

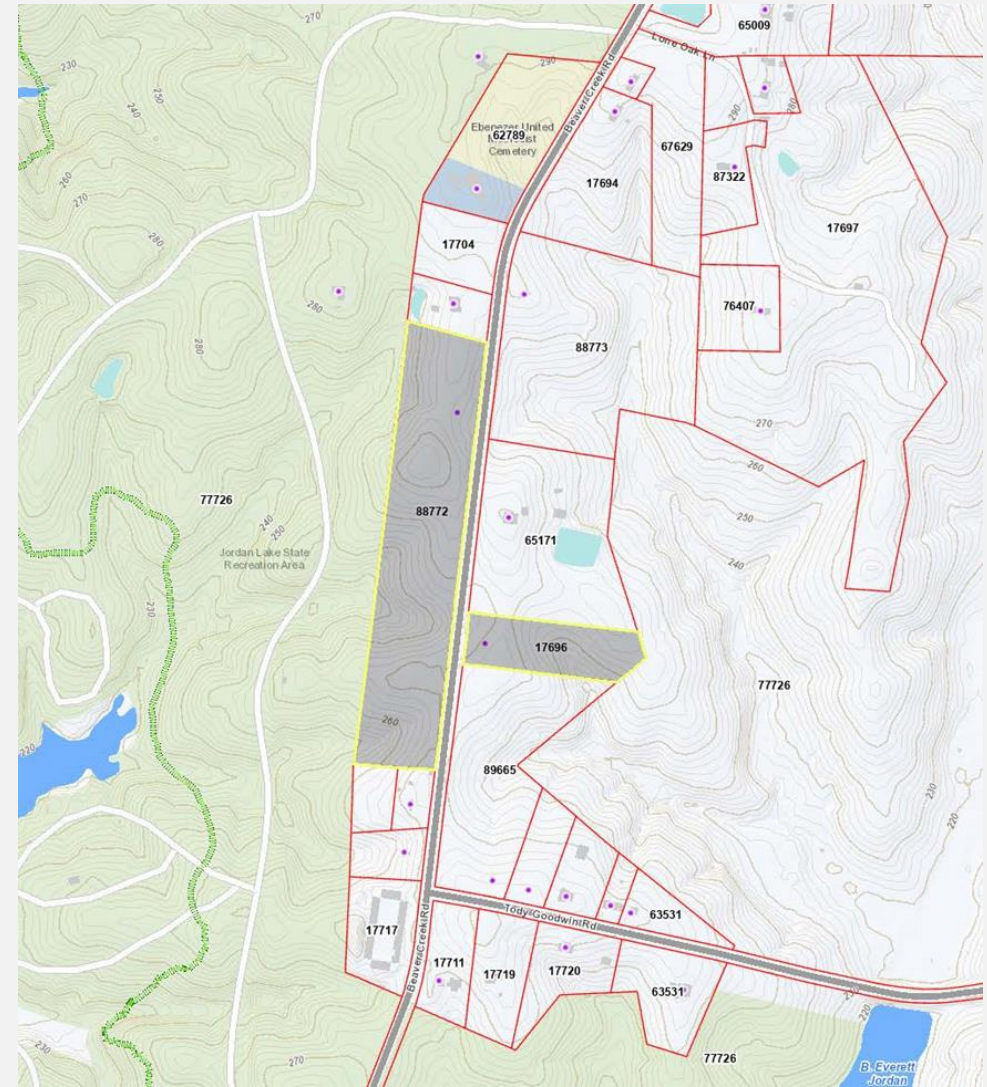
**EXTRA GARAGE IV STORAGE FACILITY
CONDITIONAL REZONING TO CD-NB
896 BEAVER CREEK RD.**

**Brady Herman, The Brough Law Firm
on behalf of the Applicant's Walt and
Teri Lewis, owners of The Extra
Garage Storage**



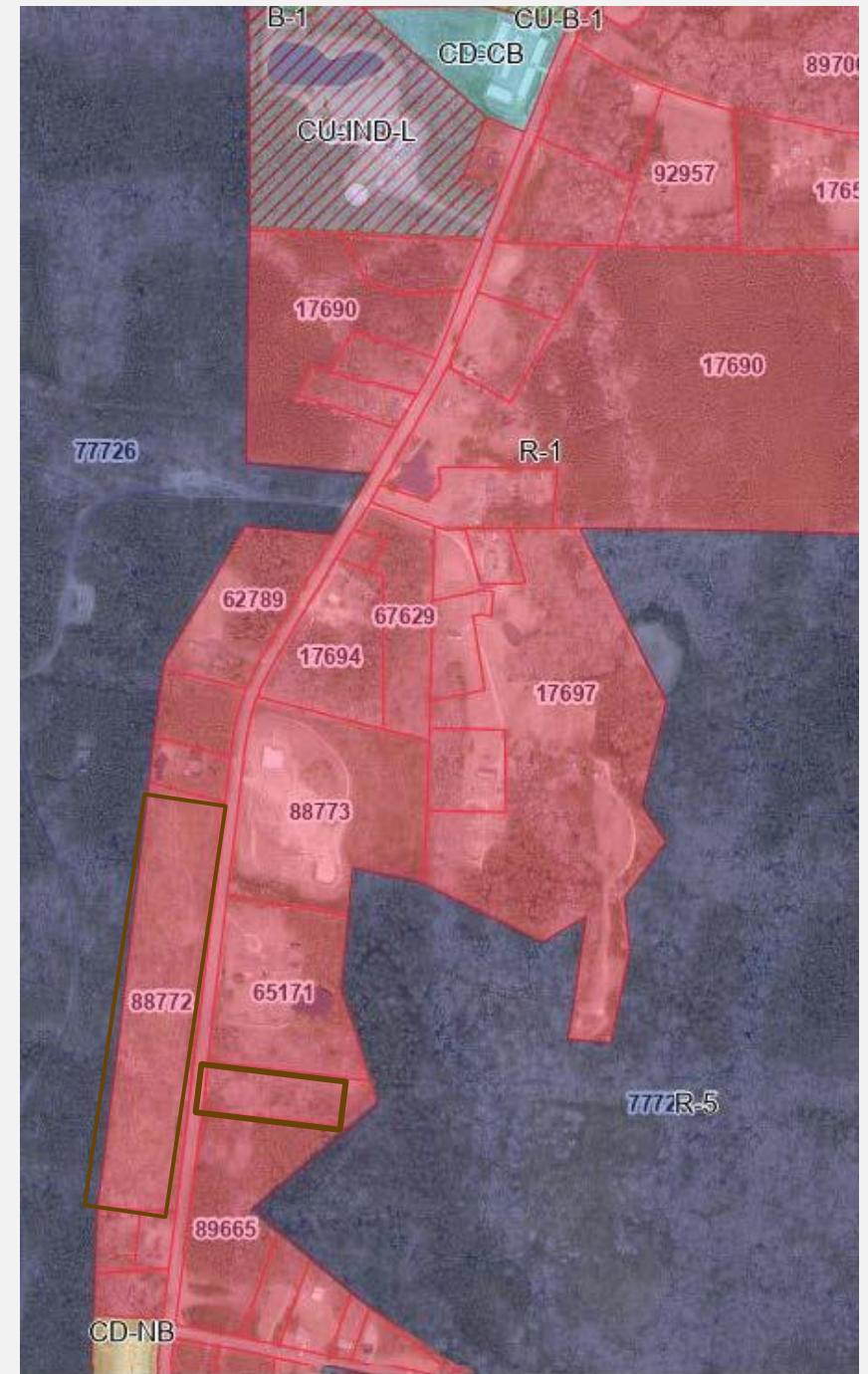
SUMMARY OF PROJECT

- The Applicant, Walt and Teri Lewis, of The Extra Garage Storage company, are the owners of Parcel 88772 (16.54 acres) and Parcel 17696 (4 acres) located off of Beaver Creek Road (the “Subject Property”).
- Seeking a conditional rezoning of the Subject Property to the CD- NB Neighborhood Business for a covered boat and RV storage facility.
- The Applicant own 3 other similar RV and Boat storage facilities in the County, one of which is approx. 500 feet to the south of the Subject Property.
- Only Parcel 88772 will be developed with Parcel 17696 left in its preserved, natural state.
- Proposing approximately 198 covered RV and boat storage units.

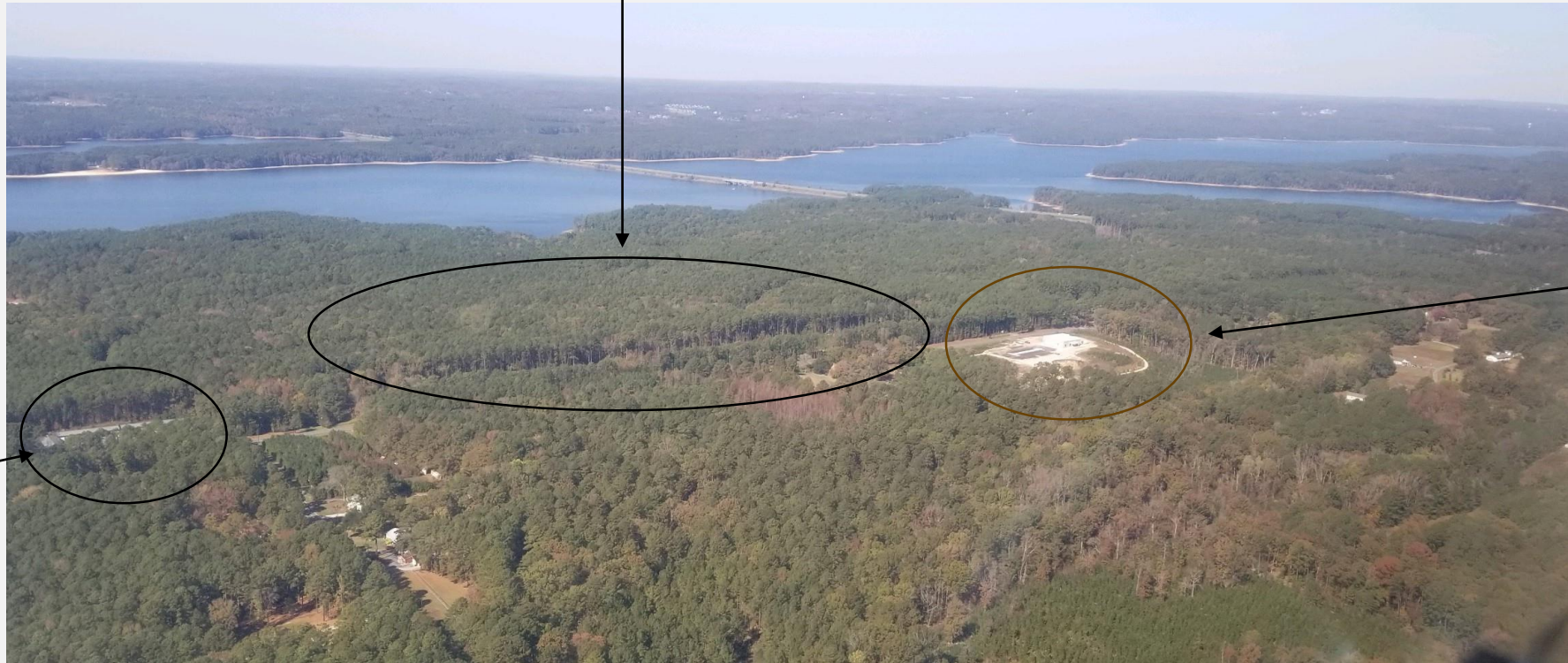


SURROUNDING USES

- The Subject Property and surrounding properties are zoned R-1.
- The applicant's second facility is zoned CD-NB, approx. 500 feet to the south.
- Approx. 500 feet to the north, Parcel 62789 is an existing church.
- Directly across the street, Parcel 88773 is currently constructing a temple/synagogue.
- The Wilsonville Crossroads community, with mixed use and commercial development, is less than .6 miles to the north of the Subject Property.



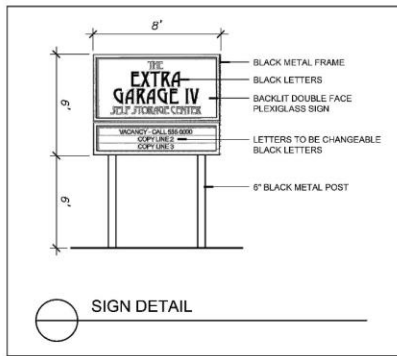
AERIAL VIEW OF SUBJECT PROPERTY



Extra Garage
Storage II Facility

Synagogue/
temple

Proposed Site Plan Extra Garage IV Self Storage Center



SITE DATA

EXISTING ZONING	R-1
PROPOSED ZONING	CD-NB (NEIGHBORHOOD BUSINESS)
CHATHAM COUNTY PARCEL #S (AKPAR)	88772, 17696
CHATHAM COUNTY PINS	9791-78-9148, 9791-87-4664
USE: BUILDING WILL BE USED FOR STORAGE OF RECREATIONAL VEHICLES AND BOATS	
TOTAL STORAGE UNITS PROPOSED	198 UNITS
TOTAL SITE AREA	894,722 S.F. (20.54 AC.)
AREA IN EXISTING R.O.W.	62,290 S.F. (1.43 AC.)
NET SITE AREA	832,432 S.F. (19.11 AC.)
IMPERVIOUS SURFACE ALLOWED	199,783.6 S.F. (24%)
IMPERVIOUS SURFACE PROPOSED	
BUILDING AREA	93,564 S.F.
GRAVEL AREA	98,810 S.F.
PAVED DRIVEWAYS	4,136 S.F.
40x50 SPECIAL STORAGE	2,000 S.F.
TOTAL	198,510 S.F. (23.8)

BASED ON PLANS DATED 02/05/2016, PREVIOUSLY PROVIDED BY:



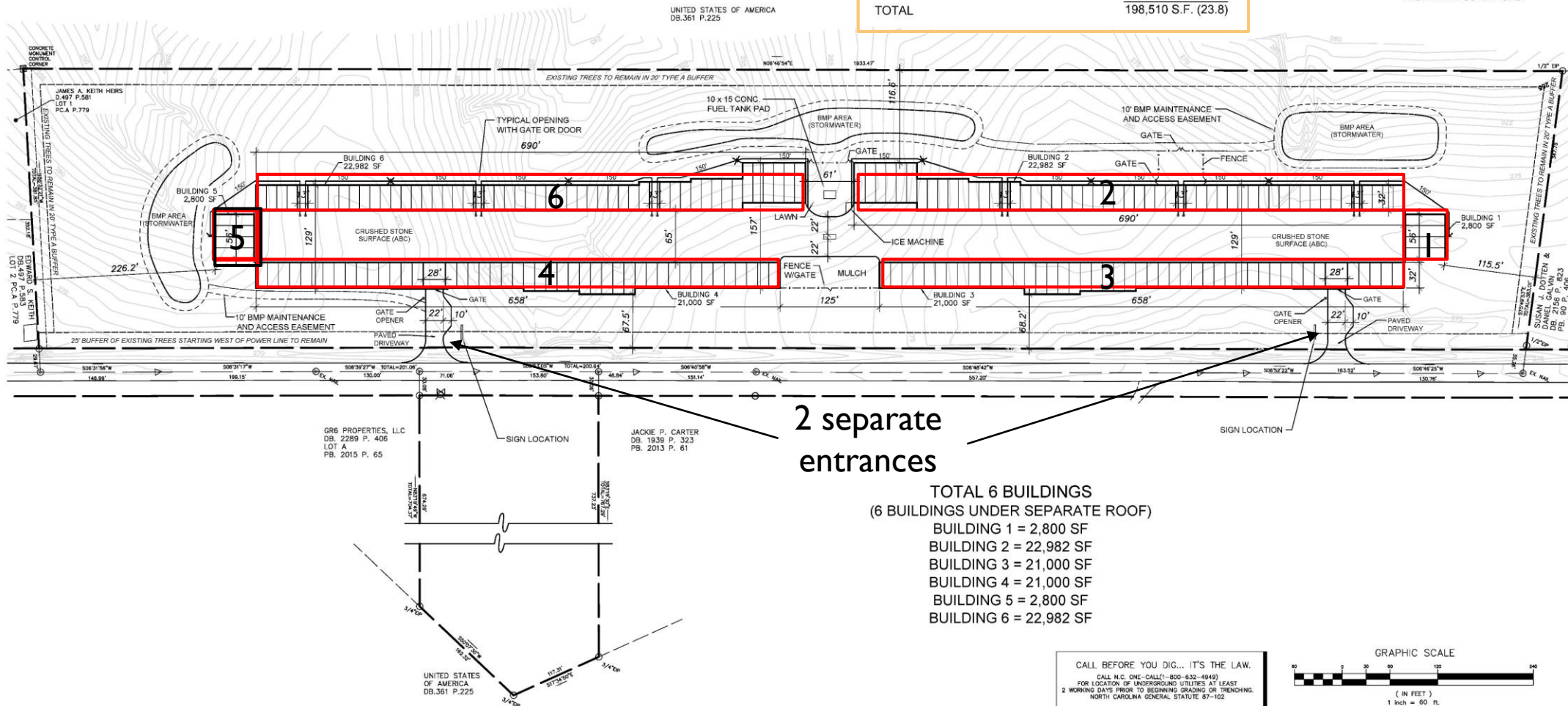
JERRY TURNER & ASSOCIATES, INC.

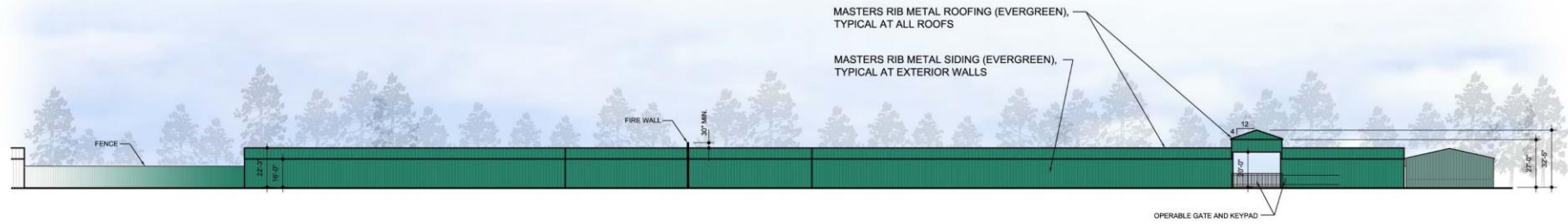
Landscape Architecture
Land Planning
Environmental Design

905 Jones Franklin Road
Raleigh, North Carolina 27606
(919) 851-7150 fax (919) 851-7547

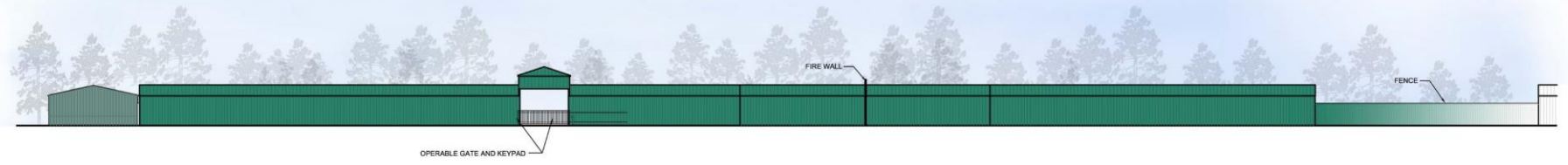
277 S.E. 5th Avenue
Delray Beach, Florida 33483
(561) 278-0453 fax (561) 272-7593

CHANGES MADE TO REFLECT EXISTING VEGETATIVE CONDITIONS.





1 Front Elevation (Building A)
SCALE 1" = 30'



2 Front Elevation (Building B)
SCALE 1" = 30'



3 North Elevation
SCALE 1" = 30'



4 South Elevation
SCALE 1" = 30'



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PROJECT

**THE
EXTRA
GARAGE IV
SELF-STORAGE
CENTER**
CHATHAM COUNTY, NC

OWNER/DEVELOPER:
WALTER LEWIS

REVISIONS

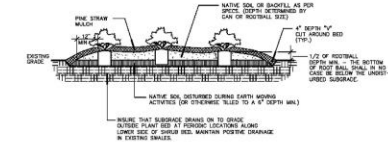
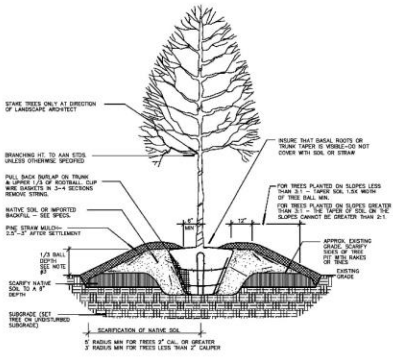
DRAWN	CHECKED
RT	WH
SCALE	DATE
as shown	1/12/16
TITLE	

**Architectural
Elevations**

FILE NO. JOB NO.
SEAL SUBJECT NO.



Landscape Plan



KEY	PLANT LIST		QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
	BOTANICAL NAME	COMMON NAME						
Trees								
*Cry	Cryptomeria japonica	Japanese Cryptomeria	29		6-8'		BB	
INS	Ilex 'Nellie R. Stevens'	Nellie Stevens Holly	17		6-8'		BB	
LI	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	10		6-8'		BB	multi-stem
Mg	Magnolia grandiflora 'Brown Beauty'	Brown Beauty Magnolia	19		6-8'		BB	
*Substitute Red Cedars to mix with Cryptomeria								
Shrubs								
Ag	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	48				cont	3 gal
Lr	Loropetalum	Loropetalum	12				cont	5 gal
*Mc	Morella cerifera	Wax Myrtle	82				cont	7 gal
PIZ	Morella cerifera	Wax Myrtle	52				cont	5 gal
*Substitute Chindo Viburnums to mix with Wax Myrtle								

BASED ON PLANS DATED 02/05/2016, PREVIOUSLY PROVIDED BY:



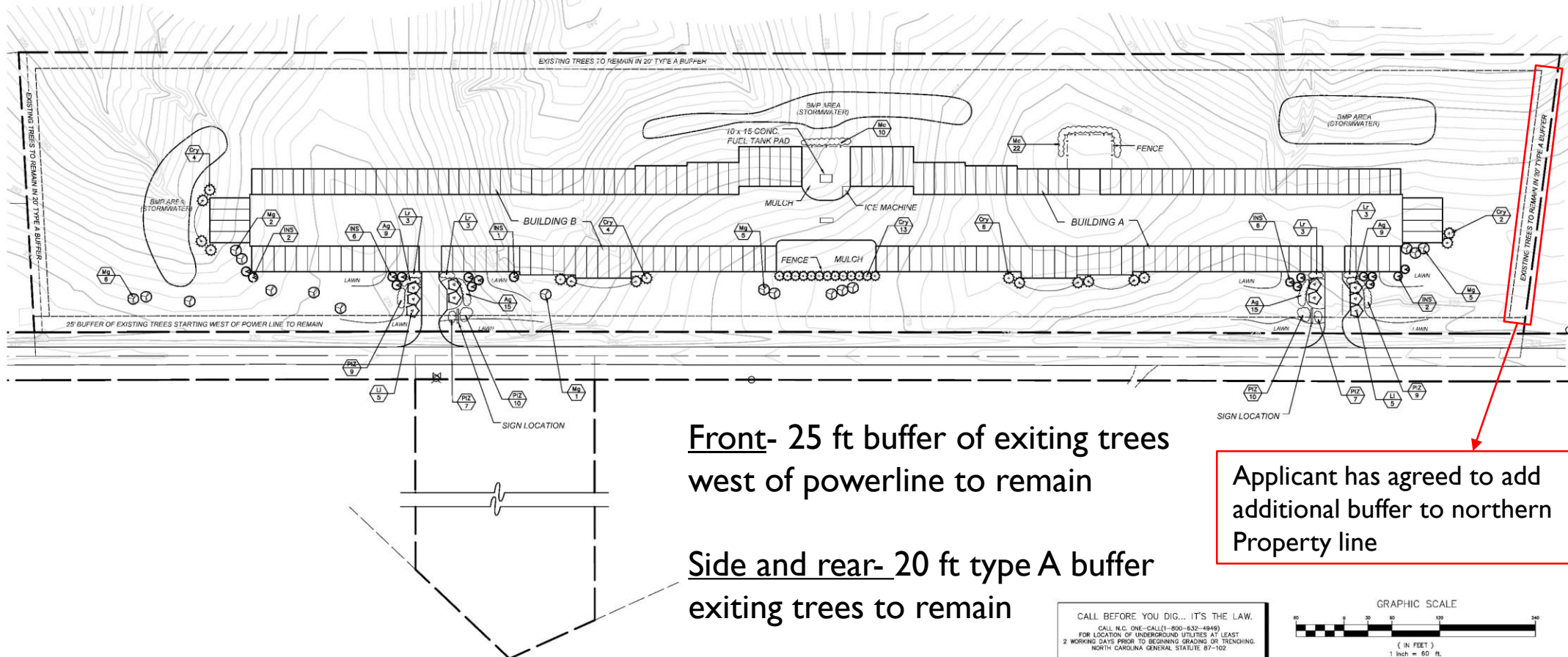
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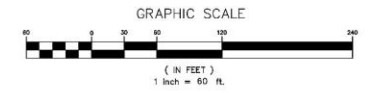


CHANGES MADE TO REFLECT EXISTING VEGETATIVE CONDITIONS.



Applicant has agreed to add additional buffer to northern Property line

CALL BEFORE YOU DIG... IT'S THE LAW.
CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102



EarthCentric Engineering, Inc.
Licence # C-2638
204 W. Clay Street
Melbane, NC 27502
Phone: (919) 565-9041
Fax: (919) 304-3234
E-Mail: Phil.Koch@EarthCentric.com

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22834

EXTRA GARAGE IV
CHATHAM COUNTY, NORTH CAROLINA
LANDSCAPE PLAN

REV.	DATE	DESCRIPTION
1	02/28/15	PER FINAL REVIEW
2	12/03/22	LANDSCAPE PLAN MOD.
3	12/19/22	LANDSCAPE PLAN MOD.

DATE: FEBRUARY 4, 2024
HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: N/A
PROJECT MANAGER: JTW
DRAWN BY: JTW
PROJECT NO.: 15-009
DRAWING NAME: 15-009 WORKING

IT IS HEREBY CERTIFIED THAT THE DESIGNER HAS REVIEWED THE DRAWINGS AND APPROVES THEM FOR CONSTRUCTION. THIS IS A PROFESSIONAL SEAL AND IS VALID FOR THE STATE OF NORTH CAROLINA. THE DESIGNER'S LICENSE NO. IS 12543. THE DESIGNER'S EXPIRES ON 02/28/2025. REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF EARTH CENTRIC ENGINEERING, INC. IS PROHIBITED.

SHEET NO.

L1

CONDITIONAL REZONING STANDARDS

FINDING I: ALLEGED ERROR IN ORDINANCE

- Not applicable

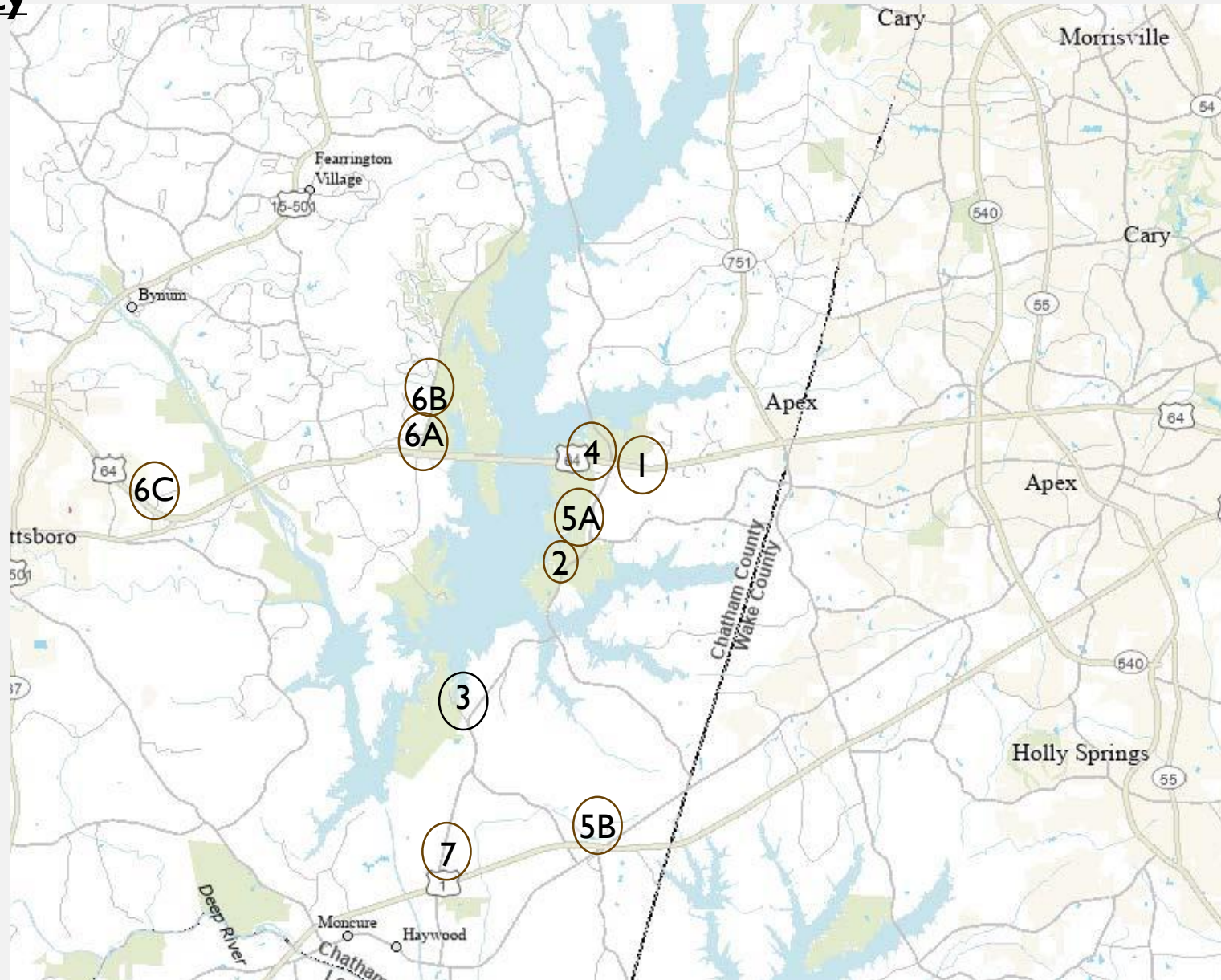
FINDING 2: CHANGED OR CHANGING CIRCUMSTANCES

Need and Desirability:

- With the continued growth and development within the County there is a true demand and market need for covered RV and Boat storage facilities, especially on the east side of Jordan Lake.
- The demand has grown significantly since Covid and showing no signs of slowing down.
- The Applicant owns 3 other storage facilities with the County (TEG I, II, and III Storage Facilities) and all have been full with long waiting lists.
- Other RV and Boat Storage facilities, like the Applicants, are full and/or expanded over the past several years.
- 3 facilities have recently completed expansion and anticipate those to full in near future.

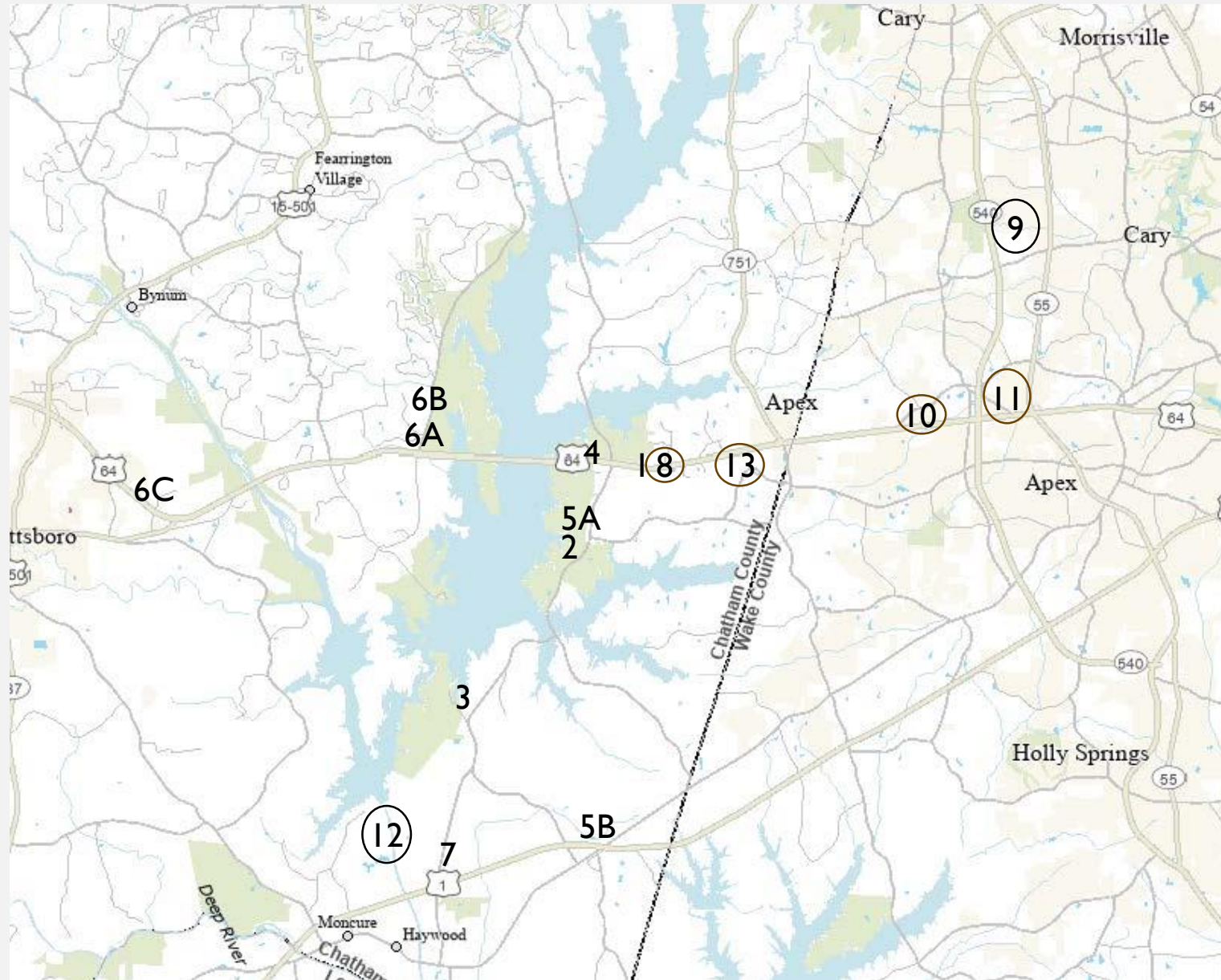
Overview of Storage Facilities in County

1. TEG I Facility- Full and waiting lists
2. TEG II Facility- Full and waiting lists
3. TEG III Facility- Full and waiting lists
4. Crosswinds Marina- Full all covered storage
5. Land Hunter Storage- 2 facilities
 - 1st facility full,
 - recently expanded 2nd facility off Hwy 1, approx. 150 units expect to be full within one year
6. Boat/RV Motorsport- 2 facilities full and expanded to a 3rd facility in Pittsboro with 50 units, expect to be full in 6 months.
7. Between the Lakes Storage- mostly full outside storage only (some are on waiting lists with TEG for covered)



Overview of Storage Facilities Cont'd

8. Farrell's Storage- 2 facilities
 - 1st facility- full covered storage, outside only
 - 2nd facility full covered
9. Country Stor-House- mostly full covered, outside storage only
10. Extra Attic- mostly full one unit open
11. Apex Flex- Full
12. Harris Lake Boat Storage- 3 facilities, recently expanded to a fourth location with 100 covered and 100 outside spots
13. Hwy 64 Boat/RV
 - 1st phase built- full w/in 6 months
 - 2nd expansion full w/in 3 months
 - 3rd expansion- full w/in 2 months
 - 4th expansion almost complete- approx. 100 units with estimate 6-12 months to be full

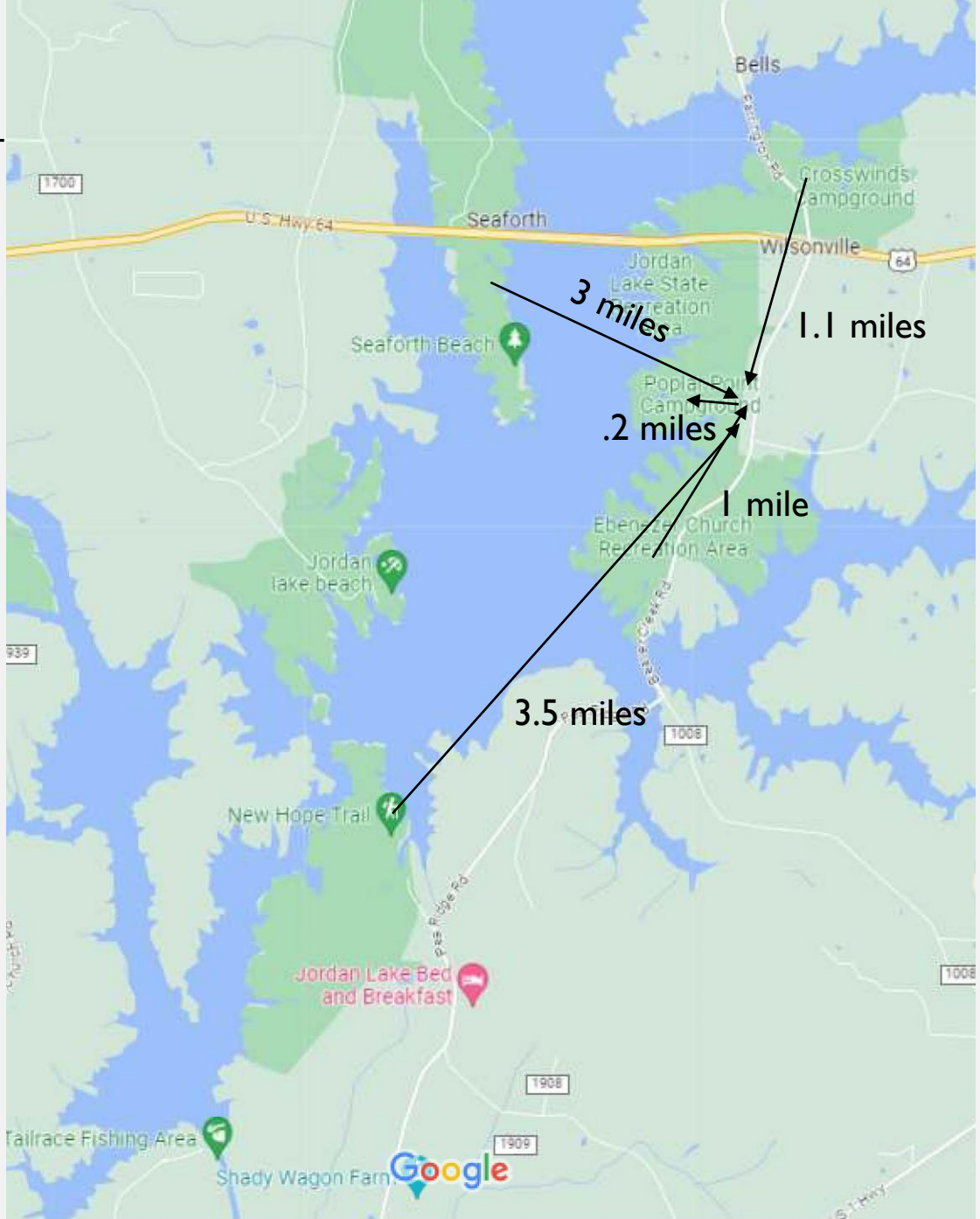


Close Distance to Recreational Amenities

- The close proximity of the proposed storage facility to Jordan Lake recreational amenities makes this a very desirable project. In fact, the Poplar Point Campground borders the entire western side of Parcel 88772.
- Shorter travel distances will lower traffic issues (carbon emissions, congestion, and breakdowns)

Proposed facility is approximately:

- 0.2 miles from the Poplar Point Campground and Boat Ramp
- 1 mile from the Ebenezer Church Boat Ramp
- 1.1 miles from Crosswinds Campground
- 1.3 miles from Crosswinds Boat Ramp
- 3 miles from the Seaforth Boat Ramp
- 3.5 miles from the New Hope Boat Ramp



FINDING 2: CHANGED OR CHANGING CIRCUMSTANCES CONT'D

Similar Uses:

- Applicant's TEG II Facility is located approximately 500 ft. to the south of the Subject Property which was previously rezoned to the CD-NB in 2013 for the same use.
- TEG I and III Facility's are approximately 2.5 miles to the northeast and 3.75 miles to the south of the Subject Property
- There are 10 similar storage facilities in the County around Jordan Lake, mostly within a 5-mile radius, that are completely full for covered storage.
- The high level of demand demonstrates a true market need for these types of storage facilities around Jordan Lake.

Public Provided Improvements:

- No additional public improvements will be needed.

FINDING 2: CHANGED OR CHANGING CIRCUMSTANCES CONT'D

Tax Considerations:

- Per the Chatham County Tax Office, the County receives taxes for the boats and RVs stored at the storage facilities sites. Property tax is paid to the jurisdiction where the RV or boat is stored.
- It is estimated that the proposed storage facility will generate approximately \$140,000 in potential tax revenue for the County per year.
- The Applicant's three other facilities generate approximately \$185,000 in potential property tax revenue for the County

Applicant believes Finding 2 is met

FINDING 3: COMPREHENSIVE LAND USE PLAN

This proposed conditional rezoning is consistent with the goals and objectives of the Comprehensive Land Use Plan. The examples listed below highlight the consistency:

- **Goal 6-** Provide recreational opportunities and access to open space; making boating and camping easier for residents and visitors. (p. 42).
 - Close proximity to the County's recreational amenities will directly assist those traveling with towed boats and RV's with the shorter distances in accessing these destinations.
 - This facility will increase tourism from out-of-town commuters while also diversifying the local economy and providing more recreational opportunities for residents and visitors to easily access the lake and campgrounds.
- **Goal 5-** encourages conserving natural resources (p. 40-41):
 - The close proximity of this facility to Jordan Lake and Poplar Point campgrounds will greatly reduce fuel emissions of larger vehicles pulling trailers, boats, RV's, etc.,
 - This facility will also offer gasoline fueling on site that will reduce the trips boats and RV's will have to travel to access a fuel station near the Jordan Lake and camping areas.

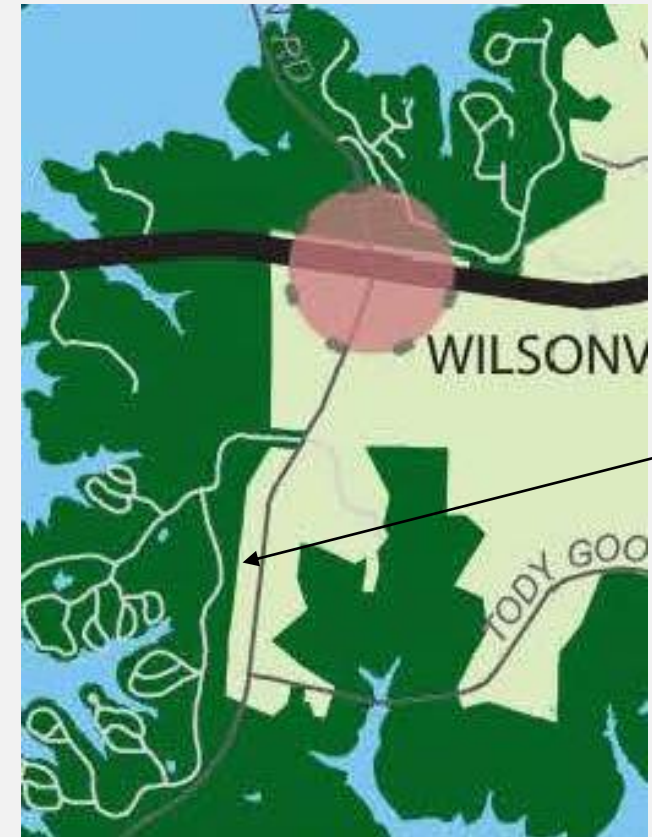
FINDING 3: COMPREHENSIVE LAND USE PLAN CONT'D

- **Goals 1 and 2-** encourages preserving and protecting the agricultural and rural character of the County (p. 40-41).

- Although the Subject Property is designated as “Rural” in the future Land Use Map, many rezonings have diverged from their predicated use when surrounding areas have changed to supporting local businesses and not strictly residential uses.
- Approx. 500 feet to the south of the Subject Property is the TEG II Facility which was previously rezoned to the CD-NB for this use.
- Directly across Beaver Creek Road on the northern end of parcel 88772 is a property that is currently constructing a temple/synagogue, thus, this general area within the County is changing from being strictly rural/residential uses.

- **Goal 3-** promote a compact growth pattern by developing in or near existing communities.

- The Wilsonville Crossroads Community is less than .6 miles from the proposed site, which Land Use Policy 3, Strategy 3.3 (p. 64) encourages infill and redevelopment near these Cross Road Communities



Subject
Property

FINDING 3: COMPREHENSIVE LAND USE PLAN CONT'D

- **Goal 2-** Preserve, protect, and enable agriculture and forestry; keeping the development below the 24% maximum built upon area. (p. 40-41).
 - The proposed facility will meet the county requirements staying under the 24% maximum built upon area.
 - The majority of the property will remain undeveloped, preserving, protecting, and enabling agriculture and forestry. Parcel 17696 on the eastern side of Beaver Creek Rd. will remain undeveloped and preserved.
 - This facility will have minimum impact on the surrounding neighbors and their properties as it will be very well buffered, have aesthetically appealing landscaping, and will be extremely quiet with low traffic business.
- **Goal 4-** promotes diversifying the tax base and reducing the dependence on residential property taxes. (p. 40-41):
 - It is estimated that the proposed storage facility will generate approximately \$140,000 in potential tax revenue for the County per year.
 - The Applicant's three other facilities generate approximately \$185,000 in potential property tax revenue for the County per year.

FINDING 3: COMPREHENSIVE LAND USE PLAN CONT'D

Other similar examples of alignment with Chapter 4 Economic Development and LUP Elements of Comp Plan:

- Major Recommendation #1- Provide flexibility for rural businesses that have a limited impact on adjacent properties and preserve rural character. (p. 44-45)
- Major Recommendation #2- Increase employment opportunities across the County. (p. 55)
- Major Recommendations #3- Support Entrepreneurship, tourism, arts and culture. (p. 57-58)
- Land Use Policy 3, Strategy 3.3- Encourage infill and redevelopment near Village Centers and Crossroads Communities. (p. 64)
- Recommendation #2: Support context-sensitive design that preserves rural and small town character. (p. 66)
- Land Use Policy 10- Encourage integrated open space in new development. (P. 69)

Applicant believes Finding 3 is met

FINDING 4: ESSENTIAL OR DESIRABLE FOR PUBLIC CONVENIENCE OR WELFARE

- This proposed conditional rezoning is essential or desirable because it will create more services to meet the needs being created by the market demand and growth in this part of the County for covered boat and RV storage facilities.
- Additional Notes:
 - Traffic– no significant impact anticipated per Trip Generation Study conducted by Traffic Engineer Chase Smith.
 - Visual Impact – minimal to adjoining residential properties as it will be very well buffered that meet zoning ordinance and have aesthetically appealing landscaping
 - Lighting– plans for the Project satisfy the requirements of the Zoning Ordinance.
 - Noise– no significant impact anticipated.
 - Chemicals, etc.-- Fuel used onsite will satisfy all applicable County and State regulations
 - Signs– satisfy the requirements of zoning ordinance.
 - Impact to Surrounding Land Values- no negative impacts anticipated per County Tax data and recent sales.

Applicant believes Finding 4 has been met.

Property Valuation Data Surrounding TEG II and TEG IV

County Tax Value Increase From 2013 to 2022

Parcel 1- 49% increase

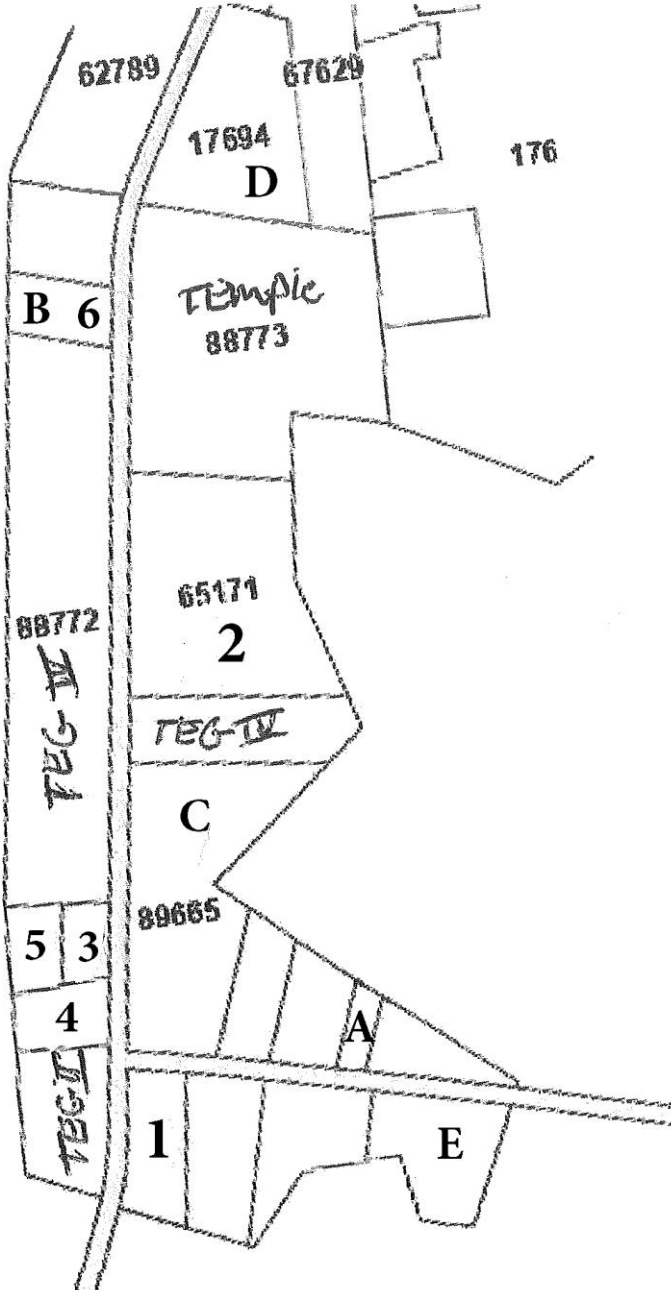
Parcel 2- 51% increase

Parcel 3- 70% increase

Parcel 4- 128% increase

Parcel 5- 150% increase

Parcel 6- 198 % increase



Recent Property Sales

Parcel A- 2 years value up \$95K
or 40% increase

Parcel B- 1-2 years value up 165K
or 110% increase

Parcel C- 9 years value up 260K
or 108%

Current Market Listings

Parcel D- 2 years listing value up
890K or 217%

Parcel E- listing value up 727K or
83% from 2022 tax value

FINDING 5: OTHER REASONS IN SUPPORT

- The proposed facility does not require water or septic and no other major utilities are needed.
- There are two fire hydrants on Beaver Creek Road within the 400 feet of the facility and the County Fire Marshall has confirmed that this will meet County requirements.
- NCDOT has preliminarily approved the two access entrance driveways for the facility;
- All other zoning regulations will be met such as landscaping, screening, lighting, signage, sedimentation and erosion control, stormwater, etc. where required.
- In addition, the Subject Property does not “perc,” meaning that it cannot be used for residential purposes as it cannot support adequate septic, and there are no plans for the County to provide sewer service to the area.,
- Thus, the property is severely limited to what can be developed, further supporting the land use the Applicant is requesting for the conditional rezoning.

Applicant believes Finding 5 has been met.

CONCLUSION

- The Applicant has shown support for each of the Findings as required by the Zoning Ordinance.
- In sum, the proposed conditional rezoning to Neighborhood Business will create a low impact business to address a true need for Chatham County and its residents and is consistent with the Comprehensive Plan.
- While our initial presentation ends here, we would like to reserve a short amount of time to respond to any concerns that may be raised by members of the public later in this hearing.

