

APPLICATION FOR
ZONING DISTRICTS
CONDITIONAL USE DISTRICTS
CONDITIONAL USE PERMITS

Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312

Tel: 919/542-8204
Fax: 919/542-2698
Email: angela.birchett@ncmail.net

(1) Applicant Information:

Name: William Jeffrey House
Address: 2211 Wilkins Drive
Sanford, NC 27330
Phone No: (h) (919) 774-9964
(w) (919) 770-6890
(m) _____

Email: _____

(2) Landowner Information (as shown on deed)

Name: William Jeffrey House
Address: 2211 Wilkins Drive
Sanford, NC 27330
Phone No: (h) (919) 774-9964
(w) (919) 770-6890
(m) _____

Email: _____

(3) Property Identification:

911 Address: 284 Moncure School Road
Moncure, NC 27559
S.R. Name: Moncure School Road
S.R. Number: 1931
Township: Haw River
Acreage: 10.35
Flood map #: 3710967800J (7-13-2005)
Flood Zone: X

PARCEL#: 11257

P.I.N #: 9678-73-2149

Deed Book: 1105 Page: 643 Yr: 2004

Plat Book: 2002 Page: 499

Current Zoning District: RA-40

Watershed District: WS IV - PA

(4) Requested Zoning District, Conditional Use District, OR Conditional Use Permit:
Conditional Use Permit for Privately Owned Camp and Grounds for Campers, Travel Trailers,
Recreational Vehicles and Motor Homes

(5) Directions to property: From the Chatham County Courthouse, go South on US 15-501, turning left on the Moncure Road; Go to stop sign in Moncure and turn left. Take first left after the bank; site is .3 miles on right.

(6) Attach the following, if requesting a zoning map amendment:

X List of names and addresses or current adjoining property owners (see Adjacent Landowners form)

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) Thomas Morgan Trafelet and Denise Trafelet
378 Moncure School Road
Moncure, NC 27559
Parcel #11248

(2) Horace C. Powell
2636 Dockery Lane
Raleigh, NC 27606
Parcel #11570

(3) Bobby Braxton House, Jr.
801 Mt. Zion Church Road
Thomasville, NC 27360
Parcel #11580

(4) Kenneth and Charlene Jeffries
140 Moncure School Road
PO Box 226
Moncure, NC 27559
Parcel #11583

(5) Lowery & Webster Properties, LLC
5204 Rembert Drive
Raleigh, NC 27612
Parcel #60167

(6) Michael S. Foley and Brian S. Foley
PO Box 16681
Wilmington, NC 29408
Parcel #60167

(7) Everette and Peggy Denning
218 Briarcliff Lane
Cary, NC 27511-3901
Parcel #60178

**APPLICATION FOR ZONING VERIFICATION
AND
FLOOD PLAIN DETERMINATION**

Rvsd 9/1/2006

Chatham County, North Carolina

Applicant Information:

Name William J. House
Address 2211 Wilkins Dr
Sanford NC 27330
Phone # (Hm) 919-774-9964
(Wk) 919-770-6890

Landowner Information:

(Full name as it appears on deed)

Name William Jeffrey House
Address 2211 Wilkins Dr.
Sanford NC 27330
Phone # (Hm) 919-774-9964
(Wk) 919-770-6890

Location of Property:

Subdivision Name _____
Lot Number _____
911 Address 284 Moncure Schi Rd.
SR Name _____
SR Number _____

Purpose of Flood Determination: Perk Site.

PLEASE PROVIDE THIS OFFICE WITH A COPY OF THE MOST RECENT RECORDED SURVEY MAP. Recorded maps are available from the Office of the Register of Deeds. If a survey map is not available, please attach a drawing of the property showing the location of the development activity, the 100-year flood plain, the distance to a stream or river and other information necessary to accurately locate the development activity on the property in relationship to the floodable areas and property lines.

The information shown for office use only is based on the location of the property and development as provided by the applicant. The information shown is based on regulations in effect to date. A determination of permit approval will be evaluated based on the permit application submitted and the regulations in effect at the time.

I hereby certify that I am making this application for the landowner or myself and that the information given is correct to the best of my knowledge.

William J. House
Applicant / Landowner

11-16-06
Date

FOR OFFICE USE ONLY

Acreage: 10.35 Property Identification Number: 9678 - 73 - 2149
Parcel ID #: 11257 Deed Book/Page: 1105 / 643 Year 2004
Township: _____ Plat-2002/499 Census Tract: 207
County Zoning District: RA-40 Watershed District: WSIV-PA
Min Lot Size: 40,000 sq. ft. (.9 ac) with county water or 65,430 square feet (1.50 ac) w/o county water
 90,000 sq. ft. (RA-90 & WSII-BW) 3 ac min/5 ac average (RA-5 & RC) 80,000 sq. ft. (H-Ind)

Minimum Set Backs: Zoned Area: Front: 40' Side: 25' Rear: 25' Stream: 50'
Unzoned Area (Mobile Home only): Front: _____ Side: _____ Rear: _____ Stream: _____

Flood Map # 37109678005 Zone X Map Date: 7-13-05

The land is within 100 feet of the 100-year flood plain: [] Yes [] No
The development activity is within 100 feet of the 100-year flood plain: [] Yes [] No [] Uncertain
The elevation of the development activity: _____

Comments: County water appears to be available

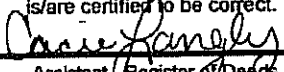
Zoning approval on 9-18-06, by BOC for campground
See attached.

Planning Department DW Richardson Date: 11-16-06

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

Chatham County, North Carolina
REBA G. THOMAS Register of Deeds
The foregoing certificate(s) of
RENEE WILLIAMS

FILED May 19, 2004
AT 02:45:45 pm
BOOK 01105
START PAGE 0643
END PAGE 0645
INSTRUMENT # 06298

notary/notaries public
is/are certified to be correct.

Assistant Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue: \$ 0.00

BOOK **1105** PAGE **643**

Return To: Grantee

Prepared by: R. Edward McLaurin, Jr., PLLC, PO Box 490, Pittsboro, NC 27312

**NORTH CAROLINA
COUNTY OF CHATHAM**

THIS DEED made and entered into this 13th day of May, 2004, by and between **BOBBIE BRAXTON HOUSE** and wife, **ELSIE HOUSE**, parties of the first part; to **WILLIAM JEFFREY HOUSE**, party of the second whose address is 603 McLeod Drive, Sanford, NC 27330.

WITNESSETH:

That the parties of the first part, for a valuable consideration paid by the party of the second part, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell, and convey unto the party of the second part, his heirs and assigns, in fee simple, all that certain lot or parcel of land situate in Haw River Township, Chatham County, North Carolina and more particularly described as follows:

TRACT ONE: All that certain tract or parcel land more particularly described by Deed recorded in Book 894, Page 859, Chatham County Registry and as more particularly shown on Plat recorded in Plat Book 91-316, Chatham County Registry.

BOOK 1105 PAGE 644

TRACT TWO: All that certain tract or parcel land more particularly described by Deed recorded in Book 579, Page 890, Chatham County Registry and as more particularly shown on Plat recorded in Plat Book 91-316, Chatham County Registry.

TRACT THREE: All that certain tract or parcel land more particularly described by Deed recorded in Book 393, Page 702, Chatham County Registry and as more particularly shown on Plat recorded in Plat Book 91-316, Chatham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the party of the second part, in fee simple.

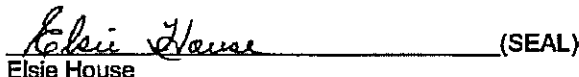
And the parties of the first part covenants with the party of the second part that the party of the first part is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the parties of the first part will warrant the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. All highway, utility, private drive, and street rights of way easements located upon or serving subject property.
2. Any restrictions of record.
3. Chatham County ad valorem taxes for the year 2004 and subsequent years.

IN WITNESS WHEREOF, parties of the first part has hereunto set their hand and affixed their seal this the day and year first above written.

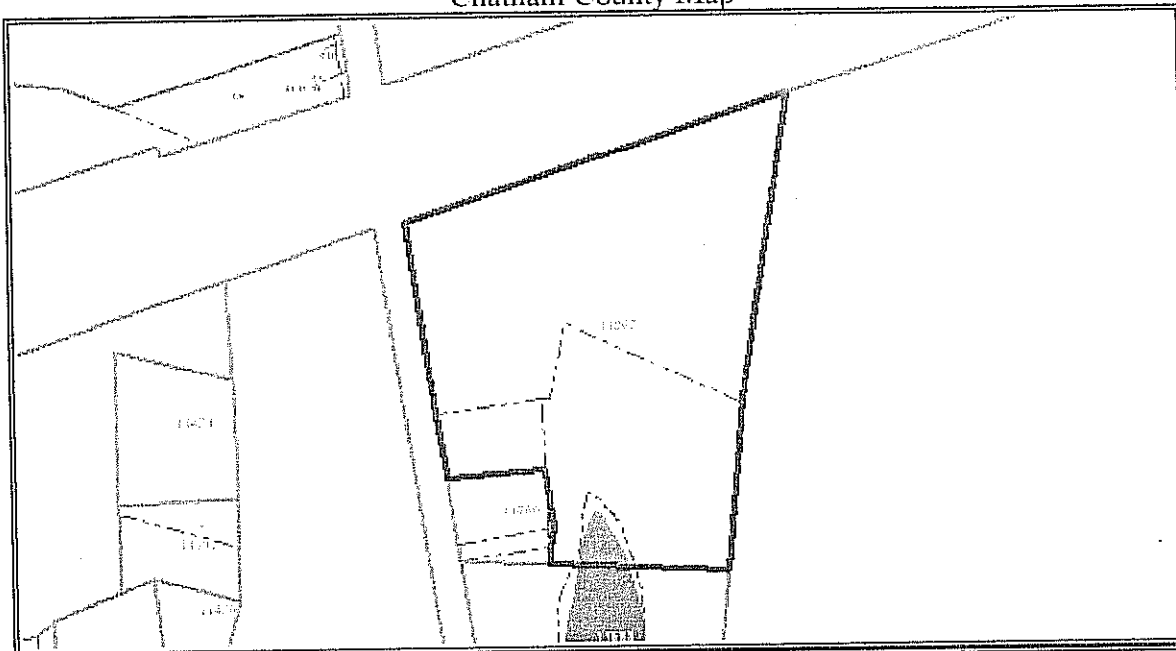
 (SEAL)
Bobbie Braxton House

 (SEAL)
Elsie House

STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, Renee Williams, a Notary Public of the County and State aforesaid, certify that **Bobbie Braxton House and wife, Elsie House**, personally appeared before me this day and acknowledged the execution of the foregoing

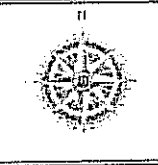
Chatham County Map



PIN	9678-73-2149.000	Property Rec Card	N9-100
Parcel Number(AKPAR)	11257	Feature	PARCEL-MATCH
Tax Year	2007	Township	8
Fire District	105	OwnerID	1234861
Deed Name	HOUSE WILLIAM JEFFREY	Deed Book	1105
Deed Page	0643	Deed Year	2004
Plat Book	2002	Plat Page	0499
Legal Descrip	N9-100	Land FMV	82925
Improvement FMV	110591	Deeded Acres	10.35
Physical Address	284 MONCURE SCHOOL RD	PIN Map	9678
PIN Submap	04	PIN Map Block	73
PIN Parcel	2149	PIN Subparcel	
Billing Name	HOUSE WILLIAM JEFFREY	Billing Name2	
Billing Name3		Billing Address	2211 WILKINS DR
Billing Address2		Billing Address3	
Billing Address4		Billing City	SANFORD
Billing State	NC	Billing Zip	27330
Watershed	WS-IV PA	Census Tract	020700

Disclaimer: This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and the mapping companies assume no legal responsibilities for the information contained on this map.

Map Scale
1 inch = 506 feet
 Grid based on the North Carolina State Plane Coordinate System, 1983 North American Datum.



Explanation of Request
for WILLIAM JEFFREY HOUSE CAMPGROUND
April 27, 2007

This request is for a Conditional Use Permit on 10.35 acres off Moncure School Road in Haw River Township, Chatham County. This parcel is owned by William Jeffrey House and much of the land has been in the House Family since the 1970s.

This tract contains the home of Mr. House's parents and brother. It is located at the corner of Moncure School Road and U.S. Highway #1, with access from the Moncure School Road. The tract is wooded with pines and hardwoods, and has been used for residential and agricultural purposes by the House family.

This proposal would place ten (10) camp units in the wooded area in the northeast corner of the property as the initial phase of this campground. The Chatham County Environmental Health Department has examined the soil in the central septic area designated on the map and has indicated there are sufficient soils for a future total of 44 units. The campsites would not be visible from the road and would be nestled within the wooded areas. Future phases would continue the discrete placement of campsites in the eastern and southern portions of the property as the success of the campground merits.

Mr. House is employed by Progress Energy and is acutely aware of the need for accommodations for contract workers in the Moncure plants such as Shearon Harris, Progress Energy, ATC Panels, etc. The energy companies have periodic "outages" during which periodic maintenance and upfits are conducted by contract workers. This work brings a number of specialized workers to the community during various times of the year. These workers generally have primary residences elsewhere, and travel in RV's and campers to work outages and shutdowns in these kinds of plants all over the country.

Mr. House knows that these workers need a quiet, wooded and restful place at the end of their workdays, and his proposal would provide a high quality campground for these highly specialized workers. Mr. House has already received assurances from some of the subcontractors that they could utilize all ten campground units in Phase One.

This Conditional Use Permit will not impact the community in any way. It will provide existing workers at these plants with a quality place to live during their work in the community.

SUPPLEMENT TO APPLICATION FOR
CONDITIONAL USE PERMIT
For WILLIAM JEFFREY HOUSE CAMPGROUND
April 27, 2007

The Applicant, William Jeffrey House, supports his application for a Conditional Use Permit for a Private Recreation Camp and Grounds on 10.35 acres in Haw River Township, Chatham County, with the following regarding the application and the required five findings:

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.

The use requested is for a Conditional Use Permit for a Public and Private Recreation Camps and Grounds, under Section 15.5 of the Chatham County Zoning Ordinance. This request is specifically for a privately owned campground for campers, travel trailers, recreational vehicles and motor homes on the 10.35 acre tract of land belonging to William Jeffrey House in Haw River Township, known as Tax Parcel #11257.

Under Section 15.5 of our zoning ordinance, as amended, this is a permitted use within a Residential District.

FINDING #2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

The Moncure Community is the home of several industrial plants which require periodic maintenance known as "outages." Those plants include Progress Energy's Cape Fear Steam Plant, Shearon Harris Nuclear Plant, S.T. Wooten Corporation, General Shale Brick Plant, Triangle Brick Plant, and ATC Panels known as the Plywood Plant.

In the Fall of 2007, several hundred contract workers will be sent to the Shearon Harris Nuclear Plant for technical work which can last for weeks to months, depending on their task. This is one of many plants in the Moncure area which hire specialized contract workers for plant maintenance and outages.

These workers are important to the safety of our community and to the environmental integrity of the area around these plants. These workers are an integral part of these types of industries, and are highly skilled workers who travel around the country providing contract services to industries of this kind. Many of these workers have primary residences in other parts of North Carolina or other states, and their travel accommodations are often in high quality travel campers and recreational vehicles which need temporary placement during this important work cycle.

There is a great need in the Moncure community for accommodations for these contract workers. It is important for these workers to be close to their work and this site is 15 minutes from the Shearon Harris Plant, and 10 minutes from the other Moncure industries. Although there are several other campgrounds in the Moncure Area, there is a shortage of small, wooded, quiet campground units which will be provided by this proposal. Because Mr. House works for Progress Energy, he knows the needs of the workers, and knows the company's needs. He knows that he can provide quality campground units which will be greatly in demand during the outages. In addition, future expansion of plants, such as a possible addition to the nuclear plant, could provide another influx of contract workers such as occurred during the original construction of the plant in the 1970's.

There are three nearby campgrounds: Dickens RV Park on the Corinth Road, which is building to a capacity of 105 total sites; Rudolph Cotton who has a mobile home park in an unzoned area across U.S. Highway 1 which is not designed for temporary campers; and a small facility containing 15 units owned by Mark Goodwin in the area. The Goodwin site is consistently full. Many of the sites in the Dickens park are in the open field and without tree-shelter. This proposal intends to fill the need for a small, quiet park-type atmosphere in a wooded area.

There will be no tent camping allowed on this site, since that need is fully met with public campgrounds.

Among the various rules and regulations which will control the proposed campground, the House family will limit the time any camper may occupy the unit to a maximum of 6 months. In the event that an addition is permitted for the Shearon Harris plant, there may be some workers who may need additional housing, and those accommodations can be made by specific exception.

This campground is the kind of use which is appropriate in such a community as Moncure. It is a use friendly to the environment, to neighbors and which fulfills an established need. This campground fulfills both the needs for affordable housing and the idea of balanced growth, as advocated by our Land Development Plan.

This project is also desirable for the generation of revenue which it will produce for the County. If workers can find housing in the area, the bulk of the revenue will come from the sales tax from the workers purchasing groceries and gas in the local community. Although the campground itself will require modest improvements, the Chatham County property taxes will undoubtedly increase due to this use and those modest improvements. The 10.35 acre tract is currently valued at \$82,925.00, with the value of improvements of \$110,591.00 and currently yields less than \$1,400.00 in property taxes. The applicant estimates that the taxes could double with the rezoning as a campground.

FINDING #3: The requested 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.

As to safety, Emergency Services will be provided to this site by the County's EMS provider. The Chatham County Fire regulations require a site plan which spaces the camping units at least 30 feet apart. No hazardous materials will be supplied in the project. Certain camper or RVs brought into the project may have petroleum and propane components, but with utility connections, the use of those should be minimized.

Traffic. No new traffic will be generated by this use. The residents of this campground will be in the community by virtue of their contract work, and this project will simply accommodate those people already present. These contract workers are twelve-hour-shift workers, who depart at 6:00 am or earlier, and return at 6:00 pm or later. Because of these hours, and because of the availability of two traffic routes, there will be no conflict with school buses or school traffic on Moncure School Road.

The Department of Transportation has reviewed the site, and has approved the commercial driveway permit. The first 50 feet of the driveway connection to Moncure School Road will be paved

or concrete; the balance of the driveways in the campground will be gravel.

At all times, the House Family will be supervising entry to and use within the campground.

Visual impact and screening. The campground itself will be sited in the northeast, southeast and eventually the central portions of the property, as phases develop. There is a broad natural tree buffer surrounding the site. Nothing more than the current houses will be visible from the road. The site is well shielded from both the road and adjoining property owners by the tree buffer as well as hundreds of feet of existing agricultural and forestland. There will be no visual impact to neighbors. The Appearance Committee has reviewed and approved the site plan, landscaping and its ample buffers.

Lighting. There are three outdoor lights on 20 foot poles located centrally within the first ten campground units of Phase One (see site plan and specifics of lighting plan). Those lights will be down-ward facing, full cutoff lighting, and will comply with the Lighting Ordinance's requirements that it will be shielded on top and sides so as to not overflow onto adjacent property owners or impact the community. The lighting may be connected to photo cells for security purposes. These lights are located within the property in such a fashion that they will not be visible from any adjacent property or roadway.

Noise. The use will generate very little noise. The motor homes or recreational vehicles will be attached to water, sewer and power at the individual sites and will use generator power only in the event of emergency or outage. Because of the placement of the units in the interior of this 10.35 acres tract, no appreciable noise will be detected at property boundaries. The outdoor nature of the activities on this site will be substantially below the County's noise ordinance. The House family will be present on the site to control noise, and will provide each camper with a set of rules and regulations which will control noise and set other limits.

This campsite will be used seasonally and within the context of the local industry requirements. During outages, the campground is expected to fill and empty according to the various schedules of the workers, supplying an income to the House Family, but not acting as full-time employment in this first stage. Depending on the nature of the growth, future phases may require a worker or two outside of the family.

Chemicals/Hazards. There are petroleum and propane uses with motor homes and recreational vehicles, but those will be limited in use since each campsite will have full utility hookups. Each campsite pad will be gravel lined so that any spillage or leakage can be properly absorbed without contact or contamination to the residents. All requirements of the Fire Marshall are fully complied with in the interior arrangements of the campsites on the phase one site plan.

Odor. This project will create no odor inside or outside of the facility

Sign. There will be a small identifying sign at the campground entrance. The sign will contain the address and campground name, and will conform with the sign ordinance and 911 requirements. The sign will be painted on a rock at the driveway entrance, without obstruction to visibility to traffic entering or exiting the campground.

Parking. A stone parking area is required for each campground unit.

Garbage Disposal: A dumpster will be located in or near the Barn/Shelter area designated on the site plan. This location is convenient to the campsites and will be collected periodically, as needed.

FINDING #4: The requested permit will be consistent with the objectives of the Land Development Plan.

This campground proposal is located in a RA-40 zone and all surrounding uses are residential and agricultural. Although the Land Development Plan does not address campgrounds specifically, it is a fundamental policy of our Land Development Plan to reflect balanced growth, land conservation and a cooperative approach to land conservation and development.

It is desirable for the County to have a mix of different types of development, which is a quote from the Policies of our Land Development Plan. This is a predominantly agricultural and residential neighborhood, with single family dwellings and churches, and this use, which is residential in nature, will be compatible to the community and will produce a desirable mix of uses in accordance with the goals of our Land Development Plan.

The Land Use Plan itemizes its development goals and policies as:

"Preserve both the form and function of rural character - the landscape, agriculture and home based businesses." (page 1) This will be a small family business, and will make no greater impact on the community than a residential use. Although this is not technically a "home based business", it is a low intensity, low impact use which is residential in nature conducted by a family whose needs are met while meeting the needs of others in the community. Mr. House intends that this property be left in as much natural state as possible.

This campground also meets another important policy as articulated in the Land Conservation and Development Plan: promoting high quality open space, recreation, historic and tourism locations. (p.1) Although this campground is initiated with the idea of providing temporary campsites for these technical workers in nearby industries, these campsites are certainly available for nearby lake tourism as well. These campsites are located nearby, but not within, protected conservation areas set out in the Land Conservation Plan.

This campground use supplies a stated goal of the land development plan (p. 9) of supplying a variety of housing options and gives affordable housing alternatives to the community on a temporary basis.

FINDING #5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

1. Water Requirements. This campground will have the advantage of using either County water or well, whichever is needed. There is currently a strong well on the property which has been used for agricultural irrigation, and County water is available to the site as well.
2. Wastewater Management. The proposal will utilize a single septic field as shown on the site plan and which has been approved by the Chatham County Health Department. The County has indicated that the excellent soils will support up to 44 units, but Phase One, ten (10) units only, is the site specific request at this time. The septic field has been sized in accordance with this requirement.

3. Access Roads. The site currently utilizes an existing driveway directly off Moncure School Road. This driveway has been reviewed and approved by the Department of Transportation. This driveway will be the sole access serving this project, and will be paved or concrete for the first fifty feet. The balance of the driveways in the campground will be gravel. See site plan and other discussions within this application regarding the paved/stone portions of the driveway.
4. Storm Water Runoff. The plan will comply with all state stormwater runoff requirements, retaining the first one-half inch on site as prescribed by State and County Soil & Erosion Control officials. For phase one, no devices are required per the Chatham County officials.
5. Impervious Surface. The maximum amount of impervious surface which may be covered by this project is 36%. This campground will comply with that requirement. The residences and outbuildings are already counted as existing impervious surface as shown on the site plan.
6. Wildlife. This site does not border a major wildlife area as identified in the North Carolina Inventory of Natural Areas and Wildlife Habitats.
7. Start and Completion Dates. This campground will be started upon completion of all requirements and the issuance of a conditional use permit. It is hoped that some sites would be available in the Fall of 2007.
8. Sanitation. Solid waste collection shall occur at the site designated as Barn/Shelter on the plan. This collection site is convenient to all campsites. Mr. House will also place recycling bins for glass, aluminum, etc. Pickup will occur as needed by an independent contractor.