

CONDITIONAL ZONE
PERMIT

APPLICATION FOR
NEW CUP OR A
REVISION TO AN
EXISTING CUP

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: WINTER CUSTOM YACHTS

MAILING ADDRESS OF APPLICANT: 2273-A HOLLAND CHAPEL RD APEX, NC 27523

PHONE NUMBER/E-MAIL OF APPLICANT: 919-267-6058 wintercustomyachts@gmail.com

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

Name(s) APEX NURSERIES INC

Address: 2273 HOLLAND CHAPEL RD

APEX, NC ZIP 27523

Telephone: 919-267-6058 FAX: _____

E-Mail Address: wintercustomyachts@gmail.com

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

ADDRESS OF SUBJECT SITE: 2273-A HOLLAND CHAPEL RD APEX, NC 27523

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 64272

CURRENT ZONING DISTRICT/CLASSIFICATION: CUP-IND-L

TOTAL SITE ACRES/SQUARE FEET: 11.54 ACRES

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: **Please select the use/s category from Section 10.13 of Zoning Ordinance**

LIGHT MANUFACTURING

It is important that the applicant provide information to explain how the permit request or revision satisfies the following required five findings. **All applications shall contain the following information.** Please use attachments or additional sheets in order to completely answer these findings if necessary. If there is a finding that you feel does not apply to this submittal, please mark with "N/A" for not applicable. **Please use the "Materials Checklist" to complete each finding.**

- PLEASE SEE ATTACHED
1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

 2. The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

 3. The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

 4. The requested permit will be or remain consistent with the objectives of the Land Conservation and Development Plan.

 5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

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:

- | | |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> Chatham County Appearance Commission | Date of Meeting <u>FEB 20, 2014</u> |
| <input checked="" type="checkbox"/> Held Community Meeting | Date of Meeting <u>MARCH 7, 2014</u> |

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. 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;
 - 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.*

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 TIM WINTERS 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: *William Roger Lynn*

Date: 3/7/14

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: *Tim Winters*

Date: 3-7-14

OFFICE USE ONLY:

DATE RECD: _____

BY: _____

APPLICATION #: PL20 _____

FEE PAID \$: _____

Check No. _____ Cash CC Money Order

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

To: Chatham County ZONING ADMINISTRATOR

Date: 3-7-14

Proposed Zoning: CUP-IND-L

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) _____. A copy of the written notice is also attached.

The meeting was held at the following time and place: WINTER CUSTOM YACHTS INC
2273 HOLLAND CHAPEL RD APEX NC 27523

The persons in attendance at the meeting were: _____
RONALD & JEAN COPELAND, WILL COPELAND

The following issues were discussed at the meeting: FUTURE PLANS, COLORS OF
STRUCTURES

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

Date: 3-7-14
Applicant: WINTER CUSTOM YACHTS
By: TIM WINTERS

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.

Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

Legal notices are mailed to these owners so please type or write neatly

(1) CAROL R RIGSBEE
3609 NC HWY 751
APEX, NC 27523

(2) DIANNE B LAWRENCE
2260 HOLLAND CHAPEL RD
APEX, NC 27523

(3) NORTH CHATHAM VOLUNTEER FIRE DEPT INC
2352 HOLLAND CHAPEL RD
APEX, NC 27523

(4) APEX NURSERIES
2551 HOLLAND CHAPEL RD
APEX, NC 27523

(5) RONALD & JEAN COPELAND
3003 NC HWY 751
APEX, NC 27523

(6)

(7)

(8)

(9)

(10)

(11)

(12)

(13)

(14)

(15)

(16)

(17)

(18)

(19)

(20)

(21)

(22)

(23)

(24)

(25)

(26)

Winter Custom Yachts

Application to amend the Conditional Use Permit

Supporting Information

1) Location:

Physical Address: 2273 Holland Chapel Rd. Apex, NC 27523

- a. NC Hwy 751 services our facility.
- b. No private roads service our facility
- c. Current Zoning: CUP IND-L
- d. Watershed Designation: WS-4-PA, 36% Impervious allowed
- e. Does not border any major Wildlife Habitats
- f. 11.54 Acres
- g. No current easements
- h. Current use of property is light manufacturing
- i. Currently there is (1) house, and (2) buildings
- j. No other CUP have been granted

2) Description of Use:

Currently the property is being used to manufacturer custom sport fishing boats. The requested plan would allow for additional storage space to accompany the current construction facilities.

3) Start and Completion Projections

Construction would begin on (1) of the proposed buildings as soon as a building permit can be obtained. The remainder (2) buildings will be considered at a future date. The construction period would be 6 months. Completion of the first building would be complete by the year end of 2014.

4) Reference to existing County Plans

The proposed plan does not interfere with any of The Land Conservation and Development Plan.

Adjoining/Adjoining Property Owners

- Carol R Rigsbee, 3609 NC Hwy 751 Apex, NC 27523

- North Chatham Volunteer Fire Dept Inc., 2352 Holland Chapel Rd Apex, NC 27523
- Ronald & Jean Copeland, 3003 NC Hwy 751 Apex, NC 27523
- Dianne B Lawrence, 2260 Holland Chapel Rd Apex NC 27523
- Apex Nurseries INC, 2551 Holland Chapel Rd Apex, NC 27523

Specific Conditional Use Permit Application Requirements

Finding #1

The proposed expansion is permitted within the existing zoning district.

Finding #2

- The proposed expansion is required to help develop a higher level of efficiency to match the demand for our product. We are required to stock larger quantities of inventory to help manage our production schedule and to monitor quality of the materials being consumed. Our current facility is completely full of new boats in various stages of construction, which leaves no place to store materials in a dry, safe manner.
- We are the only boat builder in Chatham County.
- The county would not be required to add any additional improvements, or services to support the proposed expansion.
- The facilities being proposed would not provide any substantial tax revenue to the county.
- No employees will be added

Finding #3

- The proposed plan will have no impact on Emergency Services
- The proposed plan will not affect the daily traffic patterns of the business. No new additional traffic will be generated by the expansion. The current service roads are sufficient.
- The proposed expansion will not have any negative impact on the surrounding land values.
- The concept of this expansion is to put in place a world class boat manufacturing facility. It is our goal to create a facility that will leave a lasting impression on our visitors and customers. We plan to implement the proposed landscape plan to aid in the appearance and buffering of the additional facilities.
- The existing plan included pole lights in the parking lot of the facility. We would like to install these. All of the buildings will be equipped with exterior lighting and shields to ensure that all light is reflected down the side of buildings. It is our goal to light up the buildings surroundings for the safety and well-being of the facility, but not to impose on, or disturb our neighbors.
- The proposed expansion will not generate any noise. The buildings will be strictly for storage space.
- The buildings will not contain any chemicals of quantity.
- No additional signs are planned.

Finding #4

- A. Winter Custom Yachts is dedicated to maintain the rural character of the surrounding environment. The proposed facility would not remove any of the existing vegetation that is native to the area. We want to create a naturally appealing look of a world class facility nestled into the country life of Chatham County. Our facility is open to all and is an example of new commerce coming into the county. Our company is the pride of our area and prime example of the American dream coming together with the support of the local community. Our surrounding neighbors have all been a contributor to our success and remain a positive influence on our business.
- B. The proposed new expansion conforms to the Watershed Protection Ordinance and Flood Prevention Ordinance. Before, during, and after construction all precautions will be taken to contain any runoff due to the disturbed grounds. The entire project will not disturb more than a half of an acre and will be done with the upmost care.

Finding #5

- A. The additional facilities will not require any additional water needs. Our current facility has a private well that supplies the buildings. The additional structures will not include any bathrooms so no further usage is expected.
- B. The proposed facilities will not have any bathrooms. No wastewater will generated by the expansion.
- C. No public utility, (water or Sewer) will be required for the expansion.
- D. Access to our facility will be from Hwy 751, to Holland Chapel Rd. A driveway has been installed and is approved by the NCDOT. There are not any upgrades that need to be made to service this expansion.
- E. To control storm water runoff we will implement all of our resources to manage it properly. Silt fences will be added to screen any runoff due to the disturbed grounds. The proposed expansion is less than 20,000 square feet of area; therefore a storm water management plan is not necessary.