



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

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.

CONDITIONAL ZONING DISTRICT

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: Dale & Mary Stansell

MAILING ADDRESS OF APPLICANT: 1060 New Elam Church Road, New Hill, NC 27562 _____

PHONE NUMBER/E-MAIL OF APPLICANT: 919-608-4667 / dalemstan@gmail.com

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

Name(s) Dale M. Stansell

Address: 1060 New Elam Church Road
New Hill, NC 27562

Telephone: 919-608-4667 FAX: _____

E-Mail Address: dalemstan@gmail.com

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

ADDRESS OF SUBJECT SITE: 1060 New Elam Church Road, New Hill, NC 27562

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 0005248

CURRENT ZONING DISTRICT(S): R-1 **PROPOSED ZONING DISTRICT(S):** CD-NB

TOTAL SITE ACRES/SQUARE FEET: .328 ac/14,320 sq ft out of 4.81 acre tract

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Boat & RV Storage.

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 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.**

No error claimed as part of this request

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 and the surrounding counties are growing rapidly. Jordan and Harris Lakes are popular recreational site for tourism, boating and camping. Many people are relocating to the area and are unable to store their boats & RVs at their homes due to neighborhood association regulations. Existing storage facilities do not have the capacity for this influx of people. Additional storage facilities are needed. Our site is ideally located, between Harris and Jordan Lakes, to provide much needed additional storage facility away from populated areas.

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

The plan for this area is currently residential, however there are multiple recreational facilities (lakes, picnic areas and camp sites) surrounding this area. This amendment will allow for additional boat & RV storage capacity in a rural area, near these recreational sites and away from neighborhoods and high traffic areas. The site itself is buffered by trees on all sides. Additional evergreens will be added (see attached landscape plan) to further buffer visibility from New Elam Church Road during winter months. This will support the continued growth and business opportunity in Chatham County while still maintaining the beauty of the area and safety of roads and neighborhoods. This amendment will not increase traffic as it serves traffic already using the local recreational facilities. It should actually decrease RV traffic in cities and neighborhoods as it is near the recreational facilities. This requested use also does not require any county sewer or septic tank needs as no additional buildings are planned.

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

By granting this conditional use, the business will be able to operate in full compliance with all Chatham County zoning ordinances. Because the property is ideally situated in a rural area, between 2 major recreational lakes, the business will provide a needed service conveniently located. All adjacent neighbors have voiced approval of this new business.

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (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.

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

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;
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- d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
 - 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.

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 _____ 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: _____

Date: _____

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: _____

Date: _____

OFFIE USE ONLY:

| |
|----------------------|
| DATE RECD: _____ |
| BY: _____ |
| APPLICATION #: _____ |
| FEE PAID \$: _____ |

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

To: ANGELA BIRCHETT, ZONING ADMINISTRATOR

Date: November 9, 2013

Application #: **C**_____

Proposed Zoning: N-B Conditional Use

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) November, 9, 2013. A copy of the written notice is also attached.

The meeting was held at the following time and place: 2:00 pm at 1060 New Elam Church Road, New Hill, NC

The persons in attendance at the meeting were: Dale & Mary Stansell, Hoyle Beckwith, Brad Hodges, Phillip Sasser and Brad Ring were all at the meeting. Walter Williford stopped by on November 2 even though he is not an adjacent neighbor so was not notified. He had heard about our proposal and said he could not be at the meeting on Novmber 9 but viewed our proposal and was in support of our plans.

The following issues were discussed at the meeting: The plan was presented by Dale & Mary Stansell. The neighbors asked about the brightness of the lights and how many trees will be left. We reassured them that no trees will be cut down. The site will remain buffered from the road by all existing trees. We assured them that we intend to be good neighbors and would take in account any concerns they may have. All present stated that they had no concerns and are in full support of the business opening soon.

As a result of the meeting, the following changes were made to the rezoning petition:
None were recommended. _____

Date: November 9, 2013

Applicant: Dale Stansell

By: _____

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.

