



Rowan County Department of
Planning & Development
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Case # CUP 08-16
Date Filed 10-25-16
Received By MEM
Amount Paid ✓

Office Use Only

CONDITIONAL USE PERMIT APPLICATION

OWNERSHIP INFORMATION:

Name: Nicholas Trent Cherry
Signature: [Handwritten Signature]
Phone: 704-467-5496 Email: trutcherry@hotmail.com
Address: 250 woodland drive
China Grove, NC 28023

APPLICANT / AGENT INFORMATION:

Name: _____
Signature: _____
Phone: _____ Email: _____
Address: _____

PROPERTY DETAILS:

Tax Parcel: 120 140 Zoning District: Agriculture
Date Acquired: 3/31/15 Deed Reference: Book 1249 Page 930
Property Location: 1920 Flat rock road, China Grove NC
Size (sq. ft. or acres): 26.10 Street Frontage: 1750 ft.
Current Land Use: Farming

Surrounding Land Use: North Farming / Residential
South Farming
East Residential
West Farming

PURPOSE & SECTION:

State purpose of conditional use permit:

So that I can rent out treehouses on my farm
while continuing to farm it in the Agriculture zoning.

Cite section(s) of Zoning Ordinance which permit is being requested:

ATTACHED DOCUMENTS:

Applicant must attach a response to the evaluation criteria from Section 21-59 and an accompanying site plan based on information required in Section 21-52 and 21-60.

Attached: Yes No

Applicant shall, at the time the application is made, present all the necessary evidence (maps, drawings, statements, certifications, etc.) showing how the requirements of the applicable sections of the Zoning Ordinance will be met.

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1. Signature of Coordinator: MEM 2. Board of Commissioners

Public Hearing: 11/21/16 3. Notifications Mailed: 11/9/16 4. Property Posted:

11/10/16 5. BOC Action: Approved _____ Denied _____ 6. Date Applicant Notified:

 / /

Site Plan

Address: 1920 Flat Rock Road Parcel # 120 140
China Grove, NC 28023

Proposed Use:

Two years ago my wife and I bought a 26.1 acre farm off Flat Rock Road in China Grove. Our neighbors, Dennis Corriher and "Wild Bill" Corriher farm the land. They rotate crops between corn, barley, and hay. After a year or so I decided it would be a good idea to build a treehouse for my kids in the woods on the farm. Long story short....we hired some professional treehouse builders and built a small 207 sq. foot treehouse with a nice back deck to look over the woods. The treehouse consists of one queen bed, kitchen area, bathroom with compost toilet, shower, and a futon to watch TV.

As the treehouse was being built, locals were curious as to what we were building and wanted to see the progress. Within a month of getting the treehouse built and spending some weekend nights there, we had friends and family wanting to stay there as well. One thing lead to another and we realized that renting the treehouse on the weekend could work. We started renting the small treehouse on weekends and decided to build another one so that our family had a place to go when the other treehouse was rented. The second treehouse was almost the same sq footage as the first one but we added another bed in the living area and made bunk house that connected to the main house. The bunk house is an 8 x 8 room with a queen bed in it. Well....it started renting for birthday parties and family getaways too. So now we have two treehouses that we rent out whenever people want them. We do most of our business on the weekends and my wife and I run the property.

Traffic is a non-issue because there are only two treehouses that can sleep 4-6 people. We have a nice big road leading into the property and a gate out front. Our goal is to rezone the property to fit the zoning we need while keeping are crops growing in all the fields. We currently farm almost 15 of the 26 acres and have no plans of changing that. In the middle of the farm is a wooded area and that is where the treehouses are settled. In a perfect world, we would like the ability to ad treehouses to the wooded area as we see fit.

As far as the setbacks go and property lines, we are more than 150 feet away in all directions of the lines. Our closest neighbors are on Beaver road over 500 feet beyond the tree line of our property. We have had no complaints from neighbors so far. From an aesthetic aspect, the treehouses are professionally built and add beauty to the county.