

REPORT OF COMMUNITY MEETING REQUIRED BY THE CHATHAM COUNTY ZONING ORDINANCE

To: Chatham County ZONING ADMINISTRATOR

Date: July 1, 2020

Proposed Zoning: CD-RB (self storage)

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) June 9, 2020. A copy of the written notice is also attached.

The meeting was held at the following time and place: 6/24/2020, 6 PM Chatham County Brier Chapel Park Marie Echter 1015 Andrews Store Road, Chapel Hill, NC The persons in attendance at the meeting were: See Attached

The following issues were discussed at the meeting: See Attached

As a result of the meeting, the following changes were made to the rezoning petition:

- Redevelopment intensity
Increased perimeter planting adjacent to neighbors
Limit access to site from 10 PM to 6 AM

Date: 7/1/20
Applicant: 9/9 Storage LLC
By: [Signature]

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 showing the date of mailings shall be provided with the application submittal)

Notification Letter

June 9, 2020

CE Group, Inc
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603

Re: Development Input Meeting for 15-501 Mini Storage Site will be held at The Park at Briar Chapel Picnic Shelter (Chatham County Park Site) on Wednesday June 24th at 6:00 PM. The address is 1015 Andrews Store Road, Chapel Hill, NC 27312.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding the proposed 15-501 Mini Storage Site on +/- 8 acres. We have held a prior meeting on January 28th which many of you attended. As a result of that meeting we reduced the height of the building closet to 15-501 from 3 to 2 stories. We have also provided additional landscaping along the boundaries adjacent to residential lots (as depicted on the attached concept plan exhibit). An informal community meeting will be held on Wednesday June 24th, 2020 beginning at 6:00 PM at the Chatham County Briar Chapel Park Picnic Shelter. A location map is also attached along with this link:

<https://www.chathamnc.org/government/departments-programs/parks-recreation/county-parks-trails/the-park-at-briar-chapel>

The proposed project will have public water and individual septic system. The impervious coverage (roads / buildings) will be less than 36% of the site. The site is currently zoned R-2. We are proposing to zone just the front (+/- 8) AC portion of the parcel to Conditional Use – Regional Business (limited to self-storage). The adopted 2017 Chatham County Comprehensive Plan identifies this site as “Neighborhood Center”.

There are no plans for any outside storage. Plans of our proposed development will be shared and you will have the opportunity to voice your comments and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County rezoning process; however, County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department soon. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. We have elected to use a covered outside space to adhere to social distancing standards. If you have questions before the meeting, please email me at address noted below. If you are unable to attend in person that evening, I am also willing to have a zoom session with you to answer questions or hear your thoughts.

Sincerely,



Mark P. Ashness

To confirm your physical attendance please email: mark@cegroupinc.com by 4 PM the day of the meeting.

 CAPITOL
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 RALEIGH, NC 27601-1417
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 (800)275-8777
 06/09/2020 11:52 AM

Product	Qty	Unit Price	Price
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YOUR OPINION COUNTS

Receipt #: 840-52700207-4-897859-1
Clerk: 19

June 24, 2020 Htg

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 15-501 Mini Storage

Application: CD-RB Rezoning

Location/Date: June 24TH 2020

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*

	NAME	ADDRESS
1	James Vernon	531 Marvin Edwards Lane
2	Garret & Jessie Prestwood	199 Booth Road
3	Margery Gates	12455 US 15-501 N
4	Jacob Terrell	225 Cassidy Lane
5	Gustavo Paza	Starpoint Mini Storage in Orange County
6	Michael Manson	Starpoint Mini Storage in Orange County
7	Robert & Brenda Middour	90 Abbey Road
8	Warren Mitchell	Carolina Storage Partners
9	Carol Scofield	218 Cassidy Lane
10	Myram Peereboom	147 Booth Road
11	Shannon Traynor	Jason Glen
12	Zohreh Torzo	
13	James Meade	78 Abbey Road
14		
15		
16	* Adjacent Property Owner	
17		
18		
19		
20		

JEFFREY W & LISA B EARLE
12405 US 15-501 HWY
CHAPEL HILL, NC 27517

MARY C MAHONEY
891 SHIRLEY
WINTHROP, MA 02152

JULIE ANNE CANNEFAX
77 ABBEY RD.
CHAPEL HILL, NC 27517

KENNETH W & CAROL ANNE
MAHAFFEY
1770 BAY LAUREL DR.
MENLO PARK, CA 94025

ROBERT CHARLES MIDDOUR JR.
90 ABBEY RD.
CHAPEL HILL, NC 27516

JUNG-CHUN LIN & SHOU HUEI
3723 TOXAWAY CT.
ATLANTA, GA 30341

MARION LESLIE ROBERTS
187 BOOTH RD.
CHAPEL HILL, NC 27516

STATE OF NORTH CAROLINA
PROPERTY CONTROL SECTION
1321 MAIL SERVICE CENTER
RALEIGH, NC 27699

JESSICA & GARRET PRESTWOOD
199 BOOTH RD.
CHAPEL HILL, NC 27516

CAROLINA STORAGE PARTNERS
8801 FAST PARK DR. SUITE 301
RALEIGH, NC 27617

DONALD A BLACK
235 BOOTH RD.
CHAPEL HILL, NC 27516

WAL MART REAL ESTATE BUSINESS
TRUST
PO BOX 8050 MS 0555
BENTONVILLE AR 72712

JAMES EDWARDS JR. & OTHERS
77 BELL CIRCLE
CHAPEL HILL, NC 27514

MARY J & JACOB TARRELL
225 CASSIDY LN.
CHAPEL HILL, NC 27516

LEXTON & NORMA JACKSON
116 MARVIN EDWARDS LN.
CHAPEL HILL, NC 27517

BRENDA L PULLIAM &
CAROL SCOFIELD
218 CASSIDY LN.
CHAPEL HILL, NC 27516

GURNAM S BAJWA
136 HEATHER RIDGE CT.
DURHAM, NC 27712

MAURICE STONE, MARSHA M &
KAREN EDWARDS
3311 HEMSWORTH ST.
DURHAM, NC 27707

NEGEST MELVINA KINITE
PO BOX 725
CARRBORO, NC 27510

JENNIFER A MCMILLAN &
LESLIE RAY FRYE
403 OAK AVE.
CARRBORO, NC 27510

15-501 Mini Storage Neighborhood Meeting

June 24, 2020 Meeting Discussion

Issues Discussed *and Response*

1. **General discussion on the site changes made after the January Meeting (see below)**
2. **Will the Building be visible thru the existing vegetated buffer along 15-501**
The existing vegetated buffer is a mix of hardwoods and pines. During the Summer the buffer will be generally opaque with mor visibility in the winter. The building is +/- 150 ft from the southbound travel lane of 15-501 which will further diminish the visibility.
3. **How will the Building be served by utilities**
On-site septic to accommodate a single employee. There is an existing septic field that may be used. Water service from Chatham County; the water line is along the property frontage. Power by Duke-Progress; existing power distribution is along the property frontage.
4. **Concern about the proposed use meeting the findings necessary for rezoning particularly:**
 - a) necessary to promotion of public health, safety, and general welfare
 - b) consistency with land use plan
 - c) proposed use is essential or desirable for public convenience or welfare*The applicant bears the burden of providing information that these findings can be made.*
5. **Building Height in rear of project**
The latter two buildings are single story and the height of each building just under 11'. The site cross section shows that all of the buildings are sitting lower than the surrounding properties.
6. **Pest Control and Pond Size**
The applicant will maintain the site and pond area with a commercial landscape contractor. The pond will meet both water quality and water quantity requirements stipulated by the County
7. **Impact of Site Lighting**
The County has rigorous standards that require full cutoff fixtures. A photometric plan will be included with the submission.
8. **Site Accessibility**
Access will be limited between 10 PM and 6 AM
9. **Review Schedule**
We plan to submit in early July with earliest opportunity for Public Hearing in August or September. A Planning Board meeting 2 months after the Public Hearing then back to Board of Commissioners. The County will post info on website and send letters to adjoiners making them aware of Public Hearing date and Planning Board date once determined.
10. **Concern about switching zoning from R-2 to CD Regional Business**
The land use plan contemplates non-residential development for this specific location
11. **Concern about lack of job creation by the proposed use**
The County lacks ability to provide sewer that could support other types of development at this location. The facility does increase tax base with little to no burden on the County's resources.

Earlier January 28, 2020 Meeting Discussion

Issues Discussed *and Response*

1. Height and Size of Building (Proposed SF exceeds suggested 120,000 SF for RB District)
After Meeting we reduced Building Height and overall SF to under 100,000 SF
2. Type of Lighting and Impact to Surrounding Neighbors
Full Cut-off Fixtures will be utilized per County Ordinance
3. Stormwater Runoff from Site
Runoff from Site Development will be directed to a WQ Pond that discharges into the NCDOT ROW. Runoff is not directed onto neighbor's property. The County has rigorous standards in the Stormwater Ordinance to detain peak runoff to pre-development standards. The proposed development drains to Jordan Lake.
4. Hours of Operation and Access to the Site
Gates have been added to restrict access between 10 PM and 6 AM
5. Existing Mini Storage Operators across from the proposed project and just north of the project in Orange County questioned the need for additional storage space
We have had a professional consultant review the nearby area and opine that there is demand for both inside and outside storage at this location. We have limited our project to interior storage only given the concerns about how outside storage would be negatively viewed by adjoining and pass by vehicles on 15-501
6. General Concern for Vibrant Red Trim shown on Building Example Elevation
The Checkered Red Trim has been replaced with a solid neutral color (blue or gray)
7. General Discussion on the available Development Options within the Neighborhood Center as defined in the Comprehensive Plan
The Comprehensive Plan has this specific location designated as a Neighborhood Center. There was general agreement that the proposed use would have less impact on the surrounding residential uses versus general retail that may have operating hours later than 10 PM and more intensity (traffic).
8. What would keep the Developer from changing to general retail after zoning approval?
We are seeking a conditional district which limits us to mini-storage as depicted upon the site plan. Anything other than that use will require a new rezoning and new review process by the County.
9. What will happen with the balance of the property to the West?
The balance of the project will remain R-2 because it drains to the reservoir off Jones Ferry Road. There are no current plans to develop the remainder of the property however residential lots compliant with the R-2 zoning will likely happen at some time in the future.

JA 14 15, 2020

Meeting with Property Owners
within 300 ft of proposed rezoning

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 15-501 Mini Storage

Application: conditional zoning

Location/Date: Hyatt Place Hotel, Southern Village

	NAME	ADDRESS
1	GEORGE CAMPBELL	109 BOOTH ROAD
2	Robert Middow	
3	Jessie Frostwood	199 Booth Road
4	Melissa Solomon	Rubyl w/ curbs
5	Ben Hallett	2000 Ashley Wade Ln
6	Quiana Daga	2000 Ashley Wade Ln
7	Daniel Gottschall	110A+B Woodbridge Dr
8	Margery Gates	12455 us 15-501 N
9	Robert Middow	90 Abbey Rd
10	Pat & Bob Smith	55 Woodbridge Dr
11	Michael Leslie Fulcher	187 Booth Rd.
12	ERNEST GRANT	215 Booth Rd
13	Warren Mitchell	104 Amber Wood Run, CH
14	Tom Anderson	7030 Sparrow Run Lane, CH
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