

919 Mini-Storage

Proposed CD-RB Zoning District

Planning Board Presentation

11-10-2020

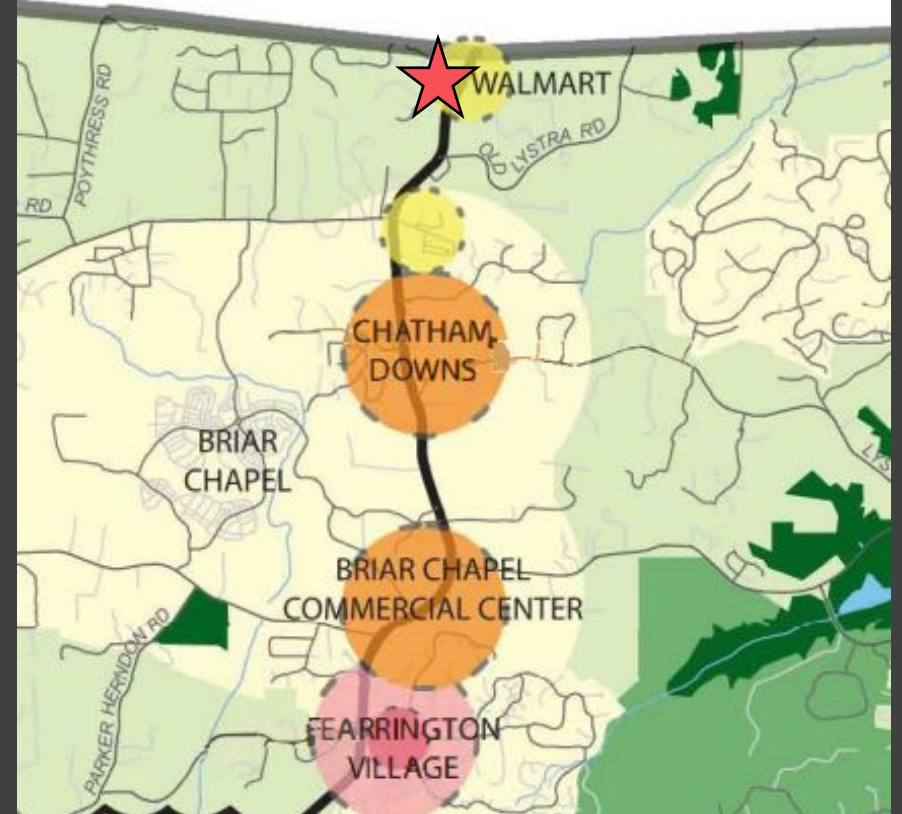


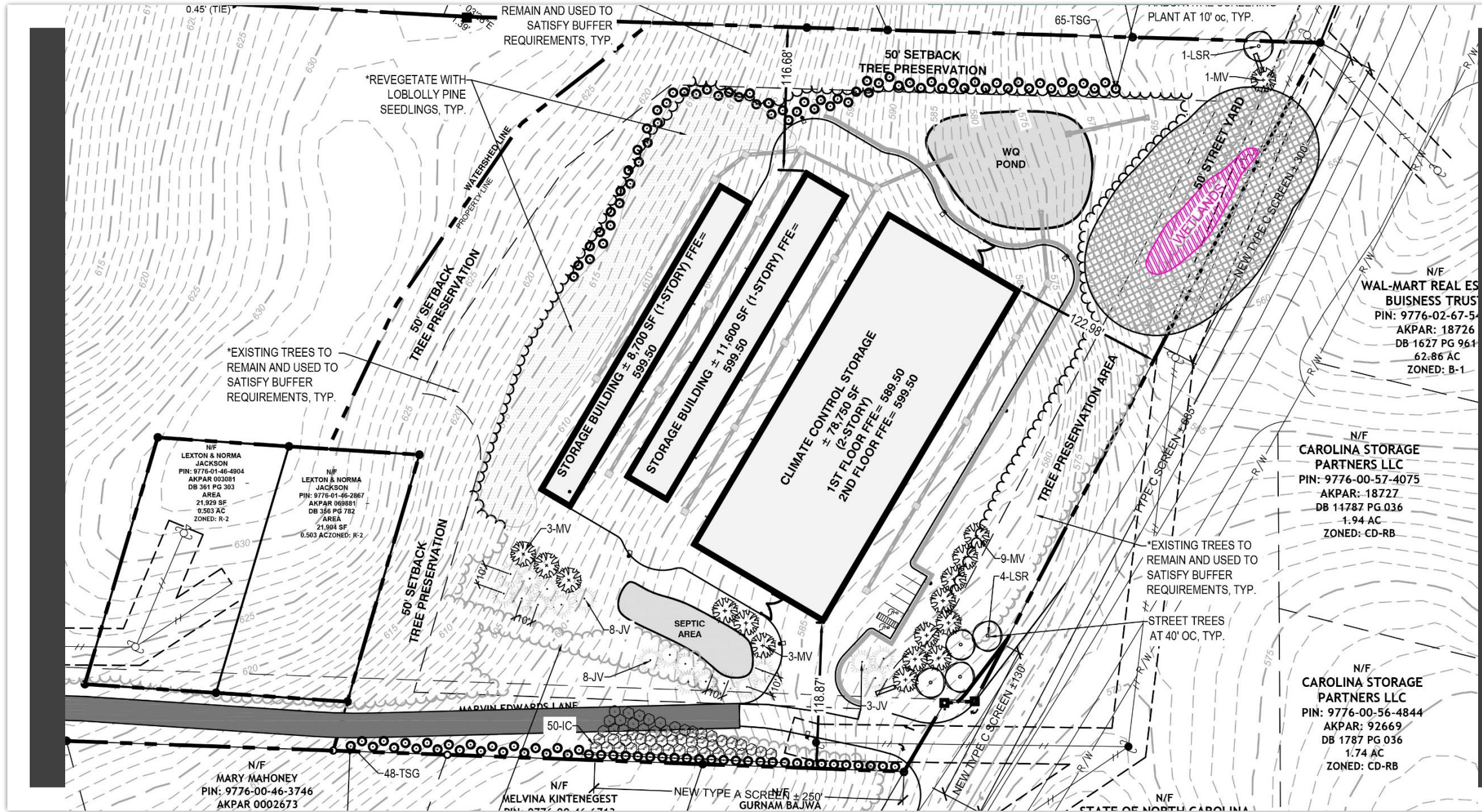
LOCAL AREA MAP



FUTURE LAND USE

● NEIGHBORHOOD CENTER





N/F
**WAL-MART REAL ES
 BUSINESS TRUS**
 PIN: 9776-02-67-54
 AKPAR: 18726
 DB 1627 PG 964
 62.86 AC
 ZONED: B-1

N/F
**CAROLINA STORAGE
 PARTNERS LLC**
 PIN: 9776-00-57-4075
 AKPAR: 18727
 DB 14787 PG 036
 1.94 AC
 ZONED: CD-RB

N/F
**CAROLINA STORAGE
 PARTNERS LLC**
 PIN: 9776-00-56-4844
 AKPAR: 92669
 DB 1787 PG 036
 1.74 AC
 ZONED: CD-RB

N/F
**LEXTON & NORMA
 JACKSON**
 PIN: 9776-01-46-4904
 AKPAR 003081
 DB 361 PG 303
 AREA
 21,929 SF
 0.503 AC
 ZONED: R-2

N/F
**LEXTON & NORMA
 JACKSON**
 PIN: 9776-01-46-2867
 AKPAR 069881
 DB 358 PG 782
 AREA
 21,904 SF
 0.503 AC ZONED: R-2

N/F
MARY MAHONEY
 PIN: 9776-00-46-3746
 AKPAR 0002673

N/F
MELVINA KINTENEGEST
 PIN: 9776-00-46-3743

15/501 MINI-STORAGE CROSS SECTION VIEW EXHIBIT



SITE SELECTION CONSULTANT

BY BEN BURKHART

BKB PROPERTIES
SELF STORAGE DEVELOPMENT CONSULTING

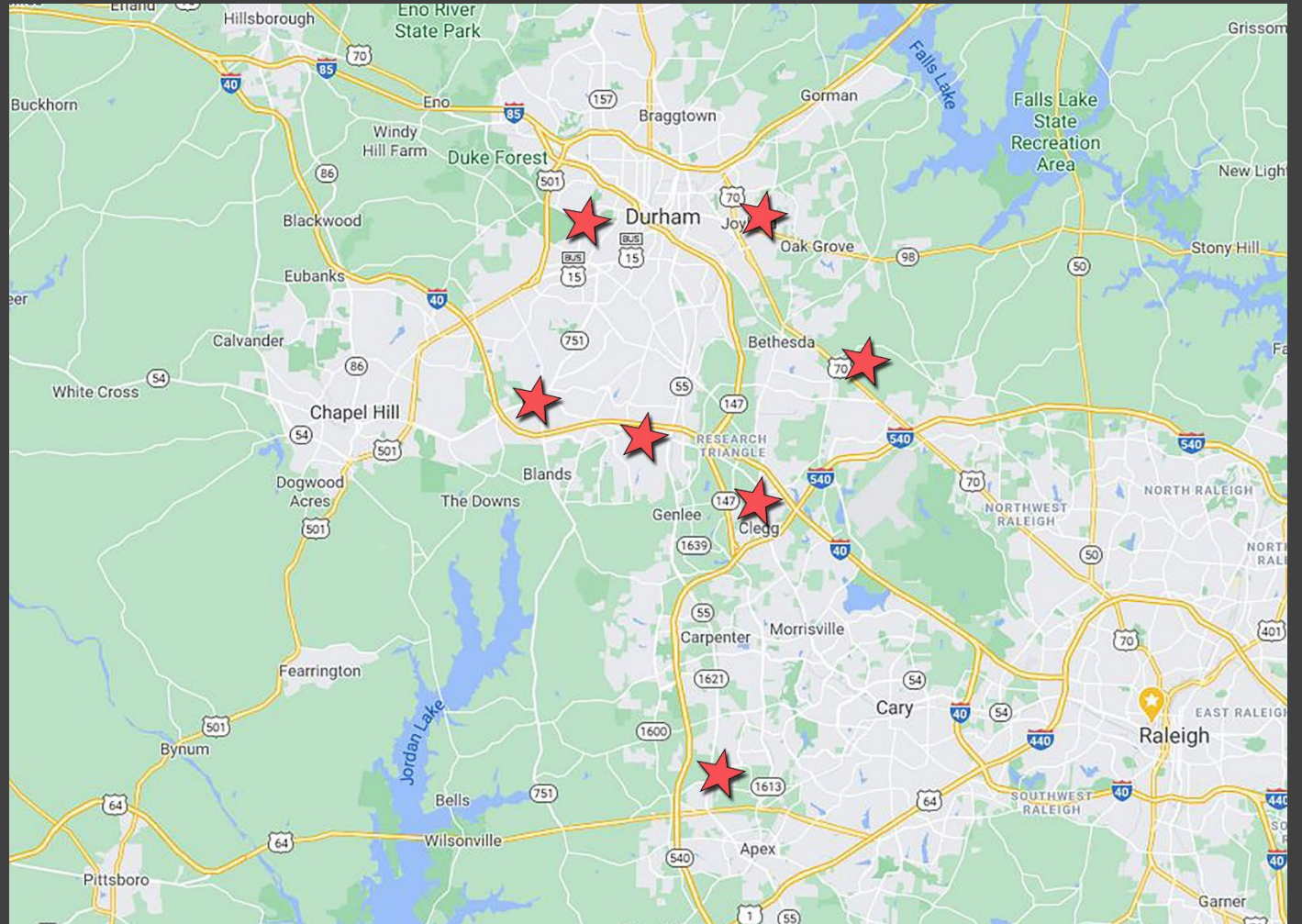
SITE APPRAISAL CONSULTANT

BY RICH KIRKLAND



BOTH CONSULTANTS AVAILABLE FOR
QUESTIONS TODAY

EXISTING 919 STORAGE LOCATIONS



CONDITIONAL DISTRICT REZONING NARRATIVE

- 1. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

No alleged error claimed.

- 2. The changed or changing conditions, if any, in the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

- The Chatham County Comprehensive Plan was adopted in November of 2017. As noted above; the plan identifies (Comp Plan Map) this area (including this specific site) as a “Neighborhood Center”.
- The adoption of the Comprehensive Plan creates a changed condition accommodating the rezoning of this property to “Conditional District-Regional Business”. The proposed conditional use is consistent with the goals and objectives of the comprehensive plan.

CONDITIONAL DISTRICT REZONING NARRATIVE

2. Continued.

- Self-storage facilities are a consistent service use within the Neighborhood Center designation.
- The conditional use limitations for self-storage facilities as proposed were directly crafted as a result of meetings with the neighbors. The proposed use has less water and sewer demand than a single individual residence. Surface drainage is directed into the NCDOT drainage infrastructure and does not impact neighbors.
- Feasibility studies undertaken for the applicant demonstrate the general welfare is promoted by amendment to conditional zoning because self-storage is a service in strong demand.

CONDITIONAL DISTRICT REZONING NARRATIVE

2. Continued.

- Further promotes public health, safety, and welfare by:
 - Not impacting ground water sources (water service available from property frontage).
 - Stormwater treated with existing infrastructure on Hwy 15-501
 - Substantial vegetated buffer (natural and planted) between proposed facility and existing residential properties.
 - Adheres to Chatham County lighting standards
 - Generates minimal daily traffic
 - Fenced and gated (limiting activity during overnight hours)
 - Commercial appraiser determined proposed plan will not adversely impact adjacent property values
 - No public provided improvements are required.
 - In summary the proposed project promotes public health, safety, and welfare by providing a service respectful of the surrounding uses with specific agreed upon plan elements that provides a low intensity use more compatible than a broader range of possible business uses allowable in the “Neighborhood Center”) description from the Comp Plan.



3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof.

- Rezoning of the property to “CD-Regional Business” will allow development of the site for self storage as described within this submission package. This is an example of a service use referenced on Page 47 of the Comp Plan. The proposed conditional district will meet the objectives of the Land Use Plan.
- In Chapter 2 of the Comprehensive Plan, and as demonstrated in the provided feasibility studies, Chatham County is the 2nd fastest growing county in the State and balancing residential development with job and business development, including meeting the demand for services created by growth, is key to Chatham County’s long term financial health. Provision of this service in Chatham County prevents the “leakage” of business revenue to adjoining counties and because of the way the self-service market functions, this facility draws out of county dollars from residents and students in adjoining counties to Chatham County.
- In Chapter 3 of the Comprehensive Plan, objectives identified include promoting compact growth patterns and diversification of the tax base by creating a larger non-residential share. This proposed Conditional Zoning meets these objectives. This development as proposed also meets the objectives in Chapters 3 and 4 of conserving natural resources and limiting unnecessary demand on existing infrastructure. Strategies proposed to address visual impact, lighting, noise, and other factors are included in the plans as proposed that are part of the Conditional Use Application.

3. Continued.

- The Comprehensive Plan recognizes strong residential growth commanding provision of associated non-residential services. Within this specific identified node (County Line) are a Walmart and an existing highly utilized storage facility. The node contains a mix of use (including retail and grocery) with the present facilities. The existing mini-storage facility across the street received conditional rezoning which reflects a prior legislative determination that such a conditional use rezoning is consistent with the Comprehensive Plan and with all findings regarding consistency and appropriateness of use to be considered in the zoning approval process.

4. The requested amendment is either essential or desirable for the public convenience or welfare

The demand for high quality self storage continues to increase as population and residential development occurs in Northern Chatham. The attached consultants report indicates the proposed use is desirable for the public convenience. The project is compliant with all County regulations including: Lighting, Landscaping, and Stormwater. Specific care has been taken to listen to the adjacent residential neighbors' concern and modify the plan accordingly. The project will provide additional tax base with no real burden on schools, water supply, wastewater, traffic impact etc. NCDOT has conducted a preliminary review and has no concerns given the low intensity of the proposed use.

5. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

The location of this parcel surrounded by residential lands on (3) sides provides somewhat of a challenge for developing more intense uses available in the “Neighborhood Center” node. After significant discussion with many of our residential neighbors; the general feedback has been that the proposed self storage use will be more harmonious with these existing neighbors given the other more intense options allowed. Detailed care has been taken to grade the site in a way to maximize retention of existing vegetation. In addition, we are proposing a significant tree save along the 15-501 frontage. A 3rd story was removed from the building adjacent to 15-501 as a result of comments from adjoining neighbors at the neighborhood meeting (further reducing the scope of the project).

Given the low traffic impact of this proposed use and location directly fronting 15-501 (less than 25 peak hour trips); the proposed CD-RB for self storage can easily be supported at this specific property location. Water and Wastewater demand will be less than 100 GPD. An existing waterline adjoins the project allowing easy access. We plan to utilize the existing septic field from the original residence given our wastewater flows are less than the equivalent of a single-family house. The project meets the watershed requirements for both impervious coverage and treatment of stormwater runoff. These circumstances and existing factors support the rezoning of this parcel to “CD-RB”

LETTER OF SUPPORT
OR NO OBJECTION
FROM ADJACENT
PROPERTY OWNERS

