

PROJECT NARRATIVE:

On November 17, 2014, The Space Station project was approved by the Chatham County Board of Commissioners for a Boat and RV storage facility, a self-storage facility, and a boat dealership. To date, some of the boat and rv storage has been constructed. The area has been cleared for the self-storage facility but that construction has not begun. The site for the boat dealership has not been cleared yet. The existing boat and rv storage consists of covered and uncovered parking which was constructed in 2 phases.

The owner/applicant is requesting a revision for this site. The revision includes deleting the proposed boat dealership from the project entirely. The self-storage would move to the location of the boat dealership and additional boat and rv storage would be constructed where the self-storage was originally approved. Finally, additional boat and rv storage is proposed along the eastern boundary behind the new self-storage location.

The self-storage that was approved on the original Conditional Zoning approval was 92,700 square feet in 2 buildings; One 3-storey building (70,200sf) on hwy 64 and one 1-storey building (22,500sf) behind the 3-storey building. Our revised plan moved the self-storage to the original site of the boat dealership. The cover sheet of the revised set of plans shows the new Proposed Building Areas. The self-storage buildings are phase 3C + phase 4 for a total building area of 90,000 square feet. There 4 buildings now instead of 2 and the building area of the self-storage remains less than the area originally approved.

The owners have operated this site for 3 years and have determined what mix and type of boat and rv storage is needed. A mix of covered and uncovered boat storage is desired in the market. The self-storage also has demand and it will be developed gradually as the demand increases.

The owners plan to construct phase 3 next which will complete the development at/along highway 64. The planted landscape buffer will also be installed and the facility will appear completed to drivers who pass by on highway 64. Phases 4 and 5 will be finished over the next few years which includes the additional self-storage buildings and the boat + rv storage in back.