

# CONDITIONAL USE 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: Kunal Enterprises, LLC c/o 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) Kunal Enterprises LLC

Address: 210 Joseph Pond Lane

Cary NC 27519 ZIP

Telephone: (919) 345-2075 FAX:

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: 55 Jordan Lake Commons Drive Apex NC 27523

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 70029

CURRENT ZONING DISTRICT/CLASSIFICATION: CU-B1 w/CUP

TOTAL SITE ACRES/SQUARE FEET: 15.34 acres (668,210 s/f) and Marshall Rd property of 17.83 acres

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

Extension of permit on Condition #3 of the approved December 15, 2014 CUP approval

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.**

- 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.

N/A

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

N/A

- 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.

N/A

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

N/A

- 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.

SEE ATTACHED

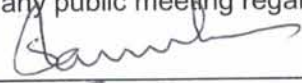
**STOP!**

**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 \_\_\_\_\_ N/A \_\_\_\_\_
- Held Community Meeting                                      Date of Meeting \_\_\_\_\_ N/A \_\_\_\_\_

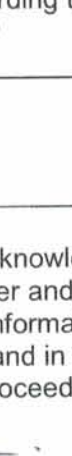
**SECTION D. SIGNATURE STATEMENTS**

**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: 

Date: Nov 10, 2016

**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: Nov 10, 2016

**OFFICE USE ONLY:**

DATE RECD: _____
BY: _____
APPLICATION #: PL 20 _____
FEE PAID \$: _____
<input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> CC <input type="checkbox"/> Money Order

Kunal Enterprises, LLC

210 Joseph Pond Lane

Cary NC 27519

Phone: (919) 417-1417

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11/10/2016

Ms. Angela Birchett, CZO  
Zoning Administrator  
Chatham County Planning Department  
PO Box 54  
Pittsboro, North Carolina 27312

Re: Kunal Enterprises, LLC (HWY 64 Storage site expansion)  
Conditional use permit on Parcel No. 70029, located at 12820 US 64 East and Parcel No. 69707  
(approx. 17.829 acres located on Marshall Rd New Hope Township).

Dear Angela,

Our current approval was given an expiration date of December 15, 2016.

We are requesting a 24 month extension. After we recieved our approval December 15, 2014 we began the steps to complete the project. During the process we were surprised to learn that we were going to have to pay over \$250,000 in nitrogen and phorspus fees to the the state. This was a shock to us and we had to stop our process and look to see what we could do to continue with our project. After learning that there were some changes that were going to be made by the state in 2016 that would helps us in this matter, we waited for the approval of these changes. The changes would make it possible for us to begin work on our project again. The Chatham County Board of Commissioners adopted these changes from the state on August 1, 2016.

Please allow our request to extend our project for 24 months, so we can complete the expansion.

Thank you for your time and consideration,

George Farrell, Jr  
Developer

**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) Jean Fish  
209 Bob Horton Rd  
Apex NC 27523

(2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(3) Andrew Clark & Staley Smith  
PO Box 457  
Apex NC 27502

(4) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(5) Kathy Booth  
114 Palace Garden  
Cary NC 27518

(6) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(7) Jerry & Inez Poe, Trustees Dewey C Poe Trust  
892 Tody Goodwin Rd  
Apex NC 27502

(8) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(9) Extra Garage Self Storage Center LLC  
109 Tropez Lane  
Cary NC 27511

(10) \_\_\_\_\_  
\_\_\_\_\_  
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(11) Goldston Apex Properties LLC  
7728 Grace Cove Lane  
Wake Forest NC 27587

(12) \_\_\_\_\_  
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(26) \_\_\_\_\_  
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NOTE: These points are located near or on the site in present use for agricultural purposes. No other agricultural operations will be conducted on this site. The site is located in the unincorporated area of Chatham County, N.C. (Section 106-101) provides some protection for existing agricultural operations against nuisance lawsuits.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETTA ANGLE
C1	434.00'	278.74'	274.93'	S 89°45'17" E	30°55'50"
C2	1080.36'	211.02'	210.87'	N 89°09'42" E	11°24'08"
C3	1347.00'	56.37'	56.36'	N 82°15'41" E	02°23'51"
C4	1347.00'	61.99'	61.99'	N 74°44'39" E	02°58'15"

- EM 1 1/2" IRON PIPE 2" ABOVE GROUND
- EM 2 3/4" IRON PIPE 8" ABOVE GROUND
- EM 3 1/4" IRON PIPE 2" ABOVE GROUND
- EM 4 1/2" IRON PIPE 2" ABOVE GROUND
- EM 5 1" IRON PIPE 2" ABOVE GROUND
- EM 6 1" IRON PIPE 2" ABOVE GROUND
- EM 7 1" IRON PIPE 2" ABOVE GROUND
- EM 8 1" IRON PIPE 2" ABOVE GROUND



LINE	BEARING	DISTANCE
1 - 2	N 71°40'04" W	89.00'
2 - 3	N 71°40'04" W	10.00'
3 - 4	N 59°10'18" W	24.52'
4 - 5	N 38°28'42" W	13.77'
5 - 6	N 10°20'38" E	18.00'
6 - 7	N 33°45'28" W	15.71'
7 - 8	N 74°41'43" W	22.70'
8 - 9	N 58°15'34" W	34.17'
9 - 10	N 42°34'04" W	24.40'
10 - 11	N 19°55'34" E	14.51'
11 - 12	N 05°50'00" W	30.81'
12 - 13	N 17°47'53" W	23.18'
13 - 14	N 39°25'03" W	55.95'
14 - 15	N 30°19'25" W	57.41'
15 - 16	N 81°08'51" W	39.80'
16 - 17	N 27°48'39" W	25.05'
17 - 18	N 18°15'04" W	27.49'
18 - 19	N 09°03'34" E	32.38'
19 - 20	N 35°28'11" W	94.75'
20 - 21	N 38°04'15" E	11.53'
21 - 22	S 48°08'12" E	133.88'
22 - 23	N 83°27'37" E	41.84'
23 - 24	S 09°45'58" E	20.14'
24 - 25	S 09°45'58" E	20.14'
25 - 26	S 09°45'58" E	20.14'
26 - 27	S 09°45'58" E	20.14'
27 - 28	S 09°45'58" E	20.14'
28 - 29	S 09°45'58" E	20.14'
29 - 30	S 09°45'58" E	20.14'
30 - 31	S 31°47'51" E	84.89'
31 - 32	S 27°54'31" E	108.96'
32 - 33	S 30°28'34" E	120.03'
33 - 34	S 84°50'50" E	33.74'(tie)
34 - 35	N 76°37'12" E	73.10'(tie)
35 - 36	N 50°13'13" W	48.83'(tie)

- NOTES**
- No Title Search was made by this Surveyor during the course of this Survey.
  - This Surveyor does not verify to the existence or location of any underground features (pipes, utilities, etc.).
  - This property is subject to all easements of record affecting adjacent property.
  - There were no NCDS documents found within 2000 feet of this parcel of land.
  - Points 8 - 13 and 18 are computer points in the center of the stream.
  - Points 24, 25, 26, and 27 are computer points only. Points 25 and 27 are 32' and 32' north of the centerline of the existing grove road.
  - The northern property lines of these lots along S.R. 1546 follow the centerline of the former location of the grove road prior to paving.
  - Lots A and B are not approved as separate lots for building development but are approved for recording purposes only.

**OWNER CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

I hereby certify that I am (the and/or the owner(s)) of the property shown and described herein and that said property is exempt from the Subdivision Regulations of Chatham County by definition.

2015

Owner of Authorized Agent and Title

**CERTIFICATION BY PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

I hereby certify the property shown and described herein is exempt from the Subdivision Regulations of Chatham County by definition.

2015

Planning Director or Authorized Representative

Note of North Station  
County of Chatham

I, Chatham County, certify that the plat is of a lot which the subdivision regulations do not require.

Surveyor

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify that the following is a true and correct plat:

- That the survey shows a subdivision of land within the area of a plat or map which has an area of more than one acre.
- That the survey is located in some portion of a county or municipality, that it is completed to be an ordinance that requires a plat.
- That the survey is of a lot or lots of land that do not create a new street or change an existing street.
- That the survey is of another category, such as the reestablishment of existing parcels, a unit entered parcel, or other exception to the definition of subdivision.

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book 2884, Page 288) (I certify that the information on this plat was derived from a plat recorded in Book 2884, Page 288) (I certify that the information on this plat was derived from a plat recorded in Book 2884, Page 288) (I certify that the information on this plat was derived from a plat recorded in Book 2884, Page 288).

NOTE: This document is a true and correct copy of the original document. It is not a certified document.

2015

Surveyor

LICENSE NUMBER L-2507

REFERENCE DEED BOOK 1284 PAGE 343  
PARCEL #89702  
PLAT #202-80-7487

AREA COMPUTED BY COORDINATE METHOD

SURVEY FOR  
**SUNIL KAMERKAR and KUNAL ENTERPRISES, LLC**

HAGLEY TOWNSHIP CHATHAM COUNTY, N.C.

**VAN R. FINCH - LAND SURVEYS, P.A.**  
109 Hillsboro St. Pittsboro, N.C. 27312  
FIRM LICENSE FC-513

OWNER: SUNIL KAMERKAR 210 JOSEPH POND LANE, CARY, N.C. 27519  
DATE: AUGUST 18, 2014  
REVISED: JANUARY 23, 2015  
SCALE: 1" = 100'

100 50 0 100 200 300

- MAP LEGEND**
- C/P EXISTING IRON PIPE
  - F/S EXISTING IRON STAKE
  - I/S IRON PIPE SET
  - I/S IRON STAKE SET
  - CCM EXISTING CONCRETE MONUMENT
  - ▲ R/S RAILROAD SPIKE
  - C/S EXISTING NAIL
  - ▲ C/S CONCRETE NAIL SET
  - N/S NAIL SET (604)
  - P/P POWER POLE
  - C/M COMPUTED POINT

