



## 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](http://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: Paul Brewer  
MAILING ADDRESS OF APPLICANT: 9524 Penny Rd Raleigh NC 27606  
PHONE NUMBER/E-MAIL OF APPLICANT: 919 924 1951 / wpaulbrewer@gmail.com

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

Name(s) <sup>Ⓐ</sup> Robert E Melean, <sup>Ⓑ</sup> Linda M Walls, <sup>Ⓒ</sup> Brenda Nobles  
Address: <sup>Ⓐ</sup> 6139 Lower Moncure Rd Sanford, NC 27330, <sup>Ⓑ</sup> Linda M Walls PO Box 762 Troy, NC 27371  
<sup>Ⓒ</sup> 501 Jones Ferry Rd Apt Q9 Carrboro, NC 27510 ZIP \_\_\_\_\_  
Telephone: <sup>Ⓐ</sup> 919-427-6466 FAX: <sup>Ⓑ</sup> 910-439-5672 <sup>Ⓒ</sup> 919-356-6212  
E-Mail Address: <sup>Ⓑ</sup> kim9750@yahoo.com <sup>Ⓒ</sup> brendaherrera29@gmail.com

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

ADDRESS OF SUBJECT SITE: NC Hwy 42 Moncure, NC 27559

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 0080765, 0005421

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: 15.52 + 1.4 = 16.92 ACRES / 737,035.2 sq ft  
**(Do not round up acreage. Use exact acreage amounts from tax records or as a recorded survey)**

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Self-storage/mini warehouse storage facility with related retail and services (i.e. moving, truck rental), Recreational Vehicle Storage Facility, Boat Storage Facility,  
and more things on wheels. Office for internet sales & rentals. Boat sales & rentals.



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 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.
3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plan/s giving reference to page number and section.
4. The requested amendment is either essential or desirable for the public convenience or welfare. (i.e tell how and for what purpose/s the amendment would provide to the county as a whole)
5. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. (i.e. watershed classification, impervious surface, utilities, infrastructure, etc.)

**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>9/25/19</u>
<input checked="" type="checkbox"/> Held Community Meeting	Date of Meeting <u>9/26/19</u>

**Section B. SUBMITTAL INFORMATION AND PROCEDURE**

- (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;
    - d. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
    - e. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
    - f. All existing and proposed points of access to public and/or private streets;
    - g. 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;
    - h. Proposed phasing, if any;
    - i. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
    - j. Proposed provision of utilities;
    - k. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
    - l. The approximate location of any cemetery;
    - m. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
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- n. 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)**
- o. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
- p. Please be sure to address all of **Section 11.2.A through I** in your application.
- 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.
- r. Please check if a Special Study is required for certain Heavy Industrial uses as described in the Table of Permitted Uses in the Zoning Ordinance, Section 10.13. **The study is required to be submitted with this application.**

**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.**

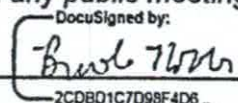
- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, 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 Paul Brewer 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:  Paul Brewer Robert McLean X Li Linda Walls  
Date: September 23, 2019

**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: Paul Brewer  
Date: 9/23/19

**OFFICE USE ONLY:**

Date Application Received: \_\_\_\_\_

Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Check No. \_\_\_\_\_  Cash  Credit Card  Money Order

Application No. PL 20 \_\_\_\_\_

**The alleged error in the 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 in Ordinance

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

The traffic count at the site per NCDOT on HWY 42 is 2,400+ cars per day and growing. It's a very busy road. The Harris Lake South boat ramp is 1.5 miles from the site. By building our storage facility, we will be taking approximately 20 boat trailers per day off Chatham County roads and from driving longer distances to the boat ramp. This will make HWY 42 on a whole safer and it will reduce gas emissions.

**The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof (i.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plan/s giving reference to page number and section.**

The property is located within the Corinth Chatham County Crossroad Community determined by the latest comprehensive future land use plan and map. Strategy 2.3 on page 63 of The Land Use Plan states "Allow areas designated as Village Centers and Crossroad Communities, as shown on the Future Land Use Map, to be developed for residential, **commercial**, and some light industrial purposes if appropriately designed to be in keeping with historic development patterns."

There is a need for boat storage in close proximity to the boat ramp due to the high traffic volume of boats pulled long distances to the ramp. The Corinth Crossroads Community is the only area in close proximity to the Harris Lake South Boat Ramp in which the land use plan will allow commercial development. Our storage facility will have minimum impact on the surrounding neighbors as it will be very well buffered, it won't be visible, it is an extremely quiet and low traffic business.

By staying under the watershed 36% impervious limit we are limiting development and environmental impact. By developing the rear portion of our tract, we are providing a county wide need and "integrating new development into the rural landscape in a seamless manner." (Land Use Plan page 60)

**The requested amendment is either essential or desirable for the public convenience or welfare. (i.e. tell how and for what purpose/s the amendment would provide to the county as a whole)**

Boaters drive to Harris Lake South Ramp from all over Chatham County. An indoor and outdoor boat storage facility will provide these boaters the convenience of pulling their boat trailer only 1.5 miles versus across Chatham County. This will take boat trailers off the road for longer trips and reduce fuel emissions. RV owners in Chatham County will also have the convenience of storing in Chatham County versus Wake County. And other residents near the facility can take advantage of storing household or commercial property. Chatham County will also benefit as a whole because this facility will increase Chatham County tax dollars. The property value and county tax will increase on the property from improvements and from the individual boats and RVs that are stored.

**List all other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment**

The property is very close and on a direct route to The Harris Lake South Boat Ramp.

There is a need for indoor and outdoor storage for boats and RVs. We have a facility at [www.harrislakeboatstorage.com](http://www.harrislakeboatstorage.com) which is full and on a waiting list.

We will build a nice, clean, secure, storage facility which will offer residents a convenient place for storage. It will be a facility that Chatham County can be proud of.



## Adjacent and Across Street Land Owners

TARHEEL LAND & TIMBER, INC: PO BOX 33  
MONCURE, NC  
27559

HAZEL DAVID CHRISTOPHER  
2627 NC 42 HWY  
MONCURE, NC 27559

BUCKHORN UNITED METHODIST CHUR  
C/O SUSAN POE 3503 CORINTH RD  
MONCURE, NC 27559

**Physical Address:** 2438 NC HWY 42

BUCKHORN UNITED METHODIST CH  
C/O SUSAN MILLER 446 MONCURE SCHOOL RD  
MONCURE, NC 27559

WILLETT TROY  
471 DOYLE COX RD  
SANFORD, NC 27330

GEORGE HARRIET D  
2272 NC 42 HWY  
MONCURE, NC 27559

NOBLES BRENDA  
5 CAPE FEAR DR  
NEW HILL, NC 27562

SMITH CRAIG  
9348 CHRISTIAN LIGHT ROAD  
FUQUAY VARINA, NC 27526

CARY  
150 WRENN DR  
CARY, NC 27511-9998  
361232-0504  
(800)275-8777  
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Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (FUQUAY VARINA, NC 27526) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Saturday 09/14/2019)	1	\$0.55	\$0.55
First-Class Mail® Letter (Domestic) (MONCURE, NC 27559) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Saturday 09/14/2019)	1	\$0.55	\$0.55
First-Class Mail® Letter (Domestic) (SANFORD, NC 27330) (Weight:0 Lb 0.20 Oz) (Estimated Delivery Date) (Saturday 09/14/2019)	1	\$0.55	\$0.55
First-Class Mail® Letter (Domestic) (MONCURE, NC 27559) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Saturday 09/14/2019)	1	\$0.55	\$0.55
First-Class Mail® Letter (Domestic) (MONCURE, NC 27559) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Saturday 09/14/2019)	1	\$0.55	\$0.55
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First-Class Mail® Letter (Domestic) (MONCURE, NC 27559) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Saturday 09/14/2019)	1	\$0.55	\$0.55
First-Class Mail® Letter (Domestic) (NEW HILL, NC 27562) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Saturday 09/14/2019)	1	\$0.55	\$0.55

Total: \$4.40

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(Account # XXXXXXXXXXXX2675)  
(Approval #:06733G)  
(Transaction #:283)  
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(PIN:Not Required CHASE VISA)



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

To: Chatham County ZONING ADMINISTRATOR

Date: 6/26/19

Proposed Zoning: CD-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) 6/12/19. A copy of the written notice is also attached.

The meeting was held at the following time and place: Dickens Rd 6pm

The persons in attendance at the meeting were: DAVID HAZEL, KAREN GEORGE, DON HARRINGTON, Chris + Carla George, Wayne Sears, Graham White

The following issues were discussed at the meeting: traffic, access, hours, light, impervious land,

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

Date: 6/26/19  
Applicant: Paul Brewer  
By: Paul Brewer

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.

To Whom it May Concern:

You are receiving this letter because we are holding a community meeting to discuss and answer questions regarding our application to rezone 15.52 acres at the intersection of Dickens Rd. and Hwy 42. Your land is adjacent or across the street from the land we would like to rezone in order to build a self-storage facility similar to our [www.harrislakeboatstorage.com](http://www.harrislakeboatstorage.com) property. Please check it out.



We have great relationships with our neighbors at our current location. In fact, we have not had one complaint from any of our neighbors, which include a historic single family home and Shadow Ridge Church. We operate a secure, clean, quiet and low traffic facility. We will keep as much current perimeter landscaping as possible and add as required to buffer the property. We will have lighting that projects down and out rather than upward.

We are holding this community meeting on Dickens Rd. in front of the property at 6pm on Thursday September 26. We hope to see you there but please call or text us if you have any questions.

Sincerely,

Paul Brewer (919) 924-1951 (cell)

Owner, Harris Lake Boat Storage

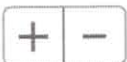
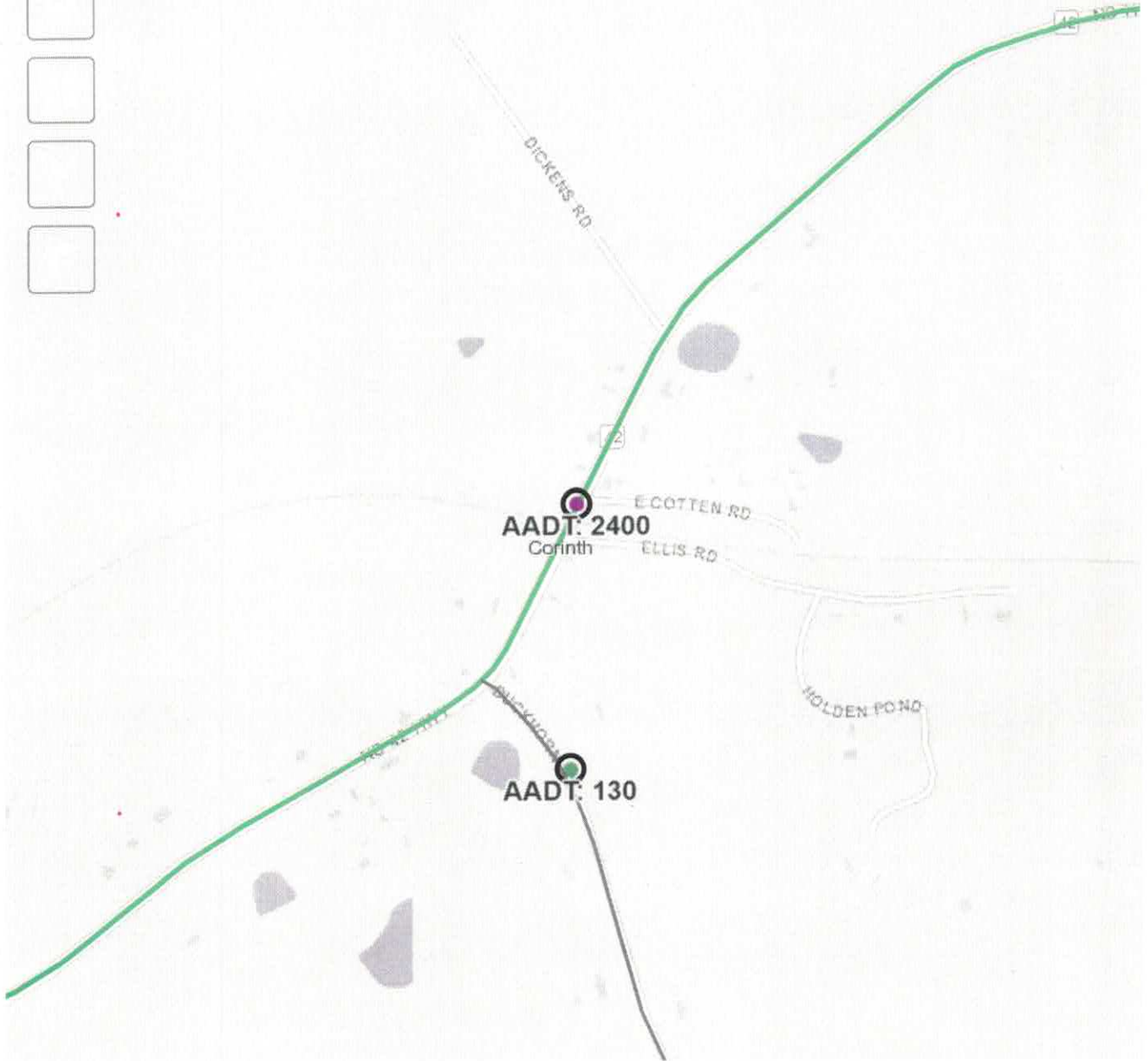
David Orringer (919) 795-1359 (cell)

Owner, Harris Lake Boat Storage





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