

From: Mike Mansson <mmansson@zpi.net>

Date: Tue, Dec 1, 2020 at 10:37 AM

Subject: Clarification of Questions/Concerns Raised in November, 2020

Planning Board Hearing re 72 Marvin Edwards Ln

To: George Lucier <glucier5@gmail.com>, Caroline Siverson

<cwsiverson@gmail.com>, <jimehager@gmail.com>, <warthur2@nc.rr.com>,

<clyde.frazier@retiree.meredith.edu>, <Allison.weakley@gmail.com>,

<elmoosenc@gmail.com>, <gfran0205@gmail.com>, <anewvision@yahoo.com>,

<ggalin@gmail.com>, <jmspoon5@gmail.com>, Jason Sullivan

<chathamncplanning@gmail.com>

All,

During the November Planning Board hearing associated with the 72 Marvin Edwards Ln rezoning application from 919 Storage, LLC, there were several questions from Board members that arose which required further clarity as well as documentation. In effort to assure that you have documentation and clarification (in the event it was not provided in any other avenues), I have compiled this email to provide you with all the requested and questioned items in one place. The questions that arose and were not clearly answered/supported are listed below:

* Ms. Weakley asked the applicant about the picture the applicant shared as part of their presentation that showed multiple colors indicating who apparently supported the proposed rezoning. The Applicant stated that the dark green properties were those in favor of the development and attended the meeting(s) and provided a letter supporting the project, and the light green were people that came to the meeting and did not sign the letter, but indicated they are not against the project. The applicant then stated it is not their business to determine who objected the project.

* For clarity, I have attached the same aerial and have indicated properties in green that have documented being in favor of the proposed rezoning and have indicated properties in red that have documented their opposition to the proposed development. I have also attached all of the supporting documentation (both that in opposition (including the signatures from the petition) as well as those in favor) of the proposed rezoning).

* It is important to note that the overwhelming majority of the properties that the applicant said were in favor of the application have no supporting documentation. In fact, there are multiple parcels in which the applicant indicated that the owners were in favor of or not opposed that are in fact opposed to the application and stated that they had never even spoken to the applicant and the applicant has been providing the County with false information by saying they have been in support and or contact.

* As the applicant as previously provided non-supportive (able to fact check) information to the County only those that have documented their support or opposition of the proposed rezoning.

* It is important to note that the attached aerial does not show the location of all 39 individuals whom signed the opposition petition and/or sent in letters in opposition. The intent of the attached aerial is to factually represent the support and opposition that has been documented to the County from the applicant and other community members.

* Ms. Weakley questioned the market information on the adjacent ExtraSpace storage facility and the market analyst report.

* There has been a joint statement by the owners/operators of the three local (within 1 mile storage facilities from the subject site) issued to the County. This statement provided the factual vacancy of more than 37,000 net square feet in the area as of the date of the letter, how the vacancy levels had not changed today vs the summer and also made comment that the three facilities all provide a range of unit types and pricing for the public all with safe, clean, secure facilities and on-site management.

Attached to this email are the following documents for your reference and clarification:

* Aerial of Documented Support and Opposition of Proposed Rezoning and Development 72 Marvin Edwards Ln

* Identification of documented support and opposition

* Consolidated Documented Opposition of Proposed Rezoning and Development of 72 Marvin Edwards Ln

* 39 total documented voices in opposition

* Consolidated Documentation In Favor of Proposed Rezoning and development of 72 Marvin Edwards Ln

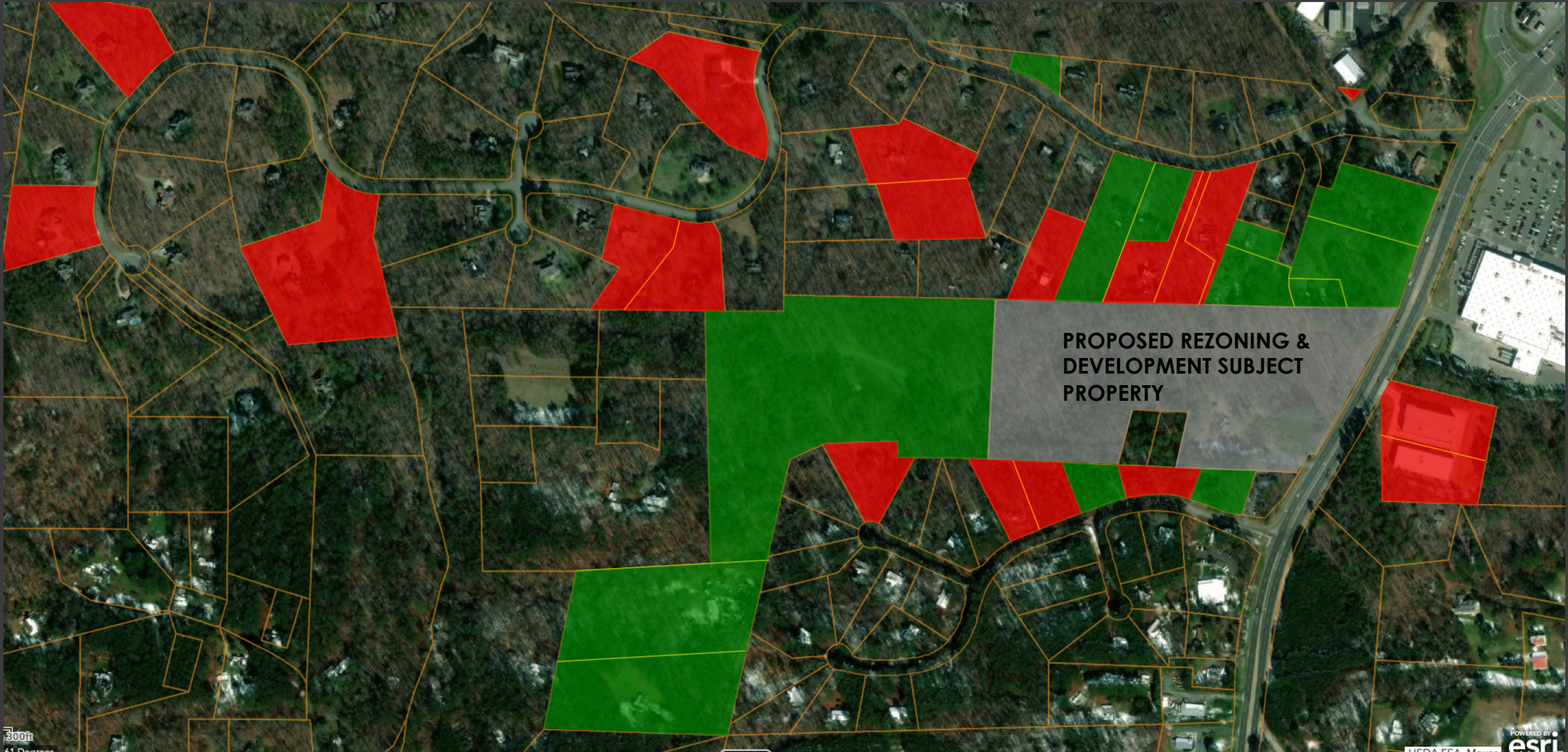
* 13 total documented voices in favor (compiled from the County website associated with this rezoning case)

I hope that this information provides the clarification that was requested during the November Planning Board meeting.

Respectfully,
Michael Mansson

DOCUMENTED PROPERTY OWNER IN OPPOSITION OF 919 STORAGE, LLC REZONING

DOCUMENTED PROPERTY OWNER IN FAVOR OF 919 STORAGE, LLC REZONING



March 1, 2020

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

My property ^{one lot away from} directly adjoins the land for this proposed self storage project at 72 Marvin Edwards Lane.

The development team has been responsive to feedback to improve the final project in terms of size, aesthetics, and security details.

My family supports the proposed rezoning to a self-storage project.

I further support this project because it increases our tax base without increasing demands on schools and services.

Self-storage is a demonstrated need for local people. And for those who need to use self storage, it is both essential and convenient. More of a service like this is good for customers in creating choices and potentially more competitive pricing.

Thanks for considering my support of this project.

Margery Gates
Signature

Margery Gates
Printed Name

12455 US Hwy 15 501 N, Chapel Hill NC 27517-6013
Address

March 1, 2020

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

My property directly adjoins the land for this proposed self storage project at 72 Marvin Edwards Lane,

The development team has been responsive to feedback to improve the final project in terms of size, aesthetics, and security details. *I request they add a "thick" buffer off street south side of Marvin Edwards Lane. (entire)*
My family supports the proposed rezoning to a self-storage project.

I further support this project because it increases our tax base without increasing demands on schools and services.

Thanks for considering my support of this project.

Negest M. Kinte
Signature

NEGEST M. KINTE
Printed Name

mailing
P.O. Box 225 *Carroll, NC 27510*
Address
60A + 60B WOODRIDGE DRIVE CHAPEL HILL, NC 27514

adjacent property

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

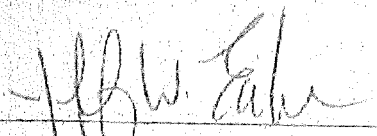
My property directly adjoins the land for this proposed self storage project at 72 Marvin Edwards Lane.

The development team has been responsive to feedback to improve the final project in terms of size, aesthetics, and security details.

My family supports the proposed rezoning to a self-storage project.

I further support this project because it increases our tax base without increasing demands on schools and services.

Thanks for considering my support of this project.



Signature

JEFFREY W EARLE

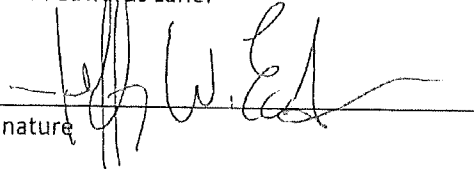
Printed Name

12405 AIS HWY 15 501 W. CHAPEL HILL NC 27517

Address

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312


I/ We we support OR _____ have no objection to the proposed self storage project at 72 Marvin Edwards Lane.


Signature

8-6-2020
Date

JEFFREY W. EARLE
Printed Name

12405 US Hwy 15-501
address:
N


Lisa B Earle

12405 US Hwy 5-501

March 1, 2020

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

- ✓ My property directly adjoins the land for this proposed self storage project at 72 Marvin Edwards Lane.
- ✓ The development team has been responsive to feedback to improve the final project in terms of size, aesthetics, and security details.
- ✓ My family supports the proposed rezoning to a self-storage project.
- ✓ I further support this project because it increases our tax base without increasing demands on schools and services.
- ✓ Self-storage is a demonstrated need for local people. And for those who need to use self storage, it is both essential and convenient. More of a service like this is good for customers in creating choices and potentially more competitive pricing.

Thanks for considering my support of this project.

Robert C. Mistrout Jr
Signature

Robert C. Mistrout, Jr March 1, 2020
Printed Name

90 Abbey Rd, Chapel Hill, 27516
Address

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

I/ We support OR have no objection to the proposed self storage project at 72 Marvin Edwards Lane.

Donald A. Black
Signature

29 JUL 20
Date

DONALD A. BLACK
Printed Name

235 Booth Rd
address:
Chapel Hill, NC
27516

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

I/ We support OR have no objection to the proposed self storage project at 72
Marvin Edwards Lane.

Terry L. Edwards
Signature

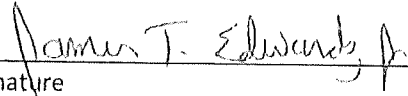
7/29/20
Date

Terry L. Edwards
Printed Name

79 Bell Circle
address: Chapel Hill N.C. 27516

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

I/We support OR have no objection to the proposed self storage project at 72
Marvin Edwards Lane.


Signature

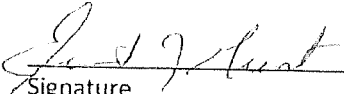
7/29/20
Date

James T. Edwards Jr
Printed Name

77 Bell Circle Chapel Hill, NC
address: 27516

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

I/ We _____ support OR have no objection to the proposed self storage project at 72
Marvin Edwards Lane.



Signature

08/15/20

Date

ERNEST J. GRANT

Printed Name

215 Birch Rd, Chapel Hill, NC 27516
address:

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

I/ We _____ support OR have no objection to the proposed self storage project at 72
Marvin Edwards Lane.

Carl Mahastey
Signature

7/30/2020
Date

Carl Mahastey
Printed Name

~~130 Woodbridge Dr.~~ 130 Woodbridge Dr.
address: Chapel Hill, NC

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

I/ We _____ support OR have no objection to the proposed self storage project at 72
Marvin Edwards Lane.

James B. Meade
Signature

8/5/20
Date

James B. Meade
Printed Name

78 Abbey Road, Chapel Hill 27516
address:


March 1, 2020


*Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312*


My property directly adjoins the land for this proposed self storage project at 72 Marvin Edwards Lane.

My family supports the proposed rezoning to a self-storage project.

Thanks for considering my support of this project.


Signature


Printed Name


Address

Chatham County Planning Department
Attn: Angela Birchett, Zoning Administrator
PO Box 54
Pittsboro, NC 27312

We X support OR I have no objection to the proposed self storage project at 72
Marvin Edwards Lane.

Amonia E. Stone
Signature

07/29/2020
Date

Amonia E. Stone
Printed Name

110 Woodtrellis Court
Durham, N.C. 27703
address:

To date, there are 39 documented voices in opposition of the application for the rezoning and proposed development of 72 Marvin Edwards Ln.

Sample of quotes from the documented opposition:

"A proper balance of retail and services should be our goal for this part of Chatham County. While I am in favor of growth, I recommend caution regarding growth with abandon. Let's agree that we have sufficient self storage in our immediate proximity, and find other, more productive and beneficial zoning for his part of the Walmart-influenced 15-501 corridor." -**Cody Shive**

"This rezoning and development of yet another self storage facility in the immediate area will be a detrimental impact to the rural character of this residential area. I along with many of the other adjacent property owners purchased our homes based on the fact that all of the surrounding areas were zoned residential... Additionally, I have recently learned that the applicant is providing false information having produced a document which shows that I have either provided my support or am not in objection to the proposed rezoning and development. This is not accurate. I have note provided in writing or in other forms provided any support or non-objection of this proposed rezoning and development... thanks for allowing me to notify you of my opposition and the inaccuracy of the applicants map showing properties in support..." **Ted Traynor**

"As an owner of 190 Woodbridge Dr... which is directly adjacent to the proposed self storage facility... I would like to state my concern and opposition for the required rezoning of this property from residential to become a self storage facility. The proposed rezoning would be detrimental to the residential nature of the surrounding lots..." **Jennifer McMillan**

"Even if one adjacent landowner, who bought their property with the understanding that the zoning was meaningful and would remain in place, is not in favor of the zoning change - then that demonstrates "devaluation" and should be considered... We, like many of the homeowners in this vicinity, intentionally bought land surrounded by an adjacent RZ zoning because we wanted to have space and did not want to be in the vicinity of commercial development." - **Jacob and Mary Terrell**

"Thank you for this opportunity to present my reasons for opposition to this zoning change and my unequivocal opposition to the proposed mini storage project directly abutting my property... This conditional zoning change request is a type of encroachment that is detrimental to our community and our quality of life... Putting a storage business in the middle of a respected residential community smacks of a commercial developer putting profit before people... My family and I used one of the overabundant (3-4?) storage facilities nearby when we needed that type of service. My tenants, if need arises, also have reported no hardship, no lack of choices nearby and no price gouging. We do NOT need another mini-storage business... Please protect our quality of life in our neighborhood. Vote no on this "for profit, not for people" project." -**Mary Mahoney**

"We own a storage facility about 0.5 miles from the applicant location and will be directly impacted if it were to be developed... Our community is not in need of another self storage facility. There are far more storage facilities in the area than are needed already. Our storage facility has seen continued decrease in business since the new ExtraSpace next to the Walmart and the renovations were done to the Starpoint Storage facility... If approved, it will be detrimental to our small business and the rural character of the area." -**Bill and Judy Akridge**

"I do not wish to see this property rezoned from residential taking away the rural character of this part of the county." **Karla Haeuser**

"We have enough storage facilities in our area. Put the land to better use for all of the residents in the area." **Dan Babb**

"As we own a property that directly adjoins the proposed rezoning, I am writing to state that we do NOT want to see the proposed self storage development project..." **Jung-Chung Lin**

"I urge for you to not disregard the facts and to not go against the prescribed policies and procedures of the County and its adopted Ordinances when casting your approval or disapproval of this application. The supporting facts are being presented to you that show that this application does not meet the prescribed requirements as adopted by the County to be granted the rezoning and conditional use for the development of the self storage facility... The proposed development is not either essential or desirable...The proposed development will impair the character of the surrounding/adjoining areas and will be detrimental to the welfare of the community... None of the goals and objectives of the Land Use Plan for the Neighborhood Commercial area are met via this application..." -**Michael Mansson**

Enclosures:

- Petition associated with the opposition of the rezoning and additional self storage and list of 34 petition signature names and dates of signatures
- Opposition letters associated with the proposed rezoning and development of 72 Marvin Edwards Ln.
 - Separate letters from the following: Ted Traynor, Karla Haeuser, Jennifer McMillan, Jung-Chung Lin, Bill & Judy Akridge, Michael Mansson, Mary Mahoney, Warren Mitchell & Jim Anderson

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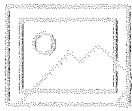


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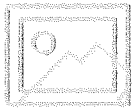
Tip: Petitions with a photo get 6 times more signatures



[Add photo](#)

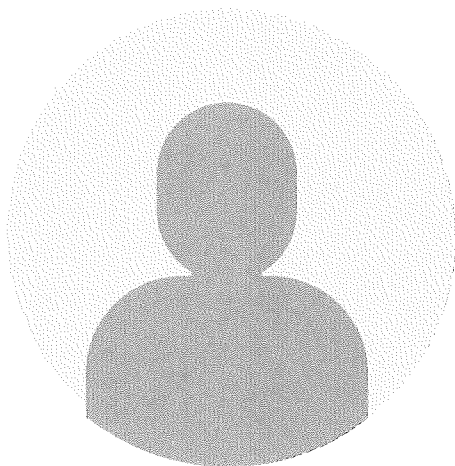
“No” to approving more self storage along the 15-501 corridor into Chatham County!

Tip: Petitions with a photo get 6 times more signatures



[Add photo](#)

34 have signed. Let’s get to 100!



Michael Mansson started this petition to Community members of Chatham County

The 15-501 corridor is the the gateway into Chatham County with portions of it having increasingly become a focal point for new residential and commercial development in Chatham County. The County adopted a Comprehensive Plan in 2017, with a goal to preserve the rural character and lifestyle of Chatham County

while promoting compact growth through well planned, walkable and mixed-use centers within specific areas. The 15-501 corridor leading into Chatham County from Orange County was identified as an area to consist of these well planned mixed-use, walkable, green space oriented commercial nodes that would provide essential services for the local community members and neighbors.

An application for a new self storage facility to be located at 72 Marvin Edwards Lane (directly across from the ExtraSpace Self Storage that was built in 2016-2019 along 15-501 (next to Walmart)) will be heard at a Public Hearing on Thursday, August 27 by the Chatham County Board of Commissioners and then again in the coming weeks (or months) by the Planning Board. If approved, this self storage facility will be the 4th self storage facility within ½ mile of one another and within approximately ½ mile of the entrance area into Chatham County along 15-501; hardly the preserved character and lifestyle, or well planned mixed-use, pedestrian friendly, walkable and desired commercial service (restaurants, retail, bank, etc.) commercial oriented plan that the County had presented when adopting their Comprehensive Plan.

The 15-501 corridor does not need more self storage, especially with the existing self storage facilities having a surplus of vacancy even throughout the busiest months of the year! The Comprehensive Plan /Land Use Plan adopted by the County and presented to us all never intended for more self storage. Have your voice and stance be heard. Preserve the character and lifestyle of our community. By signing this petition you will be letting the County leaders know that you are NOT in support of more self storage within this gateway and focal point of Chatham County!

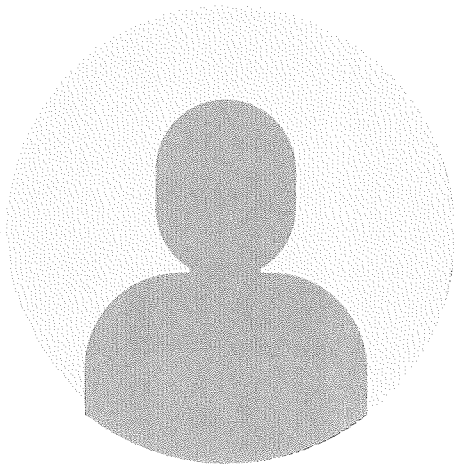
Updates

Keep your supporters engaged with a news update. Every update you post will be sent as a separate email to signers of your petition.

[Post an update](#)

1. 3 months ago
25 supporters
2. 3 months ago
Michael Mansson started this petition

Reasons for signing



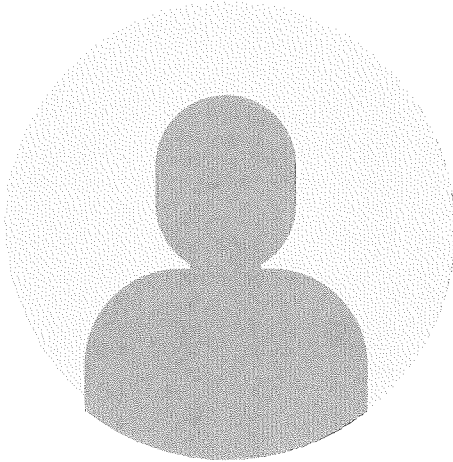
Please enter a comment.

We were unable to post your comment. Please try again.

I'm signing |

Post

Cancel



Cody Shive · 3 months ago

A proper balance of retail and services should be our goal for this part of Chatham county. While I am in favor of growth, I recommend caution regarding growth with abandon. Let's agree that we have sufficient self-storage in our immediate proximity, and find other, more productive and beneficial zoning for this part of the Walmart-influenced 15-501 corridor.

-
- 0

Share

Tweet

Delete this comment

This comment will be deleted permanently. Are you sure you want to delete it?

Delete Cancel



Dan Babb · 3 months ago

We have enough storage facilities in our area. Put the land to better use for all of the residents in the area.

-
- 0

Share

Tweet

Delete this comment

This comment will be deleted permanently. Are you sure you want to delete it?

Delete Cancel

View all reasons for signing

Report a policy violation

Share this petition

34 have signed. Let's get to 100!

Community members of Chatham County: “No” to approving more...

Share on Facebook

Shared on Facebook

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Show this petition to more potential supporters

Promote this petition

Share this petition

Signature List:

Petition ““No” to approving more self storage along the 15-501 corridor into Chatham County!”

34 signatures in opposition as of 11/30/20

1. Erin Denniston – Signed on 8/27/20
2. Lynda Baker – Signed on 8/27/20
3. James McKay – Signed on 8/27/20
4. Klaus Larres – Signed on 8/27/20
5. Ilene Royce – Signed on 8/26/20
6. Mindy Brewer – Signed on 8/26/20
7. Leah Babb – Signed on 8/26/20
8. Michael Mansson – Signed on 8/19/20
9. Roger Kulp – Signed on 8/26/20
10. Irene LaFortune – Signed on 8/26/20
11. Garret Prestwood – Signed on 8/25/20
12. Cody Shive – Signed on 8/25/20
13. Dan Vaughan – Signed on 8/24/20
14. Dan Babb – Signed on 8/24/20
15. Hester Lipscomb – Signed on 8/24/20
16. Scott (Joshua) Sikes – Signed on 8/24/20
17. Julie Malloy – Signed on 8/24/20
18. Leslie (Marian) Fulcher – Signed on 8/21/20
19. Gustavo Daza – Signed on 8/20/20
20. Chad Berkun – Signed on 8/27/20
21. Warren Mitchell – Signed on 8/20/20
22. Stacy Babb – Signed on 8/26/20
23. Sharon House – Signed on 9/1/20
24. Zoe Friedman – Signed on 9/1/20
25. C Berrian – Signed on 8/28/20
26. Kristin White del Rosso – Signed on 8/28/20
27. Miles Fink – Signed on 8/24/20
28. Jacob Asuncion – Signed on 8/24/20
29. Jean Chagon – Signed on 8/24/20
30. Jocelyn Barcus – Signed on 8/24/20
31. Alyssa Nebchaca – Signed on 8/24/20
32. Frank Sha – Signed on 8/26/20
33. Joe Balsamo – Signed on 8/27/20
34. Linda Heath – Signed on 8/29/20

November 30, 2020

Dear Chatham County Planning Department Staff and Planning Board,

I would like to state my opposition of the rezoning and proposed self storage facility located at 72 Marvin Edwards Lane.

This rezoning and development of yet another self storage facility in the immediate area will be a detrimental impact to the rural character of this residential area. I along with many of the other adjacent property owners purchased our homes based on the fact that all of the surrounding areas were zoned residential. I have purchased two separate properties in this area, based on the residential zoning which was already decided. The big draw of this neighborhood has always been the rural/residential feel and I would hate for this to change based on a rezoning.

Additionally, I have recently learned that the applicant is providing false information having produced a document which shows that I have either provided my support or am not in objection to the proposed rezoning and development. This is not accurate. I have not provided in writing or in other forms provided any support or non-objection of this proposed rezoning and development.

I thank you for allowing me to notify you all of my opposition as well as the inaccuracy of the applicants map showing properties in support or non-objection to this proposed project.

Respectfully,



Ted Traynor
0 & 235 Jason Glen Rd
Chapel Hill, NC

From: Karla Haeuser karla.haeuser@yahoo.com
Subject: "Against Rezoning - 72 Marvin Edwards Ln"
Date: November 30, 2020 at 4:42 PM
To: planning@chathameoc.com, chathamncplanning@gmail.com



To whom it may concern,

I have just been made aware of the forthcoming vote by the Planning Board associated with the proposed rezoning and development of 72 Marvin Edwards Ln by 919 Storage LLC. To date I have not received any notification of this proposed rezoning or development which is concerning to me as land owner in extreme close proximity to this property. Please accept this email as my opposition to the proposed rezoning and development of 72 Marvin Edwards Ln. I do not wish to see this property rezoned from residential taking away the rural character of this part of the county.

Respectfully,

Karla Haeuser

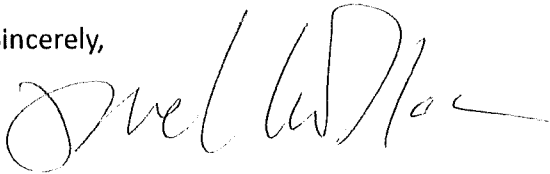
November 16, 2020

Dear Chatham County Planning Department Staff and Planning Board,

As an owner of 190 Woodbridge Dr., Chapel Hill, NC, which is directly adjacent to the proposed self storage facility along 15-501 (72 Marvin Edwards Lane), I would like to state my concern and opposition for the required rezoning of this property from residential to become a self storage facility.

The proposed rezoning would be detrimental to the residential nature of the surrounding lots. There would be 24 hour access and constant light pollution that will decrease the value of the existing neighboring properties. The existing use that the property is zoned for or 2 properties per acre is the appropriate use and should remain.

Sincerely,

A handwritten signature in black ink, appearing to read "Jen McMillan", with a long horizontal flourish extending to the right.

Jennifer McMillan
190 Woodbridge Dr.
Chapel Hill, NC

November 16, 2020

Chatham County Planning Department


Attn: Angela Birchett, Zoning Administrator

PO Box 54 27312


Pittsboro, NC 27312

I own the property located at 156 Woodbridge Dr., Chapel Hill, NC. As we own a property that directly adjoins the proposed rezoning, I am writing to state that we do NOT want to see the proposed self storage development project located at 72 Marvin Edwards Ln., Chapel Hill, NC.

Thanks for allowing me to voice my opposition.



Signature



Printed Name

August 25, 2020

Dear Chatham County Planning Board and Board of Commissioners,



We are writing you today to voice our concern and opposition to the proposed self storage facility along 15-501 (72 Marvin Edwards Lane). Unfortunately we have only just learned of this proposed facility from another property owner as we were never notified by either the applicant or any County members, even though we own a storage facility about 0.5 miles from the applicants location and will be directly impacted if it were to be developed. As an adjacent small business that will be compromised dearly from yet another storage facility being developed in such proximity to us, we should have been informed about this long ago.

Our community is not in need of another self storage facility. There are far more storage facilities in the area than are needed already. Our storage facility has seen a continued decrease in business since the new ExtraSpace next to the Walmart and the renovations were done to the Starpoint Storage facility. For the first time we had a surplus of vacancy throughout the summer time which used to be our busiest time from the students and now we are below 80% occupied.

In addition to there not being a need for the new storage facility, another storage property along 15-501 would be an eye sore and not what the County envisioned after conducting its study and approving the comprehensive plan.

We respectfully ask that you not approve the application for the approved self storage. If approved it will be detrimental to our small business and the rural character of the area.

Sincerely,

Bill and Judy Akridge
Chatharidge Self Storage
222 Old Lystra Rd.
Chapel Hill, NC 27517

Detailed Opposition
Rezoning Request by 919 Storage LLC on Parcel No. 3080, Located at 72 Marvin Edwards Lane
kaitlyn.warren@chathamnc.org

August 27, 2020

By Email:

Chair: Karen Howard
karen.howard@chathamnc.org

Vice Chair: Diana Hales
diana.hales@chathamnc.org

Mike Dasher
mike.dasher@chathamnc.org

Jim Crawford
james.crawford@chathamnc.org

Andy Wilkie
andy.wilkie@chathamnc.org

Re: (8/27/2020) Public Hearing #8 - A legislative rezoning public hearing for a request by 919 Storage LLC on Parcel No. 3080, located at 72 Marvin Edwards Lane, from R-2 Residential to Conditional Regional Business District (CD-RB) on approximately 7.93 acres out of the 17.64 acre tract for self-storage mini warehouse facility, William's Township.

I am writing as a representative and member of Starpoint, LLC, the owners of the former Starpoint Storage facility located at 6000 Ashley Wade Ln (a portion of which is located within Chatham County). Please accept this letter and its enclosures as details pertaining to our opposition associated with the rezoning request by 919 Storage LLC on Parcel No. 3080, located at 72 Marvin Edwards Lane, from R-2 Residential to Conditional Regional Business District (CD-RB) on approximately 7.93 acres out of the 17.64 acre tract for self-storage mini warehouse facility, William's Township. While in-person public comments will also be made during the August 27, 2020 public hearing, the enclosed are the details pertaining to all of the highlighted aspects associated with our opposition of the application and proposed development.

The following information is not a compilation of subjective opinions, it is based on factual information which is all supported via the enclosed documents for your reference. **In accordance with the Chatham County Zoning Ordinance, in granting a conditional use permit, the Board of Commissions shall make five affirmative findings as detailed in 17.1 of the Zoning Ordinance. An affirmative finding associated with the following three 17.1 criteria items cannot be met as an assortment of that do not support this application:**

#2. The requested conditional use permit is either essential or desirable for the public convenience or welfare.

- The proposed development is **NOT** either essential or desirable. The following provides factual information affirming this statement.
 - o The applicants submitted feasibility study is inadequate at best and should not be deemed acceptable for such a substantial development. The professional firm that established the market study, BKB Properties/Storage Study, states on their website that the type of study that the applicant submitted as part of its application the following: "This analysis may be too limited by scope or data for investors or lenders. This report is not valid in markets with many strong competitors, or for developers considering sizable projects (more than 30k SF)."
 - It is imperative to consider the following as it pertains to the statement by the professional who created the submitted feasibility study:
 - This study is too limited by scope or data for investors or lenders.

- Question: If the study is too limited for an investor or lender, shouldn't it also be deemed too limited by a jurisdiction looking to approve a rezoning for the project and potentially knowingly jeopardizing the welfare of existing community small businesses of the similar type?
- The report is not valid in markets with many strong competitors.
 - Fact: There are 11 existing self storage facilities located within a 5 mile radius of the subject property. It is impossible to say that the market does NOT consist of primarily strong competitors.
 - 5 of the facilities are managed by publicly traded REIT management firms and 3 of the facilities are managed by regional management firms.
 - Within the 1 mile radius of the subject site there are 3 existing facilities, two of which are managed by publicly traded REIT management firms.
 - There is a surplus of strong competition within the market area of the proposed development (the national guidelines associated with market studies conduct surveying of properties within a 1 mile, 3 mile and 5 mile radius of any given potential development)
- The report is not valid for developers considering sizable projects (more than 30k SF).
 - Fact: The application for the proposed development is for 99K+ SF (330% greater than the size limit stated by the market analyst).
- Enclosed is a demand analysis prepared by Self Storage 101 providing details to the current supply and demand for the subject site. As you will note, the study concludes that the area is already (not taking into account the proposed development) **OVER SUPPLIED** by 177,764 SF which is equivalent to the population increase would have to be 23,701 just to meet the existing supply in the market. The proposed facility would bring the local market area to be over supplied by 277,764 SF which would require an additional 37,035 new residents within the market area to fulfill the supply.
- Please note that Chatham County as a whole only saw a population increase of 10,965 between 2010 and 2019. To fulfill the supply of EXISTING storage in the market this specific area would have to increase over 205% from what the entire county saw in the past 10 years in just this specific market area of the county.
- Enclosed are a sample of comments from community members pertaining to the opposition and lack of desirability for the proposed development in addition to the list of 16 names of community members whom have signed a petition voicing their opposition for the proposed development and rezoning.

#3. The Requested permit will not impair the integrity or character of the surrounding or adjoining areas, and will not be detrimental to the health, safety, welfare or environment of the community.

- Fact: The owners and operators of the 3 self storage facilities that are all located within approximately ½ mile from the subject site have all stated via independent letters that their welfare will be impaired by the development of another storage facility located within the over saturated market.
- Fact: The existing facilities within the approximate ½ mile radius of the subject site have a surplus of vacancy and do not have occupancy levels that are deemed to be stabilized currently or over the past summer months.

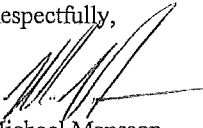
#4. The requested permit will be consistent with the objectives of the Land Use Plan.

- Fact: The Land Use Plan nor the 15-501 Corridor Market Profile and Analysis provide a vision of a mixed-use, well planned, pedestrian friendly/interconnected development. Nowhere in the Land Use Plan or the 15-501 Corridor Market Profile and Analysis does it reference self storage as a "service" and use. Services are referenced as traditional retail center services (ie; financial, insurance and medical services).
- Fact: None of the goals and objectives of the Land Use Plan for the Neighborhood Commercial area are met via this application
 - Does not preserve the rural character of Chatham County

- o Does not provide more quality in-county jobs
 - Managed by CubeSmart who will bring in an experienced outside Manager from one of its other store locations to operate the store. There will be the potential for one (1) local job to be created by the proposed 99K+ SF development and that will be an hourly paid assistant manager position (provided they do not fill that position with an inside employee which is very common).
- o Does not promote a compact growth pattern promoting well planned, walkable mixed-use centers.

As noted earlier, in accordance with the Chatham County Zoning Ordinance, in granting a conditional use permit, the Board of Commissions is required to make five affirmative findings as detailed in 17.1 of the Zoning Ordinance. An affirmative finding is one made of supported factual evidence. I urge for you to not disregard the facts and to not go against the prescribed policies and procedures of the County and its adopted Ordnnances when casting your approval or disapproval of this application. The supporting facts are being presented to you that show that this application does not meet the prescribed requirements as adopted by the County to be granted the rezoning and conditional use for the development of the self storage facility.

Respectfully,



Michael Mansson
c/o Starpoint LLC

Enclosures:

Applicants Feasibility Report Factual Disparities
Breakdown of Existing Market Self Storage Facilities
Independent Third Party Demand Study
Market Conditions with Proposed Storage Facility
Petition with Signatures Opposing Application
Letter from Chatharidge Self Storage, Bill and Judy Akridge
Excerpts from Plan Chatham – Comprehensive Plan and 15-501 Market Corridor Profile and Analysis

To: Chatham County, N. C. Board of Commissioners

From: Mary Mahoney, owner, duplex @ 110A & 110B Woodbridge Drive, Chapel Hill

Re: OPPOSITION to Zoning Change requested by 919 Storage LLC on Parcel 3080, located at 72 Marvin Edwards Lane; zoning request is to change from R-2 Residential to "conditional use/regional business district (CD-RB) on approximately 7.93 acres out of the 17.64 acre tract for self-storage mini warehouse facility" AKA 15/501 mini storage site

Date: Thursday, August 27, 2020, 6. p.m. meeting

Due to the pandemic, as a quarantined Massachusetts resident, I am unable to attend this meeting. Thank you for this opportunity to present my *reasons for opposition to this zoning change* & my unequivocal opposition to the proposed mini storage project directly abutting my property.

The factual comments I am submitting rely on maps, documents and information I was able to research online via your very user friendly website.

The personal experiences I am relating are based on my experiences over the last 17 years, owning my duplex and having family and friends live at 110-A and 110-B Woodbridge Drive.

What's At Stake?

Eight acres, about half of this R-2 site that was previously zoned for residential use and a community center, would become a mini storage business. Each of the three buildings proposed would be about the length of a football field. One building is two stories; the others are single story. Roads, parking, lighting, septic system, noisy ventilation, traffic and other factors would replace the current green space that contains eight potential residential lots (estimating each lot @ an acre each). Most likely, the remaining 8 acres, even if still zoned R-2, would never be desirable for residential use or community center use, thus affecting the property values of many of our residential properties. Extending our lovely neighborhood into acreage behind a storage facility is improbable if not totally out of the question.

** This conditional zoning change request is a type of encroachment that is detrimental to our community and our quality of life.*

** Putting a storage business in the middle of a respected residential community smacks of a commercial developer putting profit before people.*

Community Needs

This proposal for rezoning claims a need for mini-storage to serve this area and to encourage competitive pricing. My family and I used one of the overabundant (3-4?) storage facilities nearby when we needed that type of service. My tenants, if need arises, also have reported no hardship, no lack of choices nearby and no price gouging. We do NOT need another mini-storage business.

WE DO NEED: Safe affordable housing for many in Chatham who are productive, but often underserved citizens, some beginning careers or working to afford educational opportunities afforded at nearby UNC. The low density, low crime, quiet almost rural like atmosphere is what has made this particular housing area extremely desirable. In many ways, this neighborhood is a planning board's futuristic dream. It offers an alternative to small families, especially those headed by a single parent. Both retirees and disabled on fixed incomes, often needing one story floor plans, find the neighborhood both desirable and affordable. Students can focus on their studies without stress or interruption. Green space and parking are ample, as is access to public transportation.

The aforementioned reasons are exactly why my family bought our duplex: my daughter was undertaking an accelerated nursing degree program at UNC which would award her a joint RN degree and a Bachelor of Science degree in 18 months. As a young woman living alone and sometimes working night nursing shifts, our emphasis was on a quiet, SAFE, low traffic but not totally secluded neighborhood with easy access to school and services, exactly what this neighborhood offers.

As her recently retired parents, we now plan to relocate to the duplex as part of our downsizing. We have never had issues with criminal activity and always found the community friendly and stable.

North Carolina has been extremely forward thinking in its land use as the population has exploded.

Parks & nature trails have been prioritized during development in the Raleigh/ Durham /Chapel Hill area.

As Commissioners who determine the future direction of Chatham County, especially in its development and how citizen needs are met, I sincerely hope you will protect the rights of us who have invested our time, energy, money and lives into maintaining affordable housing and open spaces for future citizens.

Please protect our quality of life in our neighborhood.

Vote no on this "for profit, not for people", project.

Sincerely,

Mary C. Mahoney

Owner of adjacent property 110-A and 110-B Woodbridge Drive

Addendum

I would need time to research two other issues which make this project a worrisome prospect.

Possible Septic Issue?

My property, PIN 9776-00-46-3746, on the South side of the proposed parcel, has a leeching field extremely close to the planned septic system. Already the proposal admits this mini-storage site can only support a septic system geared to "one person". I suspect there could be interference with the other two properties that also have their fields on the Marvin Edwards Lane side (south side)of the proposed project.

Fire Department Access?

I have not seen the issue of emergency responders addressed in this proposal. I was living in the duplex in January, 2008, when a house fire erupted, very far down Marvin Edwards Lane. Engines had to use pumper trucks, transferring the water from a hydrant that was near the corner with 15/501. Luckily, the fire was in an abandoned house not too close to the many duplexes. But it was extremely dangerous and took many hours to extinguish. The paved/gravel roads on this plan could indeed be problematical to public safety.



Warren Mitchell <warrendmitchellpe@gmail.com>

The bullying letter

2 messages

Mary Mahoney <mahoneymar@gmail.com>

Thu, Aug 27, 2020 at 11:37 AM

To: Warren Mitchell <warrendmitchellpe@gmail.com>

I, Mary Mahoney, have forwarded this letter to be used at the Chatham County Commissioners hearing(s).

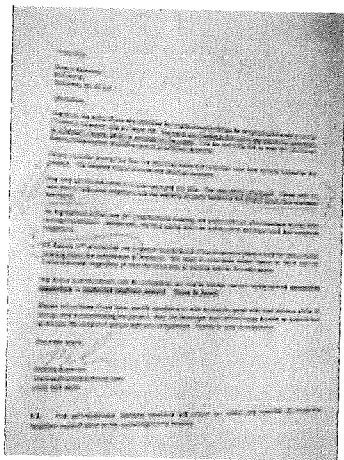
It is an example of pressure I have received in an attempt to force me to support the zoning change of the the 15/501 mini storage site.

I AM 100% OPPOSED TO THIS CHANGE IN ZONING.

My property directly abuts this proposed football field length commercial venture. This venture is NOT a Community Center, as the zoning map dictates. Quite the contrary, we have an overabundance of storage facilities along 15-501, in commercial zones. I have used them with no difficulty.

Sincerely,

Mary C. Mahoney
Owner, 110-A & 110- B Woodbridge Drive,
Chapel Hill, NC



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2631K

7/24/2020

Mary C Mahoney
891 Shirley
Winthrop, MA 02152

Salutations,

Thanks to the many of you who attended the neighborhood meetings for the proposed storage project at 72 Marvin Edwards Lane in Chapel Hill. We heard your feedback and built it into the formal submission to Chatham County which is available to the public. Use the following link to read the submission: <https://cegroupinc.sharefile.com/d-scaef22b62d049479>.

Please consider joining the first five adjoining residential neighbors who have formally supported this project. The simplest way is to return the attached templates.

You only get to pick what is in your backyard one time. This land will be developed. Please take 1-2 minutes to help your neighbors and the adjoining property owners to the project secure their preferred backyard.

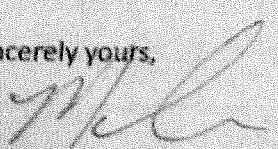
As highlighted at the June 24th neighborhood meeting, our project will not allow overnight access, even storage customers. Additionally, the final gating and tree buffers were developed with the residential neighbors.

On August 17th at 6:00 PM, the Chatham County Board of Commissioners plans to hold the related Public Hearing from the courthouse in Pittsboro. We need to proactively collect letters to share with the Commissioners, regardless of what the virus does to meeting logistics for each person.

We know Commissioners will be contrasting two nearby storage owners raising spirited competitive opposition vs residential neighbors support. Please be heard!

Please let us know if you have specific questions or wish to directly speak with Mark Ashness of the CE Group who is coordinating the project. Also, the Developer and I will be happy to make an appointment to discuss the project in person with you or by phone. Thanks for your consideration.

Sincerely yours,


Melissa Solomon
Melissa@rentstackhouse.com
(919) 908-6629

P.S. The self-addressed, stamped envelope will ensure we collect and assemble all residential neighbor support prior to the upcoming formal hearing.

Carolina Storage Partners, LLC

August 27, 2020

Chatham County Commissioners
12 East Street
Pittsboro, NC 27312

RE: Public Hearing Comments for the Proposed Rezoning of Parcel 3080 "919 Storage, LLC; 72 Marvin Edwards Lane"

Dear Commissioners:

On behalf of Carolina Storage Partners, LLC, we are writing to oppose the rezoning of parcel 3080 for a self-storage facility. We are opposed to the rezoning because of 1) the current oversupply of self-storage in this particular area, and 2) the potential for this unique land to better serve Chatham County in a higher capacity in the future.

1. Oversupply of Self Storage:

The Extra Space Storage facility was approved for 120,000SF of storage in July 21, 2014. At the time we built, there was no "Class A" conditioned self-storage in the immediate area. Our first phase leased up very quickly, and it captured an unmet demand for top-quality indoor storage space. We leased 40,000 SF (approximately 300 units) in less than 6 months. Our second phase has been slower, however, and we absorbed less than 6500 SF, or 36 units, of new space last year. This is a sign that the demand for storage in Northern Chatham County has greatly tempered.

Furthermore, in 2018 the former Starpoint Storage was purchased and renovated/ redeveloped, and much of the facility was converted from wholesale and document storage to consumer-oriented conditioned self-storage. At the current rate of demand, the area has enough storage to supply the submarket for 5+ years. And this does not take into account other projects that are pre-approved for storage, like Briar Chapel.

According to the market study completed by Self-Storage 101, the addition of a third storage facility is too much self-storage for one specific location. In fact, the study concluded that the area is already oversupplied by 177,000 square feet in the 1-mile demographic profile and 122,000 in the 3-mile profile. This additional storage would be better located in areas of Chatham County that does not have so much storage in place or planned already.

Carolina Storage Partners, LLC

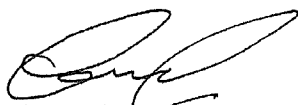
2. Higher and best use: From a long-range planning perspective, there are many other uses that can be developed on this "gateway" property in the long term. A UNC medical office building, a retail center (such as Target or Amazon) or other technologically advanced use would serve the County's quality of life and tax base better on a long-term basis here. This land will likely only be developed once in our lifetime, so the decision of highest use should not be taken lightly.

In closing, we are not opposed to the development of this property. The owner and applicant have the right to do that, and Chatham County is fortunate to experience growth in both population and amenities. However, I hope you will consider a higher and better use for this land – a use that is in clear demand, and a use that complements the long range planning and quality of life of the citizens of Chatham County.

Sincerely,
Carolina Storage Partners
12330 Highway 15-501 North
Chapel Hill, NC



Warren Mitchell



Jim Anderson