



CE GROUP

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Memorandum

To: Angela Plummer, Chatham County
From: Mark P Ashness PE, CE Group
Date: November 3, 2020
Re: 919 Storage LLC Rezoning Additional Info for Planning Board Meeting

Angela: Please find attached additional information to support our proposed rezoning

1. Enhanced Feasibility Study (dated November 2, 2020)
2. Audit (response) to Self storage 101 Desktop Study



Additional Documentation to Support Findings

Item 2: *The changed or changing conditions, if any, of the area, which makes the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.*

The enhanced feasibility study (along with the original study) recognizes the strong residential growth in this area and associated demand for self storage. The current land use zoning in this specific area does not afford the opportunity to construct facilities to meet this demand. The comprehensive plan recognized the need for non-residential uses. Our proposed facility has no impact on ground water (potable water service is available along the property frontage). The facility will generate less water and wastewater demand than if (2) residential homes were constructed in this same location. Stormwater runoff from the site is directed towards existing infrastructure within 15-501 and does not increase runoff onto any other adjoining properties. We are providing a substantial natural vegetated and planted buffer between the facility and neighboring residential properties. The facility generates minimal daily traffic (having no impact on neighbors or current 15-501 ADT). The facility will be fenced and gated (limiting activity during the overnight hours). A commercial appraiser reviewed the project and determined that the proposed plan will not adversely impact the value of adjoining residential property owners. All of the above measures along with applicable County and State ordinances that the project will adhere to; allows me to clearly state that this project will promote the public health, safety, and general welfare of the community.

Item 3: *The manner in which the proposed project will carry out the intent and purpose of any adopted plans or part thereof*

The Comprehensive Plan recognizes the strong residential growth in this area and the need to provide associated non-residential services. Within this specific identified node (County Line) we already have a Walmart and existing storage within the node. The node currently contains a mix of use (including retail and grocery) with the present facilities. Our proposed rezoned area fall entirely within the the neighborhood center node. Our proposed use is consistent with the existing mini-storage facility across the street which also received the same conditional rezoning we are requesting.