

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: George Farrell, Jr

MAILING ADDRESS OF APPLICANT: 354 McGhee Rd Chapel Hill NC 27517

PHONE NUMBER/E-MAIL OF APPLICANT: 919 417-1417

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

Name(s) Farrell Family Trust

Address: 354 McGhee Rd

Chapel Hill NC

ZIP 27517

Telephone: 919 417-1417 FAX: 919 942-1859

E-Mail Address: grfarrjr@aol.com

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

ADDRESS OF SUBJECT SITE: 354 McGhee Rd Chapel Hill NC 27517

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 70347

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: .13 of the 1.73 Acres

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Boat Storage Facility /
Recreational Vehicle Storage Facility / Self 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 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.**

NA

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 proposed business uses will be beneficial to the County by providing necessary goods and services to the local community. We are in current need for more boat and RV storage to service Governors Club, Governors Forest, Governors Lake, Westfall and The Preserve. The owners of large boats and RVs need a place that is suited to handle the turning area needed to operate their recreational vehicle. Most subdivisions are not created to handle the movement or storage of these boats or RVs. Our boat and RV spaces are constantly between 95% to 100% occupied. We turn away several calls a month for lack of space. There is also a need for more self-storage. Our self-storage facility right now is between 90% to 100% occupied. We have turned away many potential customers this year because we simply had no available units. Although we need both climate and non-climate self-storage units, we have no non climate units built at this time. Many of our boat and RV customers like the convenience of having a storage unit near their boat or RV to store fishing gear, camping equipment as well as recreational accessories.

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

The land use plan encourages appropriate crossroad commercial centers at designated intersections. This project promotes keeping these types of uses near the lake. The intersection of Farrington Point Rd and McGhee Rd has a C-Store which provides hunting, fishing and camping supplies, gas and food for boaters and campers at the Lake. Our facility is located 1 ½ miles from the Farrington Point Boat Ramp.

Tourism establishes an important component of the County's economy. The more services we are able to provide at commercial centers around Jordan Lake the more people we will attract to our

beautiful County. This project will be a long term asset to the community.

4. **The requested amendment is either essential or desirable for the public convenience or welfare.**

On May 12, 2012 we received approval to build boat and rv storage spaces on parcel# 74986. Parcel # 74986 is adjacent to the subject property. It only took a few months after the approval of the property on May 12, 2012 to reach and maintain an 85% to 100% occupancy. The current and past customers have requested more covered spaces for their boat or RV along with some self-storage. The current covered units are about 17% of units. We have a total of 45 boat and RV spaces and 8 of them are covered.

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

The current operation of our boat and RV storage has been a great service for people wanting to camp and boat at Jordan Lake. Our facility is one of the closet storage facilities to Jordan Lake. We are located approximately a mile and half from the Farrington Point Boat Ramp. Farrington Point is a free boat ramp, therefore widely used by many boaters. Because we are located near Jordan Lake, customers do not have to pull the boat or camper back through the city on their way home. The Chatham County Watershed Protection Ordinance allows Mini-Warehouse Storage Facilities and Boat, Camper, and Recreational Vehicle Storage as permitted uses.

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:

☒ Chatham County Appearance Commission

Date of Meeting June 22, 2016

☒ Held Community Meeting

Date of Meeting July 10, 2016

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.
- 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.
 - The Planning Department shall take no further action on the application until the applicant submits the required information.
 - 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.
 - 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:
 - If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 - 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;
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- ☒ 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 George Farrell Jr. 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: Farrell Family Trust, by *G. Farrell Jr.*

Date: 7/12/16

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: GRJ

Date: 7/12/16

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: July 10, 2016

Proposed Zoning: CB

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) June 25, 2016. A copy of the written notice is also attached.

The meeting was held at the following time and place: 306 McGhee Rd
Chapel Hill NC 27517

The persons in attendance at the meeting were: Barbara Farrell
Carl McGhee

The following issues were discussed at the meeting: general overall site
plan and landscaping; no objection to plan

As a result of the meeting, the following changes were made to the rezoning petition:
make sure that dead trees are replaced
on existing landscaping

Date: 7/10/16
Applicant: George Farrell Jr.
By: George Farrell Jr.
AR

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.

June 25, 2016

George Farrell, Jr

354 McGhee Rd

Chapel Hill NC 27517

RE: **DEVELOPMENT INPUT MEETING** for Farrell's Lakeside LLC located at 354 McGhee Rd, Chapel Hill NC 27517 on July 10, 2016 at 4 PM.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a boat, RV and self-storage project on 1.73 acres we are proposing near your property, on Parcel Number 70347. An informal community meeting will be held on July 10, 2016 beginning at 4:00 pm at 354 McGhee Rd, Chapel Hill NC 27517 and lasting approximately 1 hour. Detail directions are attached. The proposed project will be served by no water and no wastewater needs. Plans of our proposed development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as a 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. A copy of the map showing our proposed project is attached and can also be viewed on the Chatham County web site at www.chathamcountync.org/planning under the Rezoning & Subdivision Cases link.

Respectfully,

George Farrell, Jr

For more information, Please Contact:

George Farrell, Jr

354 McGhee Rd

Chapel Hill NC 27517

DIRECTIONS: TURN ONTO MCGHEE RD AND GO APPROXIAMATELY 1/3 MILE AND PROPERTY IS ON
RIGHT. 354 MCGHEE RD CHAPEL HILL NC 27517

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Carl Edward McGhee

Street and Apt. No., or PO Box No.

321 McGhee Rd

City, State, ZIP+4®

Chapel Hill NC 27517

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)
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Postmark
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Postage

\$

Total Postage and Fees

\$

Sent To

Barbara Farrell

Street and Apt. No., or PO Box No.

306 McGhee Rd

City, State, ZIP+4®

Chapel Hill NC 27517

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

DUPLICATE

Eagles at Chapel Hill

11620 US 15-501 Hwy N

Chapel Hill, NC, 27517-6015

361376-B003

06/25/2016

10:00:43 AM

Sales Receipt

Product	Sale	Final
Description	Qty	Price

First-Class Letter	1	\$0.47
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(Expected Delivery Day: Mon 06/27)

(CHAPEL HILL, NC 27517)

(Weight: 0 Lb 0.80 Oz)

Certified	1	\$3.30
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(®®USPS Certified Mail #)

(70150640000102661713)

Return Rcpt	1	\$2.70
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(®®USPS Return Rcpt #)

(9590940309775223179052)

First-Class Letter	1	\$0.47
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(Expected Delivery Day: Mon 06/27)

(CHAPEL HILL, NC 27517)

(Weight: 0 Lb 0.80 Oz)

Certified	1	\$3.30
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(®®USPS Certified Mail #)

(70150640000102661676)

Return Rcpt	1	\$2.70
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(®®USPS Return Rcpt #)

(9590940309775223179076)

Total	\$12.94
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Debit Card	\$12.94
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®®For tracking or inquiries go to USPS.com
or call 1-800-222-1811.

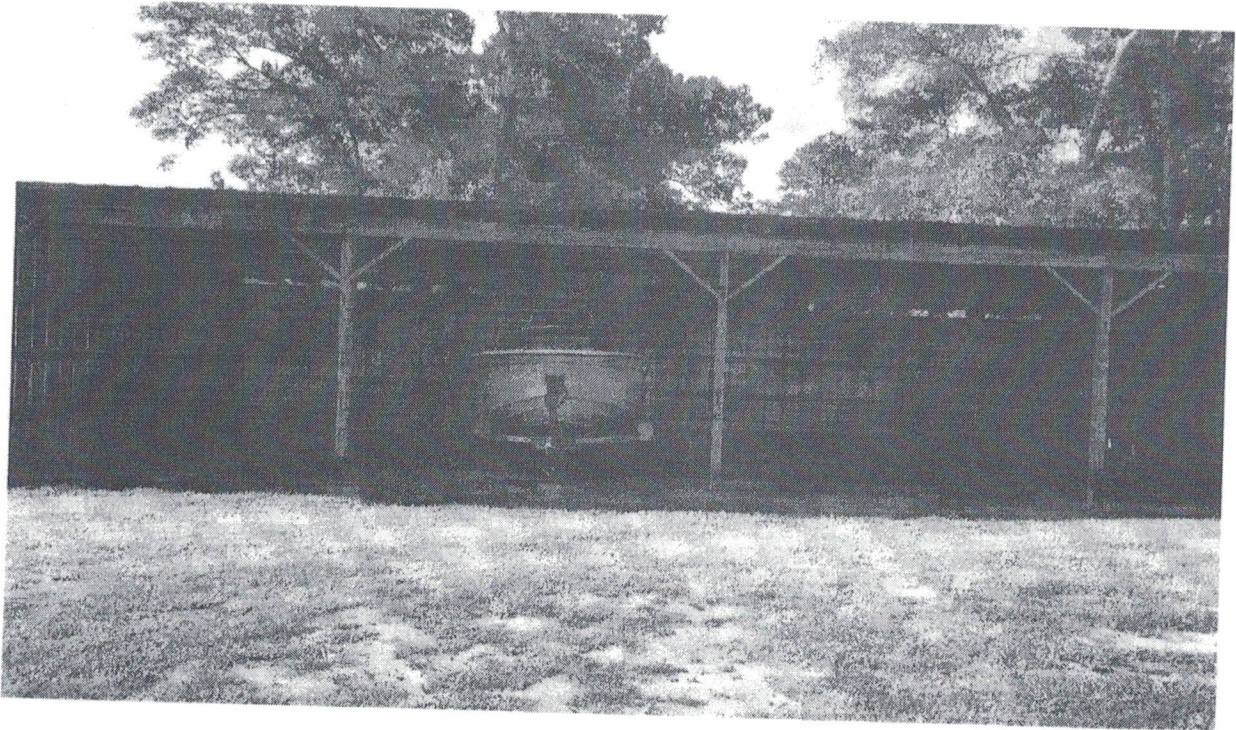
Thank you!

Bill#: 1-14863-1-2100354-2

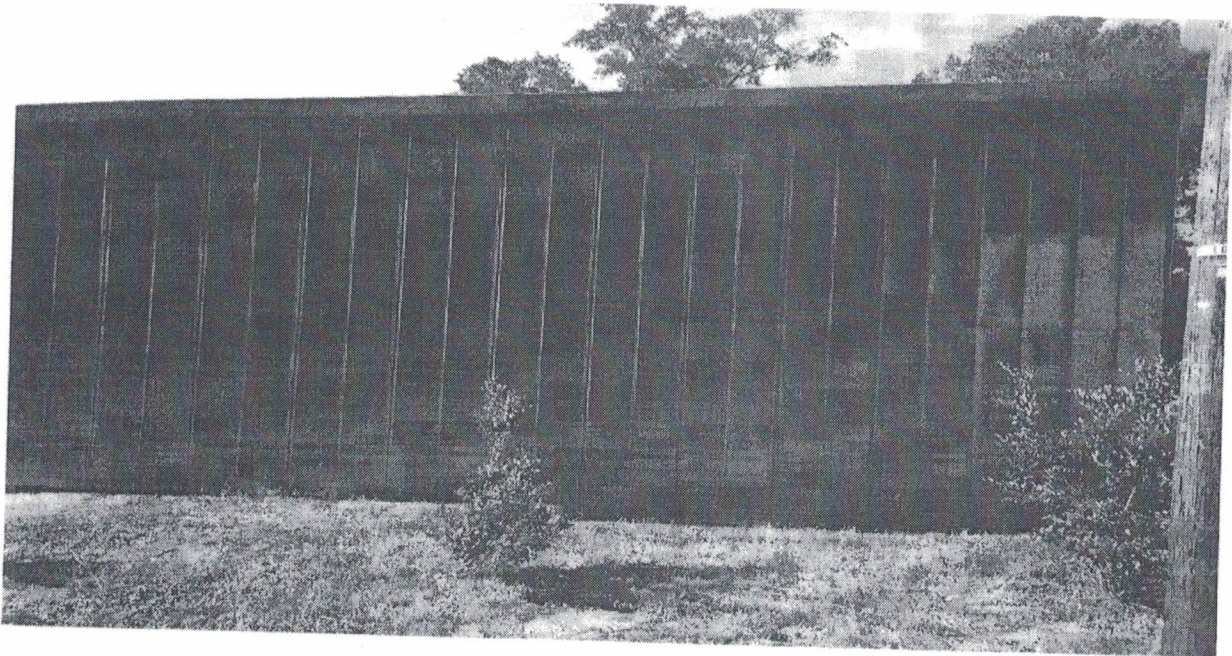
Clerk: EAGLES02

All sales final on stamps and postage.

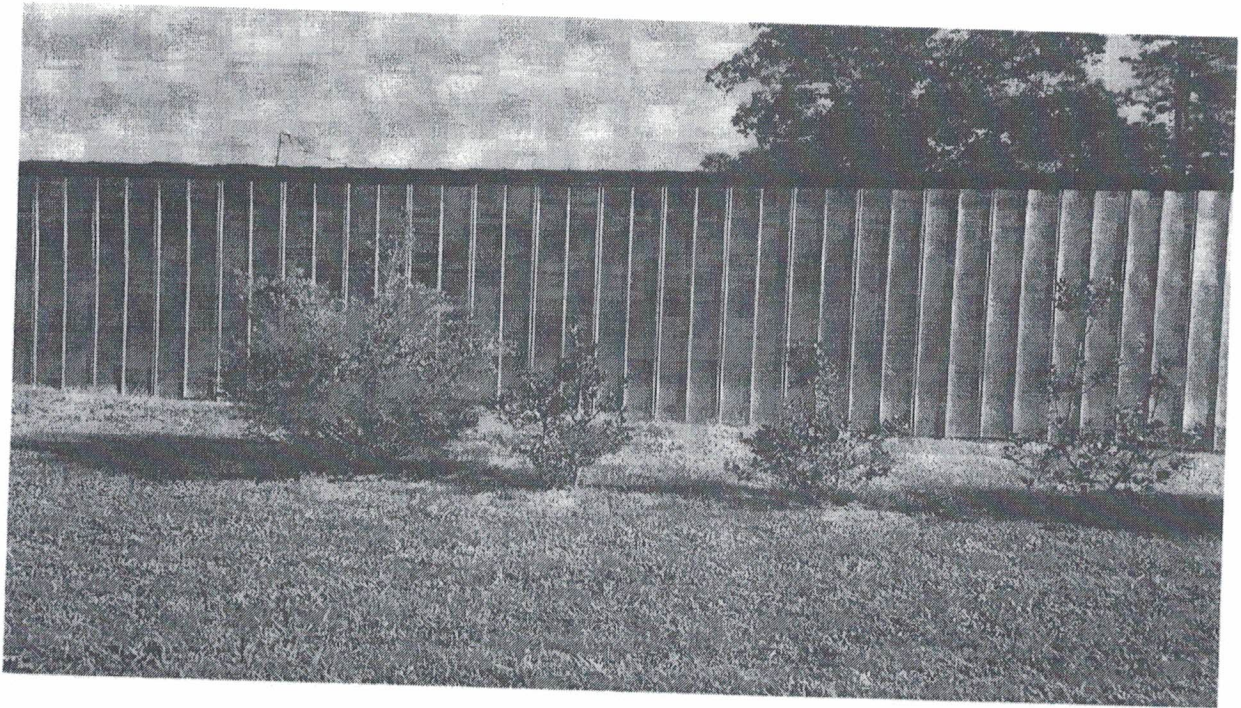
CANOPY FRONT



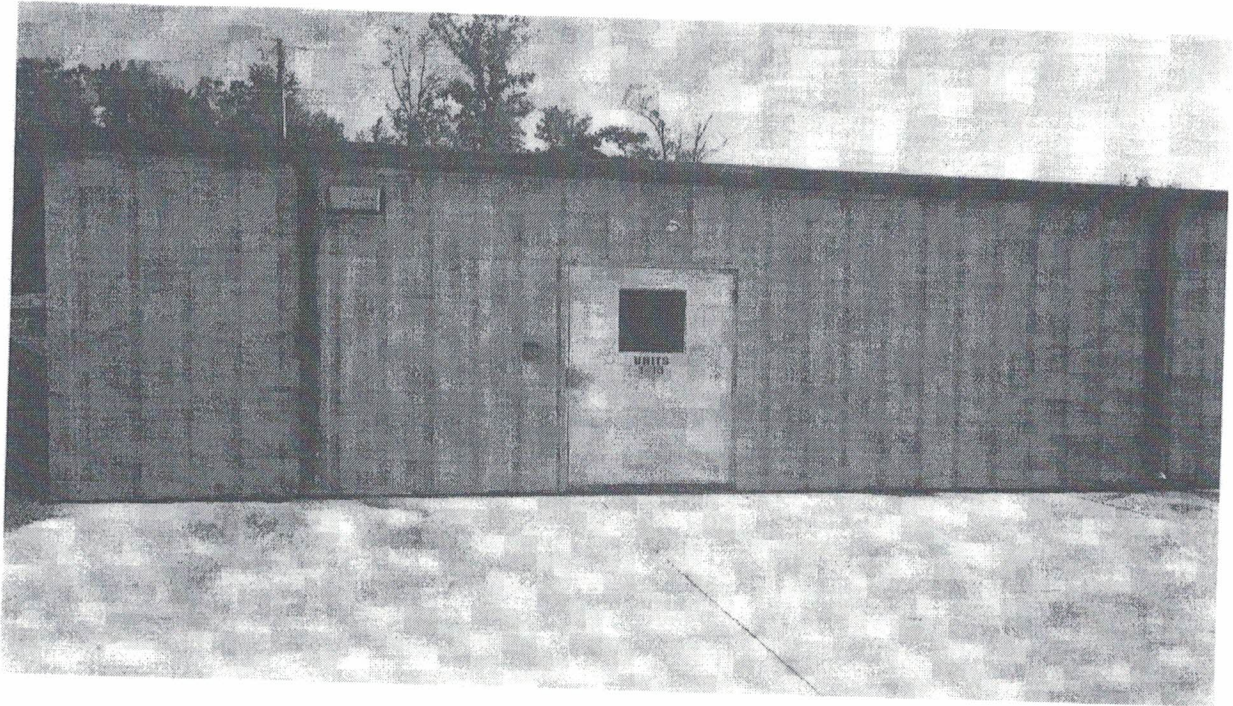
CANOPY SIDE



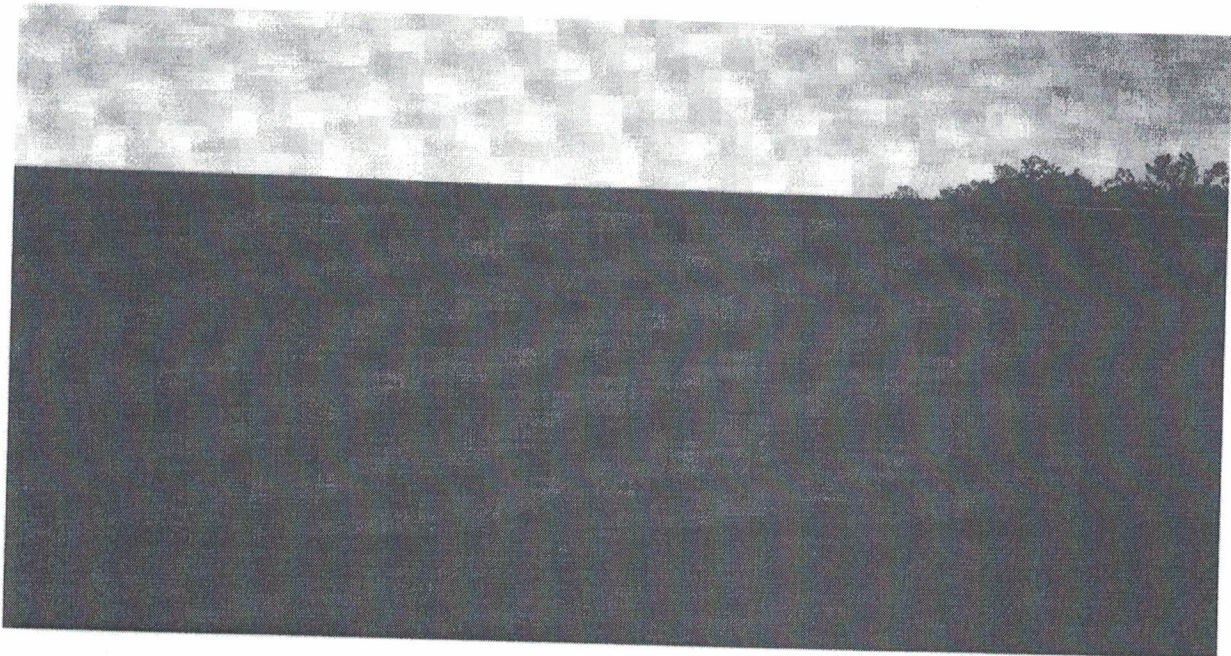
CANOPY BACK



SELF STORAGE FRONT



SELF STORAGE SIDE



SELF STORAGE BACK

