

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: JASON M. RIVENBARK

MAILING ADDRESS OF APPLICANT: 1907 ABBY KNOLL DRIVE, APEX, NC 27502

PHONE NUMBER/E-MAIL OF APPLICANT: 336.263.6473/JASONR@ALPWORKS.COM

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

Name(s) JASON & ASHLEY RIVENBARK

Address: SAME

_____ ZIP _____

Telephone: SAME FAX: _____

E-Mail Address: SAME

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

ADDRESS OF SUBJECT SITE: PEA RIDGE ROAD NEAR NEW ELAM CHURCH RD., NEW HILL NC

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): #83841

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

TOTAL SITE ACRES/SQUARE FEET: TOTAL ACRES: 11.49, PROPOSED REZONING OF 6 ACRES

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: _____
OUTDOOR BOAT & RV STORAGE FACILITY

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.**

PLEASE SEE ATTACHMENT #1

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.**

PLEASE SEE ATTACHMENT #1

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

PLEASE SEE ATTACHMENT #1

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

PLEASE SEE ATTACHMENT #1

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.

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- (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

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,
CURRENT PLAT PROVIDED IN DRAWING PACKAGE. AREA TO BE ZONED EXTENDS FROM PEA RIDGE TO INCLUDE FIELD.
 - b. Legal Description of proposed conditional zoning district;
PROPOSE CD-NB
 - c. All existing and proposed easements, reservations, and rights-of-way;
AS SHOWN ON PLAT
 - d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
 - N/A 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;
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- N/A 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;
- N/A i. Proposed phasing, if any;
- N/A j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- k. Proposed provision of utilities; ELECTRIC SERVICE TO BE DETERMINED/COORDINATED WITH DUKE ENERGY
- N/A 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;
- N/A 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
- N/A 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.

At this time, plans are preliminary (per jurisdiction direction). Approximately 1.3 acres will be modified. Site lighting will be addressed upon approval of this request, indicating cut-off fixtures (many on timer). Sign will be developed upon approval of this request as well, but will fall within parameters set by the Zoning Ordinance. Storm drainage patterns will be developed upon approval of this request, where a storm water retention area will be required as determined by the Civil Engineer.

- (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: _____

OFFICE USE ONLY:

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

Attachment #1 - Question response

Question #1 Response:

No error - N/A

Question #2 Response:

Given the continued growth of the region & housing models currently employed in neighboring communities such as east Apex, Holly Springs, Fuquay Varina (housing developments, multi-family housing, etc.), an increase in demand for storage facilities and locations for the storage of property is evident. Storage facilities/ boat and RV storage lots are located east of Jordan Lake, but significantly less are located south and west of the lake.

We propose this zone amendment based on the location of this property being on a main artery (Pea Ridge Road) serving Jordan Lake, within 1.5 miles of the nearest boat launch, and less than five (5) miles to several campgrounds operated by the Corps of Engineers that will serve property owners from Raleigh to Sanford and locations between.

Question #3 Response:

Currently, the property is undeveloped, outside of a driveway extending from Pea Ridge Road to the field, which is approximately 300 feet from Pea Ridge Road. The wooded areas on each side of this driveway are planned to remain as buffer, outside of widening of the drive itself. Work will occur within the confines of the existing field, leaving the remaining five (5) acres (eastern side) undeveloped.

Although the geographical location of this property is primarily residential, many people, local and not, venture to Chatham County for recreation at the county's many water and camping areas. It is our intent to follow The Chatham Plan (Land Conservation and Development Plan) by providing a storage facility for these people that is in close proximity to these recreational areas - while working to maintain the residential appearance of the area. This site will remain primarily wooded in order to maintain the natural appearance.

Question #4 Response:

It is our intent to comply with zoning, building, fire, and environmental health regulations as we build this business in Chatham County. In addition, plan to partner with local Chatham County businesses to provide avenues for required services, such as winterization and minor maintenance to help promote other small businesses in our area.

On another note, the watershed classification for this property will only allow 24% impervious surface. Given the property size is 11.49 acres, we will fall well below this threshold with our current plan. Currently, our storm water retention area is marked on the preliminary drawings, but will be further developed upon approval of this request.