

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: Dale & Mary Stansell

MAILING ADDRESS OF APPLICANT: 1060 New Elam Church Road, New Hill, NC 27562

PHONE NUMBER/E-MAIL OF APPLICANT: 919-608-4667 / dalemstan@gmail.com

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

Name(s) same

Address: \_\_\_\_\_

ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

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

ADDRESS OF SUBJECT SITE: 1060 New Elam Chruuch Rd. New Hill, NC 27562

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 5248

CURRENT ZONING DISTRICT/CLASSIFICATION(S): R1

PROPOSED ZONING DISTRICT(S):  CD-NB  CD-CB  CD-RB  CD-O&I  CD-IL  CD-IH

TOTAL SITE ACRES/SQUARE FEET: .25 of 4.81 acres

**(Do not round up acreage. Use exact acreage amounts from tax records or as surveyed)**

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: CD-NB Outdoor Boat, RV and Trailer Storage – We propose to expand our current .328 of Boat & RV storage to add .25 acre and add storage for trailers (utility/work trailers and horse trailers)

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.**

No error  
\_\_\_\_\_  
\_\_\_\_\_

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.**

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.**

See Attachment 1  
\_\_\_\_\_  
\_\_\_\_\_

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

See attachment 1  
\_\_\_\_\_  
\_\_\_\_\_

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

See attachment 1  
\_\_\_\_\_  
\_\_\_\_\_

**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>January 24, 2018</u> |
| <input checked="" type="checkbox"/> Held Community Meeting               | Date of Meeting <u>February 3, 2018</u> |



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## **Section B. SUBMITTAL INFORMATION AND PROCEDURE**

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- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department upon approval of the sufficiency review by staff. **(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 packet 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**

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**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 or as accepted by staff, 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; (*NONE*)
-

- d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions; *(NONE)*
- e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development; *(NONE)*
- f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)** *Appearance Committee minutes included*
- g. All existing and proposed points of access to public and/or private streets; *↳ w/ picture*
- 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; *NONE*
- j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- k. Proposed provision of utilities; *with pictures of lights*
- 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; *NONE*
- m. The approximate location of any cemetery; *NONE*
- n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)** *with pic*
- 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)** *with pictures*
- 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 10 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. *NONE*

**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 \_\_\_\_\_ 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: De Stansell

Date: 3/2/18

**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: \_\_\_\_\_

<b>OFFICE USE ONLY:</b>	
Date Application Received:	<u>3-2-2018</u>
Received By:	<u>A. Birchett</u>
Fee Paid: \$	<u>762.50</u>
<input checked="" type="checkbox"/> Check No. <u>208</u>	<input type="checkbox"/> Cash <input type="checkbox"/> Credit Card <input type="checkbox"/> Money Order
Application No. PL 20	<u>180390</u>

January 20, 2018

Adjacent Landowners  
Address

Re: Development Input Meeting for lot expansion located at 1060 New Elam Church Rd.

Dear Mr. ,

This letter is to invite you to a community meeting regarding a small expansion on .25 acres that we are proposing between our current lot and our home, on Parcel Number 5248. An informal community meeting will be held on **Saturday, February 3, 2018 beginning at 10:00am**. The meeting will be held at our house, at **1060 New Elam Church Road**, New Hill and lasting approximately half hour. Plans of our proposed expansion 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 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 me.

Respectfully,

Dale & Mary Stansell  
New Elam Boat & RV Storage  
1060 New Elam Church Rd  
New Hill, NC 27562  
919-608-4667

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

To: Chatham County ZONING ADMINISTRATOR

Date: February 3, 2018

Proposed Zoning: R1 to CD-NB

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) January 20, 2018. A copy of the written notice is also attached.

The meeting was held at the following time and place: At our house at 10:00 am at 1060 New Elam Church Road, New Hill.

The persons in attendance at the meeting were: No one attended. However, after the letters were received two neighbors spoke with Dale to voice their support but to say they wouldn't be attending the meeting.

The following issues were discussed at the meeting: None, but the two neighbors who called voiced their support of the expansion. One asked where it would be and Dale told him it would be between the existing lot and our house.

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

Date: 3/2/18  
Applicant: Dale Stewart  
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.

**A receipt or stamp from the US Postal Service that shows the date of the mailings shall also be provided with this application.**

NEW HILL  
3525 OLD US 1 HWY  
NEW HILL  
NC  
27562-9998  
3655040539  
01/20/2018 (800)275-8777 9:09 AM

Product Description	Sale Qty	Final Price
Neon Celebrate! (Unit Price:\$0.49)	6	\$2.94
<b>Total</b>		<b>\$2.94</b>
Cash		\$5.00
Change		(\$2.06)

All sales final on stamps and postage  
Refunds for guaranteed services only  
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT  
POSTAL EXPERIENCE

Go to:  
<https://postalexperience.com/Pos>

840-5270-0179-001-00008-67090-02

or scan this code with  
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Bill #: 840-52700179-1-867090-2  
Clerk: 5



**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) (5514) Brad Ring  
998 New Elam Church Rd  
New Hill, NC 27562

(3) (88423) Brad & Marci Hodges  
66 Leila Place  
New Hill, NC 27562

(5) 69304) Hoyle Beckwith  
2877 Corinth Rd  
Moncure, NC 27559

(7) \_\_\_\_\_  
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(9) \_\_\_\_\_  
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(11) \_\_\_\_\_  
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(21) \_\_\_\_\_  
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(23) \_\_\_\_\_  
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(25) \_\_\_\_\_  
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(2) (5245) Ralph Wayne Kennedy  
1251 New Elam Church Rd  
New Hill, NC 27562

(4) (87861) Leonard Hoyle Beckwith  
385 Moncure Flatwoods Rd  
Moncure, NC 27559

(6) (88422) Dominic Obermiller  
120 Leila Place  
New Hill, NC 27562

(8) \_\_\_\_\_  
\_\_\_\_\_  
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(10) \_\_\_\_\_  
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(26) \_\_\_\_\_  
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## New Elam Boat & RV Storage

### Expansion Application

#### Attachment 1

### **2. The changed or changing conditions of the area or in the County in generally which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

A Conditional Use Permit was granted on April 21, 2014 to create a boat and RV storage lot on our property. That facility has been in operation since July 2014 and remains consistently full. We are seeking to add .25 more acres to expand our facility. Per Chatham County's Comprehension Plan 2017 (CP), it is the second fastest growing county in NC. Pursuant to the Plan's Economic Development Strategy 6.3 the County recommends to "support ... increased recreational opportunities and amenities," including building the "infrastructure for outdoor recreation, such as parking areas." (CP - page 58). While there are already many boat and RV storage areas in the vicinity of Jordan and Harris Lake, most are covered lots which can be cost-prohibitive to keeping recreational activity accessible for ALL residents. Studying the matrix of Chatham's goals to "promote compact growth pattern" (goal 3), "provide recreational opportunities and access" (goal 6) and "provide equitable access...to community access for all," (goal 9), there is an obvious need for more affordable storage spaces. (CP – page 40).

Since we opened our current lot in July 2014, we have been full, often having a waiting list. Feedback from our customers has consistently been that we are more affordable than the surrounding facilities. Additional storage spaces, especially cost-competitive spaces, are necessary. This need will only continue to increase as Chatham Park and other planned "Compact Communities," build the many residential areas that are planned. Most of these residential areas do not and will not allow the storage of large vehicles within the community. Having storage lots close to the lakes promotes convenience and safety in these communities by keeping these large vehicles off neighborhood roads. Our facility is only 2.9 miles from the New Hope Boat Ramp.

We propose expanding the entire lot, current .328 acre and expanded .25 acre, to allow for the storage of trailers. We had several horse and cargo/utility trailers being stored previously but had to ask them all to leave when it was brought to our attention that trailers were not included in our initial Conditional Use Permit. There are several horse farms located with 5 miles of our facility that board horses for others and we have repeatedly been asked if we had a space available. We propose to add trailers to our existing Conditional Use Permit. This is a growing need because most residential neighborhoods do not allow for the storage of horse or cargo/utility trailers within their community. Allowing trailer storage near the horse farms and in a rural area would promote safety within neighborhoods by keeping trailers, often laden with ladders and equipment, off congested neighborhood roads.

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

As stated above, Chatham County is growing fast! As more planned communities are built and more families move in, the need for more storage spaces outside of these neighborhoods will continue to grow. The proposed expansion would allow for the storage of more boats and RVs and would add utility and horse trailers to the current lot. This expansion would assist the County to meet the continuing growing needs of the County. This storage is in a rural area, away from congestion of planned communities and ideally situated between Jordan and Harris Lake. This would maintain the safety of the many planned “compact communities” currently planned and already being built.

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

An internet search indicates 14 places providing outdoor and covered boat and RV storage within 25 miles of the Jordan/Harris Lake area, ranging in price from \$55 to \$385 monthly. However, since we have been consistently full and a call to several of these current providers indicates they are also full, the need for more vehicle storage is evident. The planned growth of the area indicates that this current need will continue to increase. As Chatham Park alone may add 22,000 residential units (CP -page 23), the need for more storage facilities near Jordan and Harris Lake will continue to outpace the current availability.

The residential growth within the County is primarily planned as “Compact Communities.” Most of these communities will be governed by Home Owners Associations (HOA) that do not allow for the storage of large vehicles such as horse trailers, cargo/utility trailers and other work vehicles. The need for storage space for such trailers is growing. Allowing our facility to include these work, utility and horse trailers would promote safer roads by keeping these large vehicles out of neighborhoods.

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

We have already been granted a Conditional Use Permit for .328 of our 4.81 acre tract that currently provides 28 parking spaces. This expansion will simply add .25 acre for additional parking spaces. The requested revision will not impair the surrounding community and will actually enhance the safety and welfare of the overall Chatham County community by providing more boat and RV parking spaces near Jordan and Harris Lakes and adding trailer spaces, thus reducing these large vehicles being driven in neighborhoods.

- A) **Emergency Services:** There is a county fire hydrant on New Elam Church Road within 150 feet of the lot and a personal fire extinguisher mounted at the entrance gate. (see attached pictures).
- B) **Traffic:** There is already a DOT-approved driveway. New Elam Church Road is not a major thoroughfare so no traffic impact is expected. Approving this expansion will

actually assist in maintaining safe traffic patterns within the County as it will keep large vehicle traffic out of local neighborhoods.

- C) **Visual Impact & Screening:** There should not be any change to the visual presentation of the current lot. There are trees surrounding the current lot and the expansion does not change the look.
- D) **Lighting:** There are existing lights on the current lot, no additional lighting is anticipated. (see attached pictures).
- E) **Noise:** There are no anticipated issues with noise. We live right beside the current lot and rarely hear the vehicles arrive or leave. There have been no known noise complaints from neighbors since opening in July 2014. It is doubtful that additional spaces will cause any noise problems.
- F) **Chemicals, Biological and Radioactive Agents:** No chemicals or hazardous materials are allowed on the current lot and this will also be the policy of the expanded lot.