



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: Meadows Land Investment, LLC (Jim Anderson and Warren Mitchell)

MAILING ADDRESS OF APPLICANT: 8801 Fast Park Drive, Suite 301 Raleigh NC 27617

PHONE NUMBER/E-MAIL OF APPLICANT: 919-593-1916 warrendmitchellpe@gmail.com

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

Name(s) Diane Dodge

Address: 12330 US 15-501 Hwy North, Chapel Hill, NC 27517

ZIP

Telephone: na FAX: na

E-Mail Address: homeontherange01@nc.rr.com

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

ADDRESS OF SUBJECT SITE: 12330 US 15-501 Hwy North, Chapel Hill, NC 27517

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 18727

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: 3.677 Acres (160,172 sf)

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Self-storage facility / mini-warehouse storage facility with related retail and services (i.e. moving truck rental). Building 1 is 72,000 square feet. Building 2 is 50,400 sf. (total = 122,400 sf). Maximum height is 50 feet (4 stories). Building 1 is phase 1. Building 2 is phase 2.

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.**

There is no error in the ordinance being remedied with the application of this rezoning proposal.

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.**

The properties adjacent to this property on highway 15-501 are Wal Mart and the UNC park and ride facility. Just 10 years ago these properties were both undeveloped or residential. Due to these recent changes to the adjacent land use, this property is now also suitable to be a commercial use or a use other than residential.

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

The applicant is not aware of any adopted County plan that this proposed amendment will help carry out or satisfy.

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

This project is located on a major transportation corridor in an area that is expected to grow. There is already several existing commercial businesses at this crossroads including a convenience store, truck rental business, self-storage, a large national retailer and a park and ride facility. Attention was paid to the architecture so it will be recognized as one of the nicest self-storage facilities in the area.

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>April 23, 2014</u> |
| <input checked="" type="checkbox"/> Held Community Meeting | Date of Meeting <u>May 1, 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. **(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;
-

-
- 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. **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 Warren Mitchell 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: Diane Dodge

Date: 4/30/14

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: Warren D. Mitchell Warren D. Mitchell

Date: 5.1.14

OFFICE USE ONLY:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Check No. _____ Cash Credit Card Money Order

Application No. PL 20 _____

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

To: Chatham County ZONING ADMINISTRATOR

Date: May 1, 2014

Proposed Zoning: CD-RB

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) April 16, 2014. A copy of the written notice is also attached.

The meeting was held at the following time and place: Torero's Restaurant – 6:00 pm

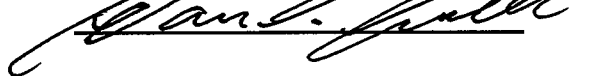
The persons in attendance at the meeting were: Warren Mitchell and Lauren Matas – the applicant. None of the adjacent or adjoining neighbors showed up.

The following issues were discussed at the meeting: na

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

Date: May 2, 2014

Applicant: Warren Mitchell

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.

April 16, 2014

Meadows Land Investment, LLC
8801 Fast Park Drive, Suite 301
Raleigh, NC 27617

Re: Development Input Meeting for Countyline Self-Storage.

Meeting shall be held at Chatham Community Church Ministry Center in Cole Park Plaza - 11520 US Hwy 15 501 North Suite 201 Chapel Hill, NC 27517 on May 1, 2014 from 6:00 to 7:00 pm.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a commercial project on 3.67 acres that we are proposing near your property on Parcel Number 18727. An informal community meeting will be held on May 1, 2014 beginning at 6:00 pm at Chatham Community Church Ministry Center in Cole Park Plaza - 11520 US Hwy 15 501 North Suite 201 Chapel Hill, NC 27517 and lasting approximately 1 hour (7:00 pm). Detailed directions are attached. Plans of our proposed development will be shown and you will have the opportunity to ask questions of people knowledgeable about the details of our project. We will listen and consider any input before we submit to the County.

This meeting is required as part of the County zoning process, however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact the person noted below.

Respectfully,

Warren Mitchell

For More Information, Please Contact:

Warren D. Mitchell, PE
(919) 593-1916
warrendmitchellpe@gmail.com

April 17, 2014

Meadows Land Investment, LLC
8801 Fast Park Drive, Suite 301
Raleigh, NC 27617

Re: **Development Input Meeting for Countyline Self-Storage.**

NEW MEETING LOCATION: Meeting shall be held at Toreros Restaurant in Cole Park Plaza 11520 #211 US Hwy 15 501 North, Chapel Hill, NC 27517 on May 1, 2014 from 6:00 to 7:00 pm.

Dear Adjacent Property Owner:

Please note that we have moved the meeting location from the original location mentioned on the April 16 letter. This letter is to invite you to a community meeting regarding a commercial project on 3.67 acres that we are proposing near your property on Parcel Number 18727. An informal community meeting will be held on May 1, 2014 beginning at 6:00 pm at Toreros Restaurant - Cole Park Plaza – 11520 #211 US Hwy 15 501 North, Chapel Hill, NC 27517 and lasting approximately 1 hour (7:00 pm). Detailed directions are included with the first letter. Plans of our proposed development will be shown and you will have the opportunity to ask questions of people knowledgeable about the details of our project. We will listen and consider any input before we submit to the County.

This meeting is required as part of the County zoning process, however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact the person noted below.

Respectfully,

Warren Mitchell

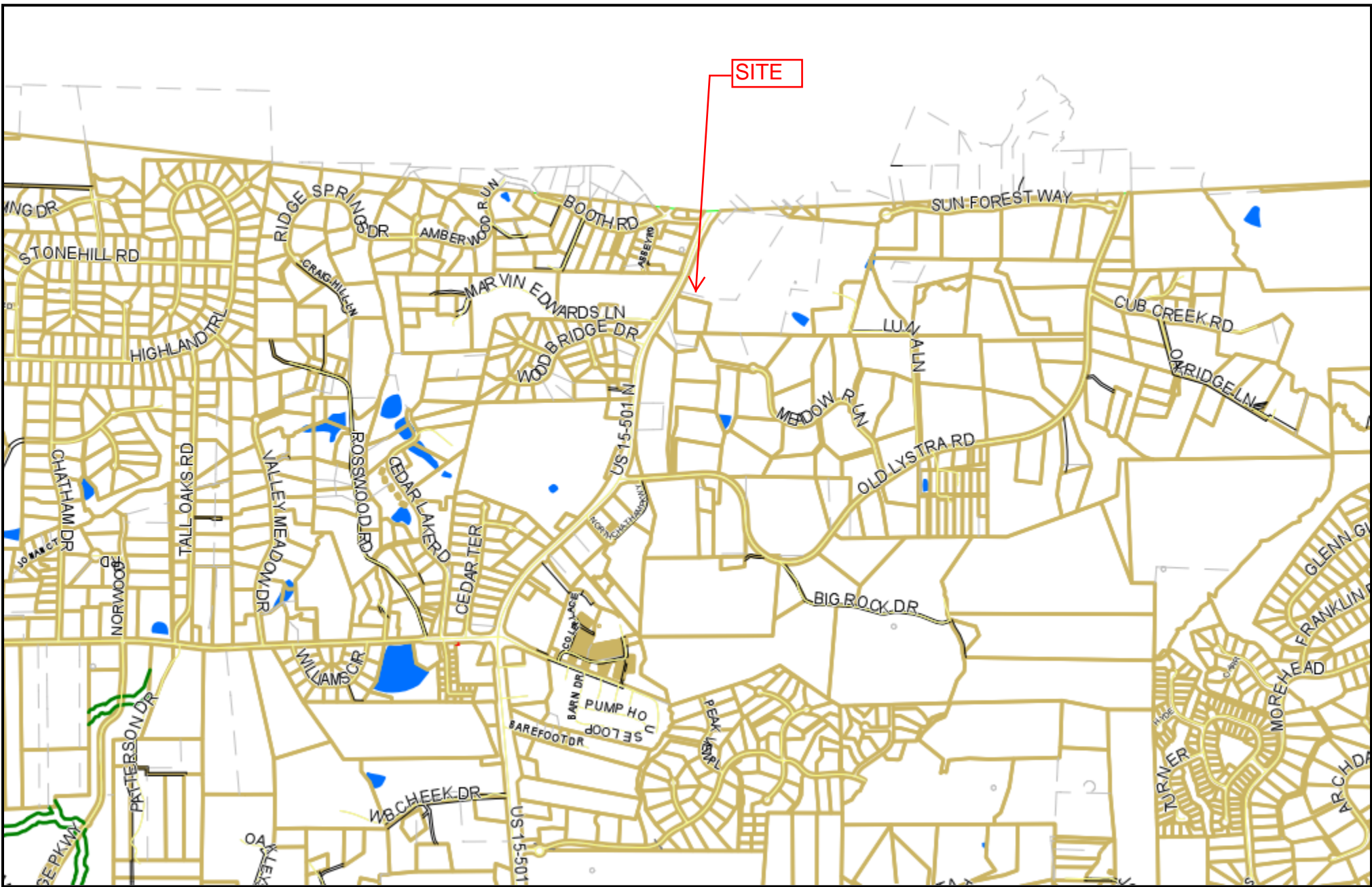
For More Information, Please Contact:

Warren D. Mitchell, PE
(919) 593-1916
warrendmitchellpe@gmail.com

Adjacent Landowners (property owners across a public or private road, easement, or waterway are considered adjacent landowners)

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

- (1) James T Edwards Jr Etal
77 Bell Circle
Chapel Hill, NC 27514
- (2) WAL-MART REAL ESTATE Business Trust
P O Box 8050
Bentonville, AR 72712-8050
- (3) Charles Joseph and Judith Coulson Pitman
536 Meadow Run Drive
Chapel Hill, NC 27517
- (4) Douglas A and Ann S Shackelford
535 Meadow Run Drive
Chapel Hill, NC 27514
- (5) The State of North Carolina
c/o UNC Property Office
CB#1060
Chapel Hill, NC 27599-1060



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.



One Inch = 1600 Feet

Mitchell Environmental, P.A.

April 29, 2014

Mr. Warren Mitchell, PE
Meadows Land Investment, LLC
8801 Fast Park Drive, Suite 301
Raleigh, North Carolina 27617

**Re: Septic System and Environmental Summary for Countyline Self Storage
12330 US Hwy 15-501 N, Chapel Hill (Chatham County, North Carolina)**

Mr. Mitchell:

On March 27, 2014, I met with Ms. Kim Warren at the proposed Countyline Self Storage site to request her confirmation of our septic soil suitability evaluation observations, and to field stake nitrification trenches for the proposed septic system. At this meeting, Ms. Warren did agree with our septic soil suitability observations. Together, we agreed there is sufficient provisionally suitable soil depth and area in the southwest corner of the property to accommodate shallow conventional nitrification trenches, sufficient in size for both the initial and repair drainfields. After our meeting, I field staked four possible nitrification trenches, using pin flags coded with orange, blue, white, and purple pin flags, as illustrated on the attached preliminary site plan. Total field staked trench length (396 ft) is nearly twice the minimum required for the proposed 125 gpd wastewater design flowrate, assuming the use of approved nitrification trench materials (EZ Flow or chambers; 104 ft initial; 104 ft repair) are used in place of standard gravel and pipe construction.

Prior to my on-site meeting with Ms. Warren, the entire site was evaluated for potential jurisdictional wetlands or surface waters. No jurisdictional wetlands or surface waters were observed at any location on the subject property.

Thank you for the opportunity to provide you with this septic system and environmental summary. Do not hesitate to call me if you have any questions or concerns about this letter or if you need any additional information.

Sincerely,

Scott Mitchell, PE, LSS





CHATHAM COUNTY, NC



15-501 Ministorage

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: 18727
 Map Number: 9776-56-4988.000
 Owner Name: DODGE DIANE
 Owner Address: 12330 US HWY 15-501 N
 Owner City: CHAPEL HILL
 Owner State: NC
 Owner Zip: 27517
 Tax Year: 2014
 Description: N1-45A

Deed Book: 1718
 Deed Page: 0065
 Plat Book:
 Plat Page:
 Deed Acres: 3.71
 Physical Address: 12330 US 15 501 N
 Improvement Value: 143693
 Land Value: 160008
 Fire District: 107
 Township Code: 13

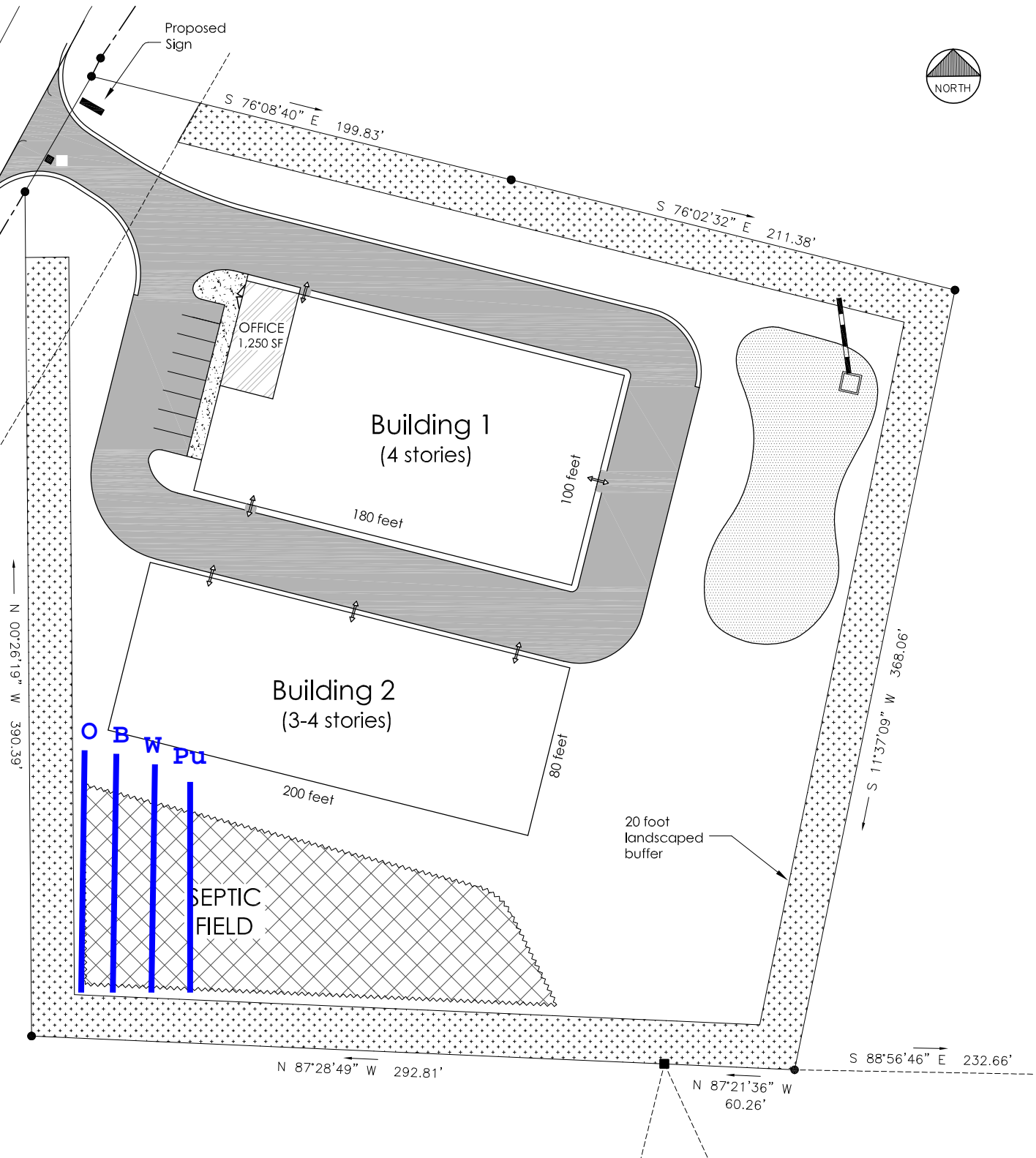


One Inch = 100 Feet



U.S. HIGHWAY 15-501
VARIABLE WIDTH PUBLIC R/W

50 FT BUILDING SETBACK



Orange: 107'
Blue: 102'
White: 95'
Purple: 92'

Only need 52' per
drainline for
125 gpd flowrate.

Maintain 17' from top
edge of cut (minimum).

SITE PLAN

1718
0065

FILED
CHATHAM COUNTY NC
TREVA B. SEAGROVES
REGISTER OF DEEDS
FILED Nov 13, 2013
AT 09:32:44 am
BOOK 01718
START PAGE 0065
END PAGE 0068
INSTRUMENT # 13068
EXCISE TAX (None)

BOOK 1718 PAGE 0065

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No. 0018727 Verified by _____ County on the ___ day of _____, 2013

Any delinquent taxes to be paid by the closing attorney upon disbursement of the closing proceeds.

Mail/Box to: Peter T. Blaetz, P.O. Drawer 59, Burlington, N.C. 27216

This instrument was prepared by: Holt, Longest, Wall, Blaetz & Moseley, PLLC

Brief description for the Index: _____

THIS DEED made this 8th day of November, 2013, by and between

| GRANTOR | GRANTEE |
|---|--|
| Dwight T. Kernodle, Jr., and Diane Dodge, as Co-Trustees of the Kernodle Family Trust dated 10-07-2004 c/o 12330 US Highway 15-501 N. Chapel Hill, N.C. 27517 | Diane Dodge 12330 US Highway 15-501 N. Chapel Hill, N.C. 27517 |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity.

The designation Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do bargain, sell and convey unto the Grantee, her heirs, successors, and assigns, all that certain lot or parcel of land situated in Chatham County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by the Grantee by instrument recorded in Book 1234, Page 365, and became the sole property of the Grantee upon the death of her mother, Peggy D. Kernodle. This deed is given to clarify that the Kernodle Family Trust has no interest in the subject property.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, her heirs, successors, and assigns forever. And the Grantors covenant with the Grantee that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors.

Certification: Dwight T. Kernodle, Jr., and Diane Dodge, as successor Co-Trustees of the Kernodle Family Trust dated October 7, 2004, pursuant to North Carolina General Statute 36C-10-1013, also authenticate and certify that: the above referenced Trust was created and executed on October 7, 2004 and Dwight T. Kernodle, Sr., and Peggy D. Kernodle were the original Trustees of said Trust. Pursuant to Article XIV of the Trust, the undersigned Co-Trustees took over as successor Trustees upon the death of Peggy D. Kernodle on September 18, 2013.

Dwight T. Kernodle, Sr., and Peggy D. Kernodle were the original Settlers and Grantors of said Trust. The undersigned successor Co-Trustee's address is 12330 US Highway 15-501 N., Chapel Hill, North Carolina, and the undersigned have continually served since September 18, 2013, and are currently serving as the Co-Trustees of the Kernodle Family Trust dated October 7, 2004. The undersigned Co-Trustees, pursuant to the terms of said Trust, have the power to convey title to any and all real property owned or titled in the Trust. The undersigned Co-Trustees have the authority to exercise all powers under the Trust, including, but not limited to, conveying title to real property (by gift or otherwise) owned or titled in the name of the Trust, without the consent or authorization of any other person or entity. This certification of Trust is made and executed for purposes set out in North Carolina General Statute 36C-10-1013, and the undersigned understand that this certification will be relied upon by third parties in connection with future ownership of the real property referenced above.

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

This deed prepared without the benefit of a title search.

[Signature]

Dwight T. Kernodle, Jr. (SEAL)
Dwight T. Kernodle, Jr., as Co-Trustee of the Kernodle Family Trust dated October 7, 2004

NO TAXABLE CONSIDERATION

DB (Initials)

Diane Dodge (SEAL)
Diane Dodge, as Co-Trustee of the Kernodle Family Trust dated October 7, 2004

STATE OF NORTH CAROLINA
COUNTY OF Alamance

I, the undersigned Notary Public of the County of Alamance and State aforesaid, certify that **Dwight T. Kernodle, Jr.**, as Co-Trustee of the Kernodle Family Trust dated October 7, 2004, 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 seal or stamp this 8th day of November, 2013.

My Commission Expires: 7-8-2017

(Affix Seal)

[Signature]
Peter T. Blantz Notary Public
Notary's Printed Name

STATE OF NORTH CAROLINA
COUNTY OF Alamance

I, the undersigned Notary Public of the County of Alamance and State aforesaid, certify that **Diane Dodge**, as Co-Trustee of the Kernodle Family Trust dated October 7, 2004, 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 seal or stamp this 8th day of November, 2013.

My Commission Expires: 7-8-2017

(Affix Seal)

Peter T. Blaetz
Peter T. Blaetz Notary Public
Notary's Printed Name

EXHIBIT "A"

**To deed from Dwight T. Kernodle, Jr., and Diane Dodge, as Co-Trustees
of the Kernodle Family Trust dated 10-07-2004, Grantors,
To Diane Dodge, Grantee.**

That certain lot or parcel of land situated in the Williams Township, Chatham County, North Carolina, and more particularly described as follows:

BEING all of that tract or parcel of land lying on the east side of US Highway 15-501 North, in Chatham County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin lying in the eastern boundary line of U.S. Highway 15-501, a 100 foot wide public right of way, said iron pin also being the westernmost corner of the property of Trudy G. Proctor, as described in Book 581, Page 897, and as shown on a plat recorded in Plat Slide 97-42, and running along and with the boundary line of Proctor South 76 degrees 04 minutes 28 seconds East 411.40 feet to an existing iron pin; continuing along and with the property line of Proctor South 11 degrees 36 minutes 51 seconds West 368.15 feet to an existing iron pin; running thence North 87 degrees 22 minutes 04 seconds West 60.19 feet to an existing concrete monument; running thence North 87 degrees 31 minutes 14 seconds West 292.80 feet to an existing iron pin; running thence North 00 degrees 28 minutes 38 seconds West 390.89 feet to an iron pin lying in the eastern boundary line of US Highway 15-501; running thence with the eastern boundary line of US Highway 15-501 North 29 degrees 56 minutes 54 seconds East 61.53 feet to the point and place of **BEGINNING**, consisting of 3.679 acres, more or less, as shown on that survey entitled "The Estate of Ruby Hutchins", dated 2/26/2002 and prepared by Triangle Surveyors, and being the same property conveyed to R. L. Hutchins and wife, Ruby Hutchins, in Book GQ, Page 247, Chatham County Registry. See also the Estate of Ruby Hutchins in Estate File 01-E-126, Chatham County Clerk of Superior Court.

| APPLICATION IDENTIFICATION | | N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION |
|---|------------------------------------|---|
| Driveway Permit No. | Date of Application April 18, 2014 | |
| County: Chatham | | |
| Development Name: Countyline Self Storage | | |

LOCATION OF PROPERTY:

Route/Road: US 15-501 Highway North

Exact Distance 1350 Miles N S E W
 Feet

From the Intersection of Route No. SR 1919 and Route No. US Hwy 15-501 Toward South

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other

Property: is is not within Pittsboro or any other City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

| | | | |
|--|--|-----------------|---------------|
| | PROPERTY OWNER (APPLICANT) COMPANY <u>Warren D. Mitchell</u> | NAME _____ | WITNESS _____ |
| | SIGNATURE _____ | SIGNATURE _____ | _____ |
| | ADDRESS <u>253 Tobacco Farm Way</u> <u>Chapel Hill, NC 27516</u> Phone No. <u>919-5931916</u> | ADDRESS _____ | _____ |

| | | | |
|--|-----------------------|-----------------|---------------|
| | AUTHORIZED AGENT | NAME _____ | WITNESS _____ |
| | COMPANY _____ | SIGNATURE _____ | _____ |
| | ADDRESS _____ | ADDRESS _____ | _____ |
| | _____ Phone No. _____ | _____ | _____ |

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

| | |
|-----------|------|
| SIGNATURE | DATE |
|-----------|------|

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

| | | |
|-----------|-------|------|
| SIGNATURE | TITLE | DATE |
|-----------|-------|------|

APPLICATION APPROVED BY DISTRICT ENGINEER

| | |
|-----------|------|
| SIGNATURE | DATE |
|-----------|------|

INSPECTION BY NCDOT

| | | |
|-----------|-------|------|
| SIGNATURE | TITLE | DATE |
|-----------|-------|------|

COMMENTS: