

# 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: Walter Lewis

MAILING ADDRESS OF APPLICANT: 109 Tropaz Lane, Cary, NC 27511

PHONE NUMBER/E-MAIL OF APPLICANT: 919-319-1855 – wlewis@nc.rr.com

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

Name(s) (1) Russell Lee and Lisa T Jones (2) Colon W. Hobby

Address: 41 W H Jones Road 3024 Buckingham Way

New Hill, NC 27562-9088 Apex, NC 27502

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: 41 W H Jones Road, New Hill, NC 27562-9088  
17 WH Jones Road, New Hill, NC 27562-9088

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 74879 and 5131

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

TOTAL SITE ACRES/SQUARE FEET 11.17 acres

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: RV and Boat 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.**

N/A

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- 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.**

With continued growth and development in the triangle area and specifically Chatham County, there is a large unmet need for covered recreational vehicle and boat storage facilities – particularly on the east side of Jordan Lake. Jordan Lake is a major attraction for recreational and tourism activities. With this site located conveniently to camping and day use areas, it is an excellent facility to provide a much needed service. The visual impact of the facility will be minimum as each unit is accessed from an interior courtyard – not visible from W H Jones Road. Each unit is provided with covered paved parking, each with a remote controlled garage door, units are either 32 or 36 foot deep and 13 feet wide

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

Although the plan for this general area is for residential use, it should be recognized that recreational uses are major uses in the area and they need support facilities such as RV and Boat storage. Locating storage facilities close to the lake would serve multi-purposes such as decreasing driving distance (reducing traffic) as well as saving gasoline. This use is not a traffic generator, it only serves traffic that is already at the lake. The facility would have no views of the storage units (doors) and would provide screening and landscaping to better fit in with the surrounding area. Chatham County long range sanitary sewer plans do not anticipate bringing sewer to this section of the county. This requested use is one of the few uses that does not require either county sewer or a septic tank. The requested use does not require either sewer or water as there are no facilities proposed that require them.

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

The facility will provide additional tax revenue for Chatham County if allowed to develop as an RV and Boat Storage facility instead of residential use. The facility would also provide a convenient and needed service in close proximity to the existing boat ramps and recreation facilities. The proposed use is not a typical commercial use and can be considered a support use for the nearby recreational facilities. As a conditional use the site can not be developed in any other fashion. With a limited of 24% impervious surface the remaining 76% will remain pervious; a stormwater facility (BMP) will be used to protect the watershed.

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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;
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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.**

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- (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.
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## SECTION D. SIGNATURE STATEMENTS

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**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 Walt Lewis 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: X Russell Lee Jones

Date: X 12-17-13

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**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: Millie B Ford

Date: Jan 3 2014

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### OFFICE USE ONLY:

DATE RECD: _____
BY: _____
APPLICATION #: C _____
FEE PAID \$: _____

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

To: ANGELA BIRCHETT, ZONING ADMINISTRATOR

Date: January 3, 2014

Application #: C \_\_\_\_\_

Proposed Zoning: CD N-B Neighborhood Business

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) December 5, 2013. A copy of the written notice is also attached.

The meeting was held at the following time and place: At the Extra Garage 2 facility on Beaver Creek Road on December 19, 2013 at 6:00 pm

The persons in attendance at the meeting were: Walter Lewis, William Hood, Mr. and Mrs. Tony Parkinson and Terry Jones.

The following issues were discussed at the meeting: Purpose of the zoning request, general discussion of proposed uses, description of site plan and building elevations. Discussion of buffers, schedule and process.

As a result of the meeting, the following changes were made to the rezoning petition:

None at this time.

Date: January 3, 2014

Applicant: Walt Lewis

By: William Hood

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.



## JERRY TURNER & ASSOCIATES, INC.

*Landscape Architecture Land Planning Environmental Design*

*Principals:*

Jerry M. Turner, FASLA

William B. Hood, ASLA

Lynda P. Harris, ASLA

*905 Jones Franklin Road*

*Raleigh, North Carolina 27606*

Dear Neighbor:

On December 19 at 6:00 p.m. Jerry Turner and Associates, Inc. will present to the surrounding property owners a request that will be filed with Chatham County rezoning the property on W H Jones Road outlined on the enclosed map. The request is to allow a boat and R.V. storage facility. The meeting is being held at the Extra Garage 2 storage facility on Beaver Creek Road. This facility is owned and operated by Mr. Walter Lewis who will own and operate the proposed facility. The proposed facility will be of similar appearance as to building, colors, and landscaping as the Extra Garage. The purpose of the meeting is to present the proposed rezoning and solicit input from you as adjacent property owners. The developer Mr. Walter Lewis will also be present at the meeting to address your questions or concerns. We look forward to seeing you there.

If you have any questions or do not plan to attend, please call William Hood at 919-851-7150 or email him at [Whood@jerryturnerassoc.com](mailto:Whood@jerryturnerassoc.com).

Thank you.

The Extra Garage  
1298 Beaver Creek Road  
New Hill, NC 27562  
December 19, 2013  
6:00 p.m.





