

SPECIAL USE PERMIT APPLICATION (28 MT. GILEAD LLC) SUPPLEMENTAL INFORMATION

1. THE REQUESTED USE IS AMONG THOSE ELIGIBLE IN THE DISTRICT

The property presently is being used as a self-storage facility under an existing conditional/special use permit first issued in 1995 and revised in 2016 and 2019. That use is an eligible use in the district in which the property is located (Conditional Use Light Industrial). This Application does not propose to change that use.

2. THE REQUESTED REVISION IS DESIRABLE FOR THE PUBLIC WELFARE

a. Traffic

According to the ITE 10th Trip Generation Manual (2017), a self-storage facility generates 17.9 daily trips to/from the facility for every 100 storage units at the facility. Additionally, 1.39 of those trips are during peak AM hours, and 1.95 of those trips are during peak PM hours.

Applying those ratios to the 48 additional units proposed under this Application indicates that there should be approximately 8.59 additional trips per day to the facility, with 0.67 trips during AM peak hours and 0.94 during PM peak hours. As the amount of traffic generated by the additional units proposed is minimal, the capacity of the roads serving the property will not be affected, and the roads will not require modifications or improvements.

b. Visual Impact & Screening

The additional units proposed under this Application are consistent in color and style to the existing structures on the property. The proposed units have the same color doors (blue) and walls/exterior (white metal) as the existing units. As shown on the attached landscape plan, which the Chatham County Appearance Commission recommended for approval on July 27, 2022, the units proposed under this Application are screened from Highway 64 by an existing Type B buffer.

c. Lighting

The additional units proposed under this Application will require no additional lighting and therefore none is proposed.

d. Noise

The additional units proposed under this Application will generate no additional noise.

e. Chemicals, Biological and Radioactive Agents

The additional units proposed under this Application will not utilize, store, or generate chemicals, explosives, or biological or radioactive materials.

f. Signs

No additional signage will be added under this Application. Existing signage will remain.

3. THE REQUESTED PERMIT WILL NOT IMPAIR THE INTEGRITY OR CHARACTER OF THE SURROUNDING OR ADJOINING DISTRICTS

a. Need and Desirability

The additional units proposed under this Application are necessary because the Applicant has had demand for self-storage space that cannot be met with the facility's existing capacity. The additional units will benefit the County by providing additional self-storage space for County residents and visitors, and will not adversely affect the County's rural character because the Application does not require expanding the facility's footprint, disturbing soil or vegetation, or increasing the amount of impervious surface at the property.

b. Survey of Similar Uses

The following nearby facilities offer self-storage or recreational vehicle storage:

Boat RV Motorsport Storage 6015 US-64 Pittsboro, NC 27312 919-542-5200	<i>Covered boat parking</i>
Land Hunter Storage at Lake Jordan 162 Beaver Creek Rd, Apex NC 27502 919-906-1489	<i>Parking and self-storage</i>
Highway 64 Boat and RV Storage 13144 US-64, Apex NC 27523 919-238-1080	<i>Covered boat and RV parking</i>
Thomas's Comfort Self Storage 5544 US-64, Pittsboro NC 27312 919-548-2887	<i>Self-storage</i>

Notwithstanding these similar uses, the additional units proposed under this Application are desirable because the Applicant has had demand for additional storage space.

c. Public Provided Improvements

No County-provided public improvements are necessary to support this Application.

d. Tax Considerations

The additional units proposed under this Application should increase the tax value of the subject property and therefore increase the County's nonresidential tax base.

e. Employment

The additional units proposed under this Application will not have an impact on employment.

4. THE REQUESTED PERMIT WILL CARRY OUT THE INTENT AND PURPOSE OF THE COUNTY'S COMPREHENSIVE PLAN

Chapter Two

a. Issues and Opportunities

The additional units proposed under this Application will benefit Chatham County by allowing the County to retaining retail sales from self-storage that could otherwise "leak" to other counties. As stated on page 16 of the Comprehensive Plan:

An estimated 58% of potential sales in Chatham "leak" out to other communities, resulting in the County missing out on an estimated \$207 million in retail sales. . . . [The county's] two biggest towns, Siler City and Pittsboro, each have less than 10,000 residents, meaning they lack the critical mass needed to attract many retailers.

Furthermore, self-storage facilities are a critical piece of infrastructure to support the housing growth that Chatham County presently is experiencing and will continue to experience in the coming years. As stated on page 20 of the Comprehensive Plan:

. . . [S]ince 2010, there has been significant residential development west of the Haw River as part of the Chapel Ridge development and other smaller subdivisions. There have been 628 new homes within a 1/4 mile of Voluntary Agricultural Districts since 2000. These growth trends are likely to continue

As the subject property sits directly between Apex and Pittsboro, the additional units are conveniently located for those moving into new homes in the County to store household items. Moreover, the expansion of the existing facility proposed under this Application helps the County preserve its rural

character because it does not require expanding the facility's footprint, disturbing soil or vegetation, or increasing the amount of impervious surface at the property.

Chapter Three

a. Goals and Objectives

The additional units proposed under this Application will help Chatham County achieve three of the Objectives identified on pages 41 and 42 of the Comprehensive Plan. Specifically:

- Objective: Increase non-residential share of the tax base.
- Objective: Avoid or minimize landscape fragmentation.
- Objective: Provide expanded recreation opportunities and improve access to parks, community facilities, trails and open space.

First, the additional units should increase the tax value of the property and therefore increase the County's non-residential tax base.

Second, the additional units will increase the storage capacity available to County residents and visitors at an existing facility, and thereby will help avoid the landscape fragmentation that could be caused by development of a new facility.

Third, the additional units will make more storage space available for recreational uses (*e.g.*, storing personal watercraft or camping gear), and thereby will promote access to Lake Jordan and other recreational areas.

b. Land Use Descriptions

The subject property is within a Crossroad Community as defined on page 48 of the Plan. The characteristics of a Crossroad Community are:

- Mix of uses include single-family residential, some agriculture support services, limited supporting retail, and institutional uses.

The property's use as a self-storage facility (both before and after the addition of the units proposed under this Application) supports the residential and small business uses in the surrounding area.

Chapter Four

a. Economic Development

The Plan's Economic Development Policy 1 is to "Provide flexibility for rural businesses that have limited impact on adjacent properties and preserve rural character" (page 54). Similarly, the Plan's Economic Development Policy 4 is to "Support existing businesses, including small and medium-sized firms" (page 56). The Application furthers these policies because the additional units proposed will (1) support the Applicant's existing small, semi-rural business; (2) support other small businesses in the area through the provision of additional storage space; and (3) will not adversely impact adjacent properties or this portion of the County's rural character.

b. Land Use

The Plan's Land Use Policy 7 is to "Provide flexibility for rural businesses" (page 68). The Application furthers this policy for the reasons stated above regarding Economic Development.

c. Natural Resources

The Plan's Natural Resources Policy 1 is to "Ensure the long-term quality of water resources" (page 104). The Application furthers this policy because the additional units proposed will be placed upon existing impervious surfaces, and therefore additional storage space will be made available without increasing the amount of impervious surface.

d. Parks and Recreation

The Plan's Parks and Recreation Policy 5 includes "improv[ing] access to recreation and support[ing] tourism" (page 123). The Application furthers this policy because many self-storage customers use the facility as staging for recreational activities, *i.e.*, storing camping gear, backpacks, etc. The additional units proposed will make more storage space available for those uses, including for tourists who visit Lake Jordan and other recreational areas from outside the County.

5. ADEQUATE UTILITIES, ACCESS ROADS, AND OTHER NECESSARY FACILITIES ALREADY ARE BEING PROVIDED

a. Water Source Requirements

The additional units proposed under this Application will not require any water. The property's existing source of water is a well that serves the facility's office only.

b. Wastewater Management

The additional units proposed under this Application will not affect the property's wastewater output.

c. Water/Sewer Impact

The additional units proposed under this Application will not affect the property's water or sewer usage.

d. Access Roads

Access to the property presently is available from Mt. Gilead Church Road at its intersection with U.S. Highway 64. The additional units proposed under this Application will not require the addition or modification of any access roads.

e. Stormwater runoff

The additional units proposed under this Application will not increase the amount of impervious surface and therefore will not generate additional stormwater runoff.