping Spaces. The Gravel Parking Lot will be located on the existing Duke Progress Energy Easement, and will require little grading, if any. The impervious surface area calculations above reflect the maximum anticipated amount of area the driveway/thoroughfares will cover, and the maximum amount of area the Gravel Parking Lot will cover, but less may be used. Additionally, this project should not result in any large-scale cutting or clearing of trees and existing vegetation, as one of the primary aesthetic goals of the project is to retain a very natural ambiance for the property, and to provide plenty of shade for the RV Camping Spaces.

### LEGAL DESCRIPTION

BEGINNING at a railroad spike set in the centerline of SR#1012 at a north westerly distance of 913.78 feet from the center of the intersection of SR #1012 and SR # 1011, then continuing with the centerline of SR #1012 north 33 degrees 21 minutes 10 seconds west 88 feet to a railroad spike, thence north 70 degrees 11 minutes 06 seconds east 233.40 feet to an iron pipe, thence north 56 degrees 50 minutes 39 seconds east 797.24 feet to an iron pipe, thence south 22 degrees 49 minutes 13 seconds east 245 feet to an iron pipe, thence north 71 degrees 01 minutes 38 seconds east 397.08 feet to an iron pipe on the east bank of a branch, thence following the branch south 06 degrees 19 minutes 25 seconds west 41.40 feet, south 67 degrees 09 minutes 01 seconds east 42.20 feet, south 52 degrees 37 minutes 29 seconds east 59.24 feet, south 06 degrees 12 minutes 00 seconds east 52.80 feet, south 45 degrees 45 minutes 17 seconds east 31.05 feet, south 12 degrees 23 minutes 19 seconds east 25.30 feet, south 18 degrees 52 minutes 14 seconds east 42.21 feet, and south 30 degrees 07 minutes 07 seconds west south 70 degrees 08 minutes 25 seconds west, 1,094 feet to an iron pipe, thence north 31 degrees 39 minutes 39 minutes 29 seconds west 300 feet to an iron pipe, thence south 70 degrees 11 minutes 06 seconds west 230 feet to the beginning point, and containing 11.587 acres, more or less, as shown on the survey by Smith & Smith Surveyors, dated October 1, 1979. This being portions of the tracts shown in Deed Book 299, Page 256, and Deed Book 299, Page 258, in the Chatham County Register of Deeds Office.

This Deed is subject to an easement 100 feet wide to Carolina Power and Light Company as found in the Deed Book 394, Page 849, in the Office of the Chatham County Register of Deeds, and as shown on the survey of Smith & Smith Surveyors dated October 1, 1979.

For further reference see Deed Book 429, Page 117, Chatham County Registry.

1339  
1039

FILED  
CHATHAM COUNTY  
REBA G. THOMAS  
REGISTER OF DEEDS

Chatham County 06-07-2007  
NORTH CAROLINA  
Real Estate  
Excise Tax \$169.00

FILED Jun 07, 2007  
AT 03:51:25 pm  
BOOK 01339  
START PAGE 1039  
END PAGE 1041  
INSTRUMENT # 07445

BOOK 1339 PAGE 1039

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 169.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20  
By: \_\_\_\_\_

Mail/Box to: FRANK C. THIGPEN, 131 S. MIDDLETON STREET, ROBBINS, NC 27325-0792

This instrument was prepared by: FRANK C. THIGPEN, 131 S. MIDDLETON STREET, ROBBINS, NC 27325-0792

Brief description for the Index: 11.587 ACRES, MORE OR LESS

THIS DEED made this 7th day of June, 20 07, by and between

GRANTOR  BILLIE T. RAY, WIDOW	GRANTEE KEVIN T. DAVIS P.O. BOX 362 MONCURE, NC 27559
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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, HAW RIVER Township, CHATHAM County, North Carolina and more particularly described as follows:  
AS SHOWN ON SCHEDULE "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN AS IF AS FULLY SET FORTH HEROEN.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002  
Printed by Agreement with the NC Bar Association - 1981 SofiPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:  
Rights of way for State Roads/Utilities.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_ (Entity Name) Billie T. Ray (SEAL)  
 BILLIE T. RAY

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

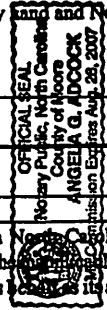
By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

State of North Carolina - County of CHATHAM Moore  
 I, the undersigned Notary Public of the County and State aforesaid, certify that BILLIE T. RAY  
 personally appeared before me this day and  
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial  
 stamp or seal this 7th day of June, 2007

My Commission Expires: 8/28/07

Angela M. Adcock  
Notary Public



State of North Carolina - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 personally came before me this day and acknowledged that he is the \_\_\_\_\_ of  
 \_\_\_\_\_ a \_\_\_\_\_ North Carolina or  
 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and  
 that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its \_\_\_\_\_ as its act and  
 deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public

State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_  
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown  
on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

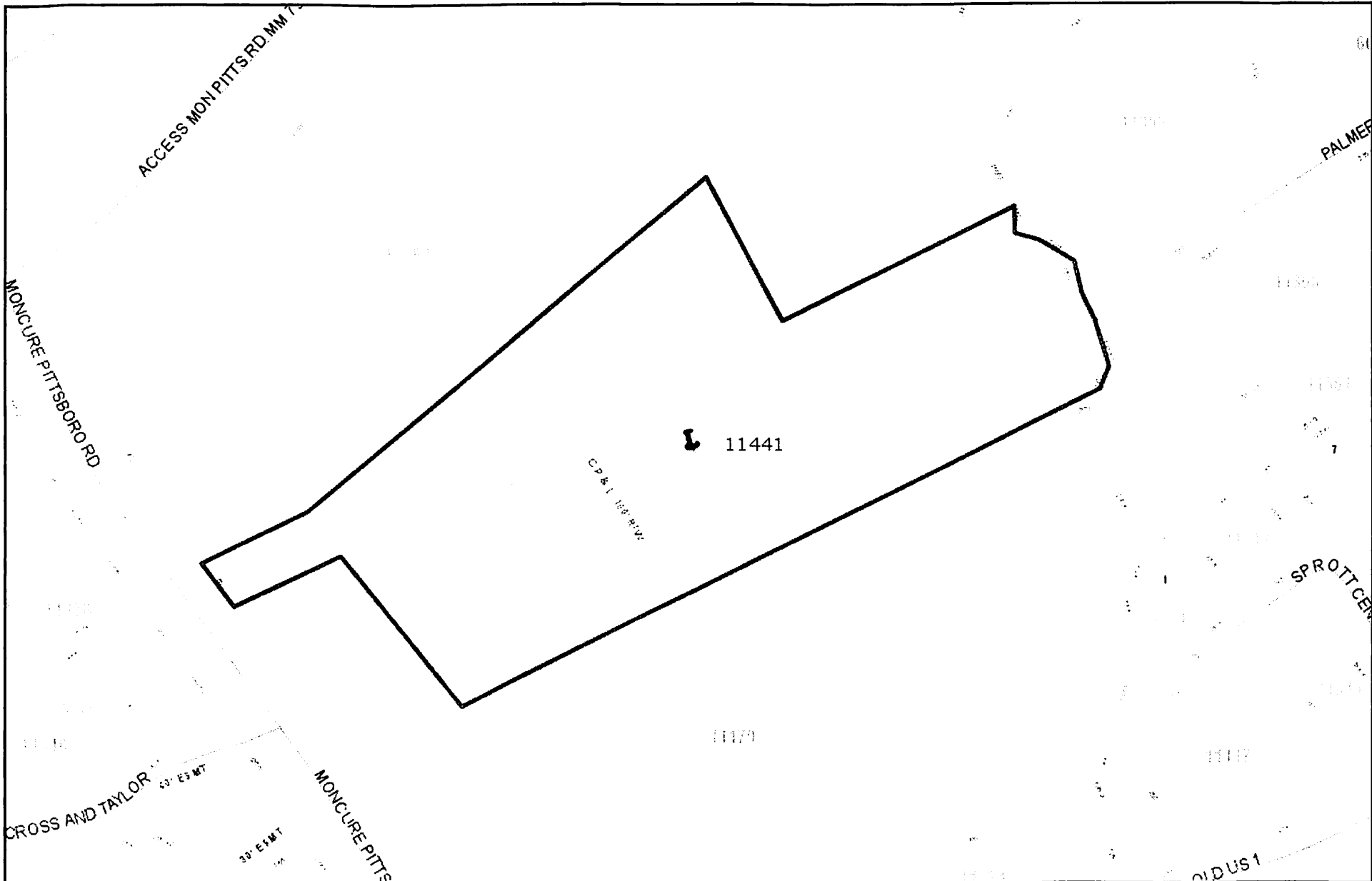
SCHEDULE "A"

BEGINNING AT A RAILROAD SPIKE SET IN THE CENTERLINE OF SR #1012 AT A NORTH WESTERLY DISTANCE OF 913.78 FEET FROM THE CENTER OF THE INTERSECTION OF SR #1012 AND SR #1011, THENCE CONTINUING WITH THE CENTERLINE OF SR #1012 NORTH 33 DEGREES 21 MINUTES 10 SECONDS WEST 85 FEET TO A RAILROAD SPIKE, THENCE NORTH 70 DEGREES 11 MINUTES 06 SECONDS EAST 233.40 FEET TO AN IRON PIPE, THENCE NORTH 56 DEGREES 50 MINUTES 39 SECONDS EAST 797.24 FEET TO AN IRON PIPE, THENCE SOUTH 22 DEGREES 49 MINUTES 13 SECONDS EAST 245 FEET TO AN IRON PIPE, THENCE NORTH 71 DEGREES 01 MINUTES 38 SECONDS EAST 397.08 FEET TO AN IORN PIPE ON THE EAST BANK OF A BRANCH, THENCE FOLLOWING THE BRANCH SOUTH 06 DEGREES 19 MINUTES 25 SECONDS WEST 41.40 FEET, SOUTH 67 DEGREES 09 MINUTES 01 SECONDS EAST 42.20 FEET, SOUTH 52 DEGREES 37 MINUTES 29 SECONDS EAST 59.24 FEET, SOUTH 06 DEGREES 12 MINUTES 00 SECONDS EAST 52.80 FEET, SOUTH 45 DEGREES 45 MINUTES 17 SECONDS EAST 31.05 FEET, SOUTH 12 DEGREES 23 MINUTES 19 SECONDS EAST 25.30 FEET, SOUTH 18 DEGREES 52 MINUTES 14 SECONDS EAST 42.21 FEET, AND SOUTH 30 DEGREES 07 MINUTES 07 SECONDS WEST 72.67 FEET TO AN IRON PIPE ON THE WEST SIDE OF THE BRANCH, THENC SOUTH 70 DEGREES 08 MINUTES 25 SECONDS WEST 1,094 FEET TO AN IRON PIPE, THENCE NORTH 31 DEGREES 39 MINUTES 29 SECONDS WEST 300 FEET TO AN IRON PIPE, THENCE SOUTH 70 DEGREES 11 MINUTES 06 SECONDS WEST 230 FEET TO THE BEGINNING POINT, AND CONTAINING 11.587 ACRES, MORE OR LESS, AS SHOWN ON THE SURVEY BY SMITH & SMITH SURVEYORS DATED OCTOBER 1, 1979. THIS BEING PORTIONS OF THE TRACTS SHOWN IN DEED BOOK 299, PAGE 256, AND DEED BOOK 299, PAGE 258, IN THE CHATHAM COUNTY REGISTER OF DEEDS OFFICE.

THIS DEED IS SUBJECT TO AN EASEMENT 100 FEET WIDE TO CAROLINA POWER AND LIGHT COMPANY AS FOUND IN THE DEED BOOK 394, PAGE 849, IN THE OFFICE OF THE CHATHAM COUNTY REGISTER OF DEEDS, AND AS SHOWN ON THE SURVEY OF SMITH & SMITH SURVEYORS DATED OCTOBER 1, 1979.

FOR FURTHER REFERENCE SEE DEED BOOK 429, PAGE 117, CHATHAM COUNTY REGISTRY.

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**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.

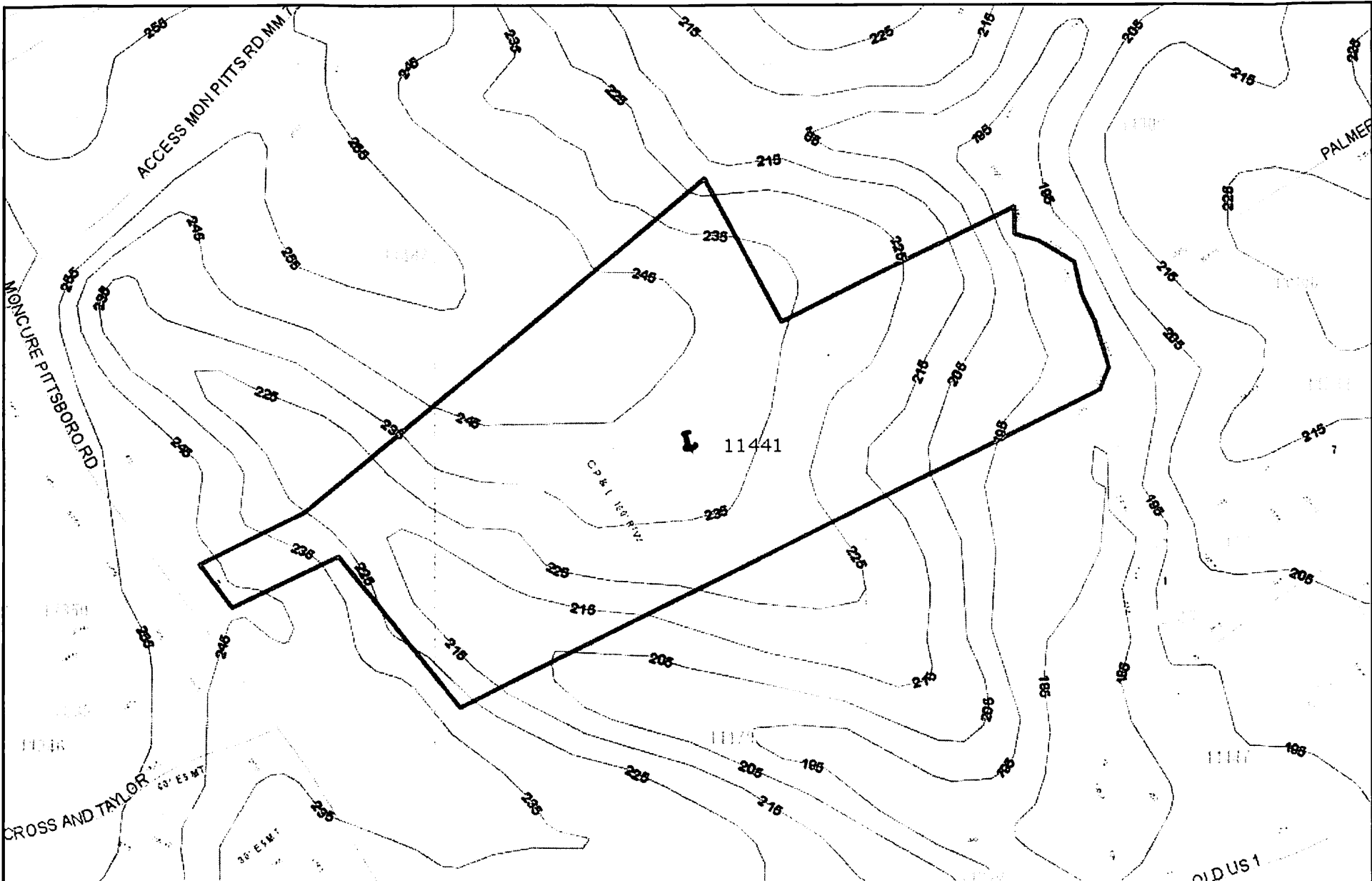
Parcel Number: 11441  
 Map Number: 9678-41-8622.000  
 Owner Name: DAVIS KEVIN T  
 Owner Address: PO BOX 362  
 Owner City: MONCURE  
 Owner State: NC  
 Owner Zip: 27559  
 Tax Year: 2015  
 Description: N9-265

Deed Book: 1339  
 Deed Page: 1039  
 Plat Book: 2014  
 Plat Page: 0147  
 Deed Acres: 11.59  
 Physical Address: MONCURE PITTSBORO RD  
 Improvement Value: 0  
 Land Value: 61379  
 Fire District: 105  
 Township Code: 8



One Inch = 200 Feet





**CHATHAM COUNTY, NC**



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One Inch = 200 Feet

**Kevin Davis Community Notices**

Mary M. Gardner and Doris Allen Hancock  
c/o Starr Basmajian  
5310 Foxlair Rd.  
Chapel Hill, NC 27516  
Parcel # 11482

Peggy Ann Cotten, Trustee  
PO Box 4  
Moncure, NC 27559  
Parcel # 11483

David Charles Wylie and Sue Willis Wylie  
1204 Wicklow Dr.  
Cary, NC 27511  
Parcel # 11309

Derrick D. Harcourt and Christine M Harcourt  
145 Crutchfield Rd.  
Moncure, NC 27559  
Parcel # 11306

William Roy Deere  
150 West 95<sup>th</sup> St  
New York, NY 10025  
Parcel # 11179

Cathy T. Smith  
PO Box 311  
Moncure, NC 27559  
Parcel # 85396

Leslie Kelly  
PO Box 233  
Moncure, NC 27559  
Parcel # 11346

Jerry F. Taylor  
PO Box 60  
Moncure, NC 27559  
Parcel # 77635

Jerry F. Taylor  
PO Box 60  
Moncure, NC 27559  
Parcel # 11350

Jerry F. Taylor and Diane Taylor  
PO Box 60  
Moncure, NC 27559  
Parcel # 11351

Rode Enterprises, Inc.  
4730 St. Andrews Church Rd.  
Sanford, NC 27330  
Parcel # 64809

Rode Enterprises, Inc.  
4730 St. Andrews Church Rd.  
Sanford, NC 27330  
Parcel # 61969

Shelby C. Owensby and Jamie R. Owensby  
111 Crutchfield Dr.  
Moncure, NC 27559  
Parcel # 11584

**KEVIN DAVIS  
P.O. Box 362  
Moncure, NC 27559**

**August 20, 2014**

Dear Adjacent Property Owner:

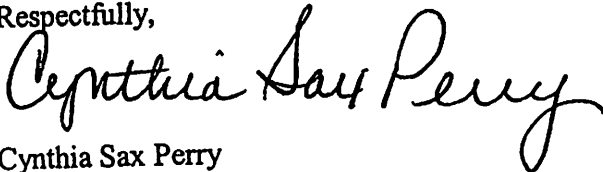
This letter is to invite you to a community meeting regarding a business project on Chatham County Parcel # 0011441 on Moncure-Pittsboro Road, adjacent to your property. Kevin Davis is submitting a plan to Chatham County to use this lot as an RV Park/Campground for visiting professionals who are working at Jordan Lake and other nearby jobsites.

An informal meeting will be held at the property on September 4, 2014 at 6:30 P.M. and will last as long as necessary. In the event of bad weather, we will meet at the property and move to an agreed-upon indoor public location nearby. At the meeting, we will show you the proposed development plan, and you will have the opportunity to ask questions about the project to people knowledgeable about its details.

This meeting is required as a part of the Chatham County Zoning Process. The County Planning Staff will not participate in the meeting, but we are planning to submit our official plans to the Planning Department in the near future.

We would appreciate your attendance and input at this community meeting. If you have questions before the meeting, please contact the person noted below. A copy of the map showing our proposed project is attached.

Respectfully,



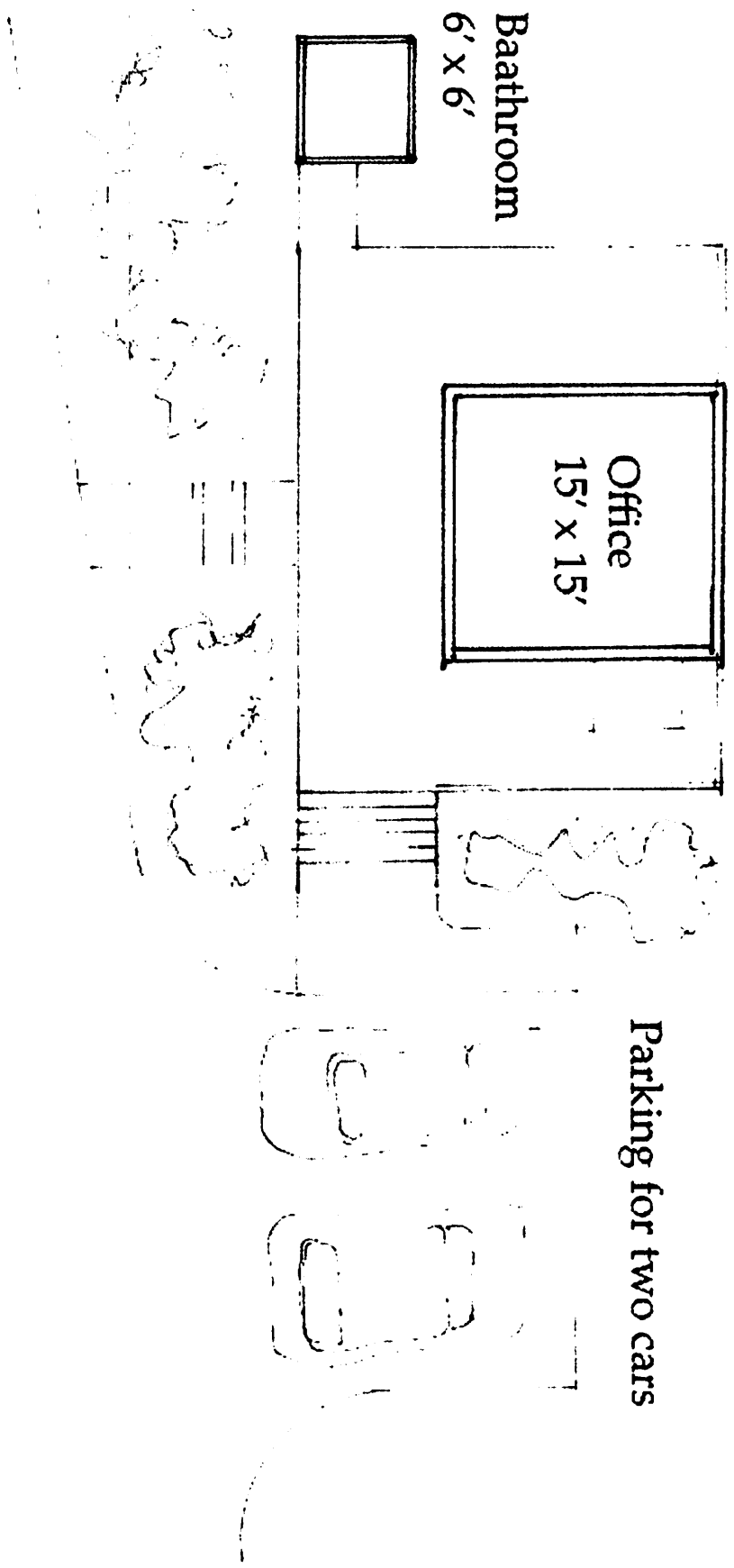
Cynthia Sax Perry  
Attorney for the Project  
(919) 542-6262  
cindyperryattorney@gmail.com

Kevin Davis Community  
Meeting 9/4/14

<u>Name</u>	<u>Address</u>	<u>Email</u>
Rudolph + Peggy Carter	PO Box 4	
Fritz Wilmoth	3809 Lower Moncure rd	
Tammy Wilmoth	27330	
Travis Wiley	76 Palmer Lane	

Ice Machine

Parking for two cars



# Plan - Main Office

Scale: 1" = 10' - 0"

Screen Planting

Dimensions:  
40' x 40'

Service  
Truck  
Parking

Screen Planting

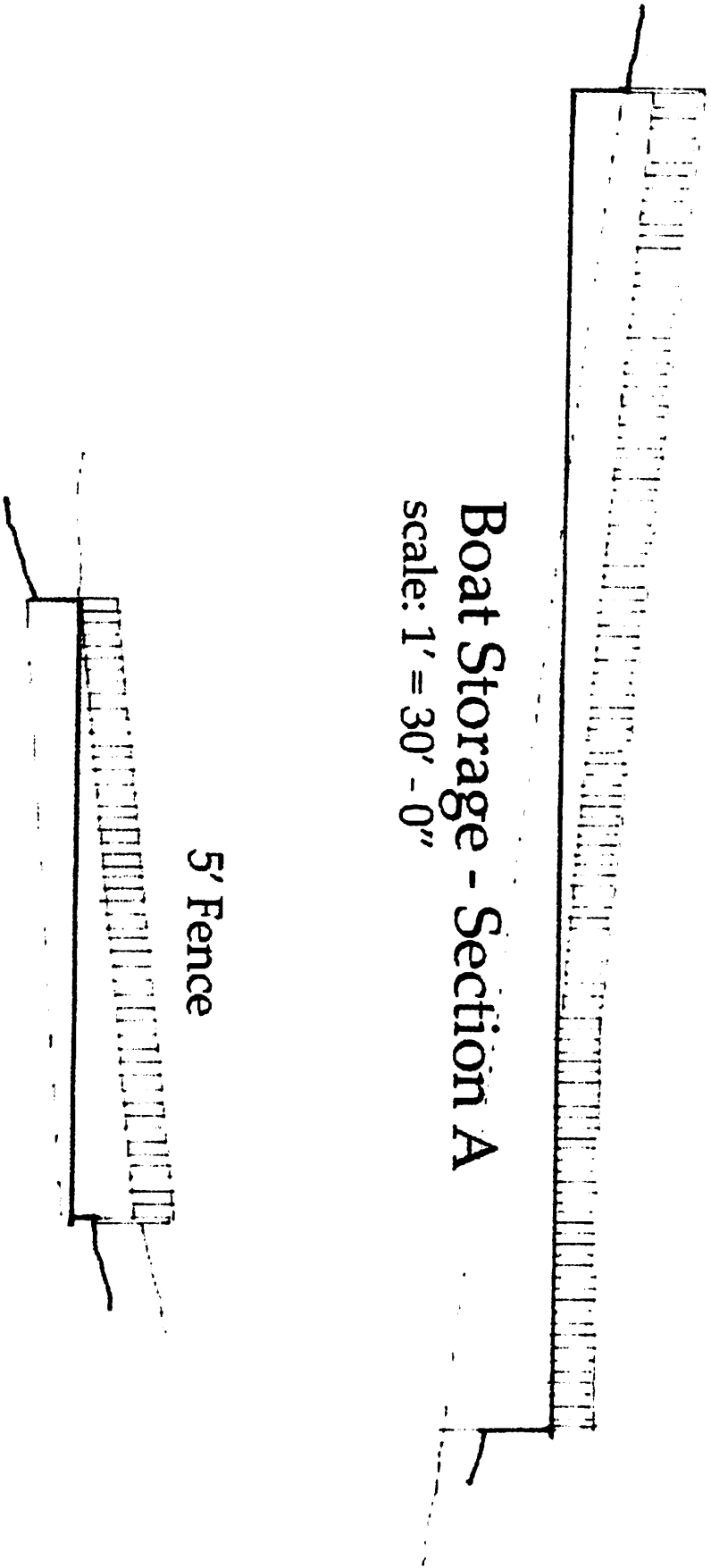
**Plan - Lake Jordan General Store**  
Scale 1" = 20' - 0"

5' Fence

Boat Storage - Section A  
scale: 1" = 30' - 0"

5' Fence

Boat Storage - Section B  
Scale: 1" = 30' - 0"



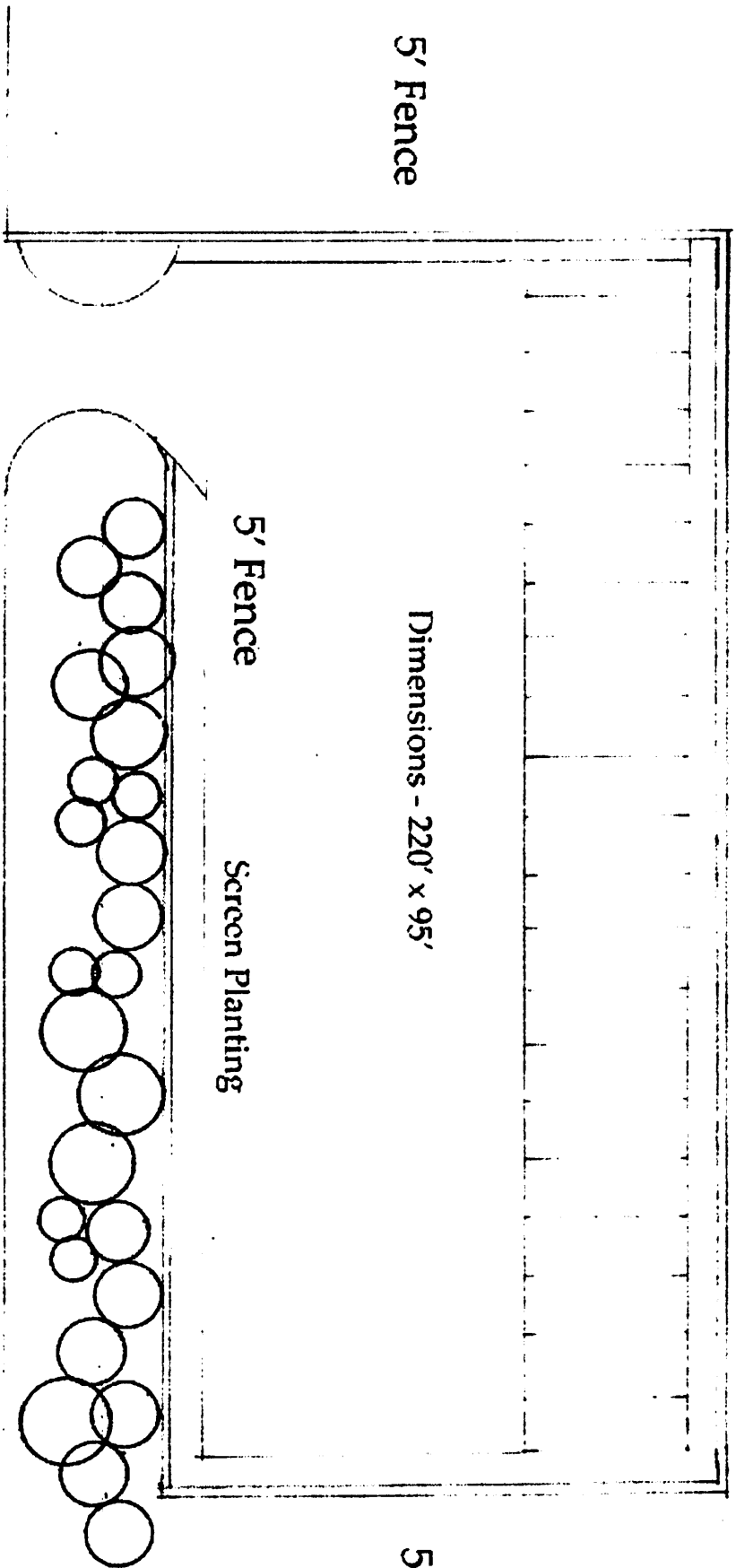
5' Fence

5' Fence

Dimensions - 220' x 95'

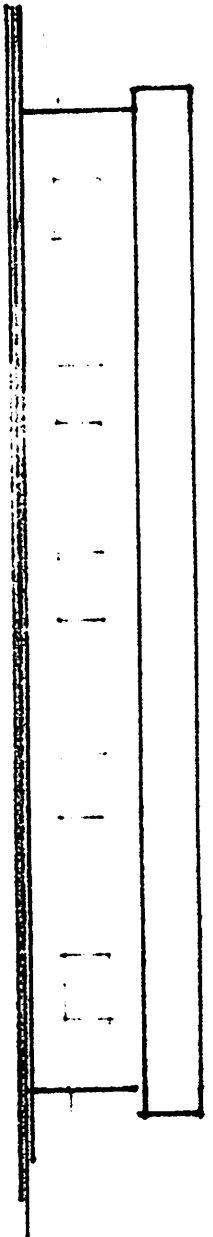
5' Fence  
Screen Planting

5' Fence

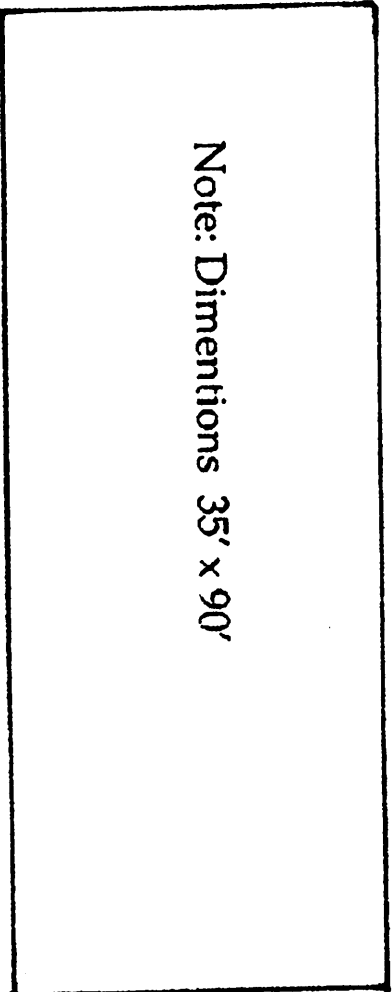


Plan - Boat Storage  
Scale: 1" = 30' - 0"





Side Elevation

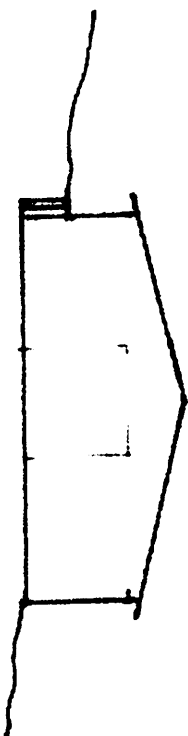


Note: Dimentions 35' x 90'

Plan

# Equipment Storage Barn

Scale: 1" = 30' - 0"



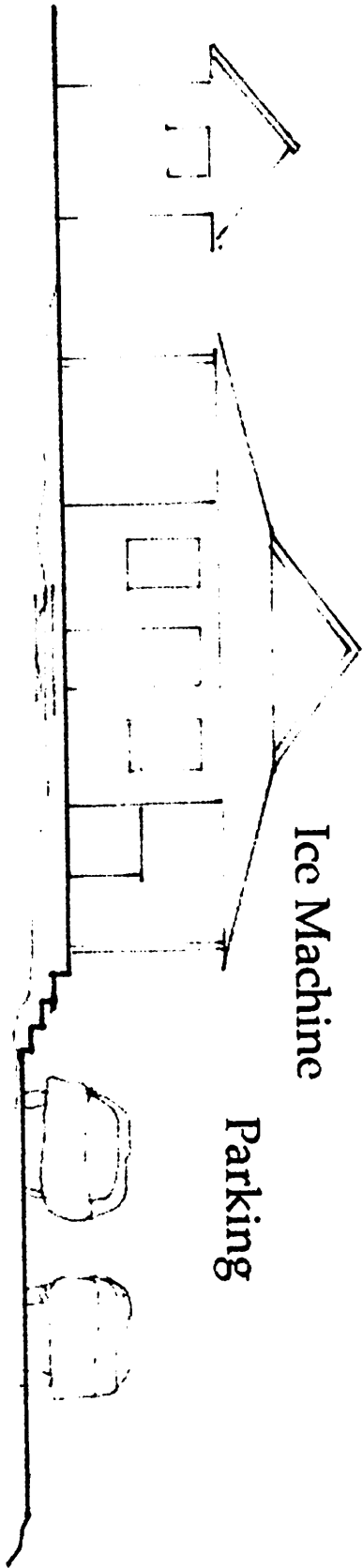
Front Elevation

Bathroom

Office - 15' X 15'

Ice Machine

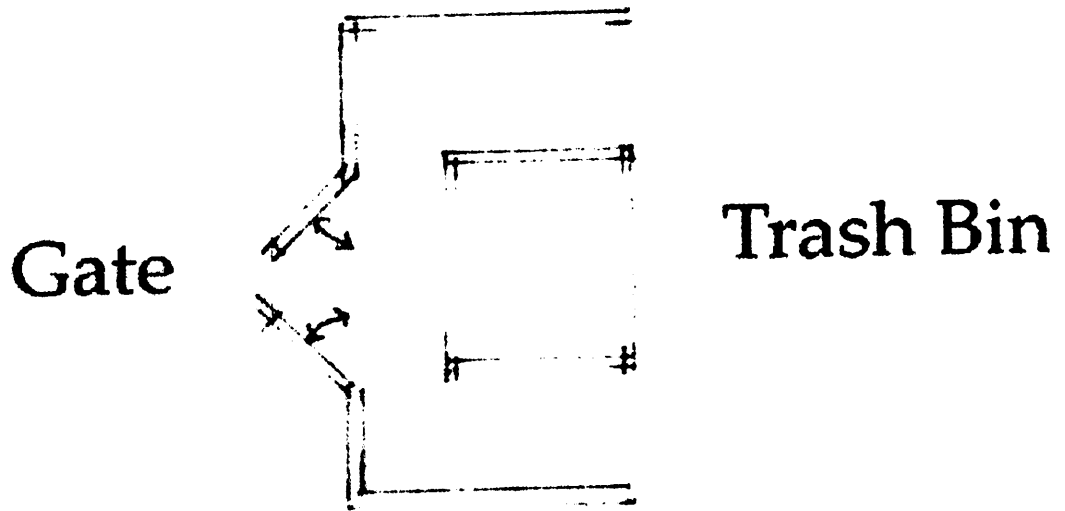
Parking



Front Elevation - Office

Scale: 1' = 10' - 0'

Fence



Trash Bin

Scale: 1" = 10' - 0"