

December 6, 2022

**Via email to:** [angela.plummer@chathamcountync.gov](mailto:angela.plummer@chathamcountync.gov)

Angela Plummer, CZO  
Zoning Administrator/Planner II  
Chatham County Planning Department

**Re:** Chatham County Appearance Commission Documents for Conditional Rezoning Application to CD-NB for a covered boat and RV storage facility property- 896 Beaver Creek Road (Parcel #'s 88772 and 17696)

Dear Ms. Plummer,

On behalf of the applicants Walt and Teri Lewis, owners of Extra Garage Self Storage Center IV, LLC property, attached hereto are the landscaping plan (*see p. 2*) and lighting plan, including the proposed signage (*see pp. 3-6*), for the Chatham County Appearance Commission's consideration at their next meeting on December 14, 2022.

The applicants are proposing a conditional rezoning from the R-1 to the CD-NB (Neighborhood Business) for a covered boat and RV storage facility. The property is located at the address of 896 Beaver Creek Rd. and consists of two undeveloped tracts (parcel #'s: 88772 and 17696) that we are seeking to rezone. As shown on the attached plans, this proposed facility will be developed only on the 88772 tract with the second 17696 parcel being left undisturbed in its natural state. Should you or the Appearance Commission have any questions prior to the meeting, please let us know.

Sincerely,

THE BROUGH LAW FIRM, PLLC

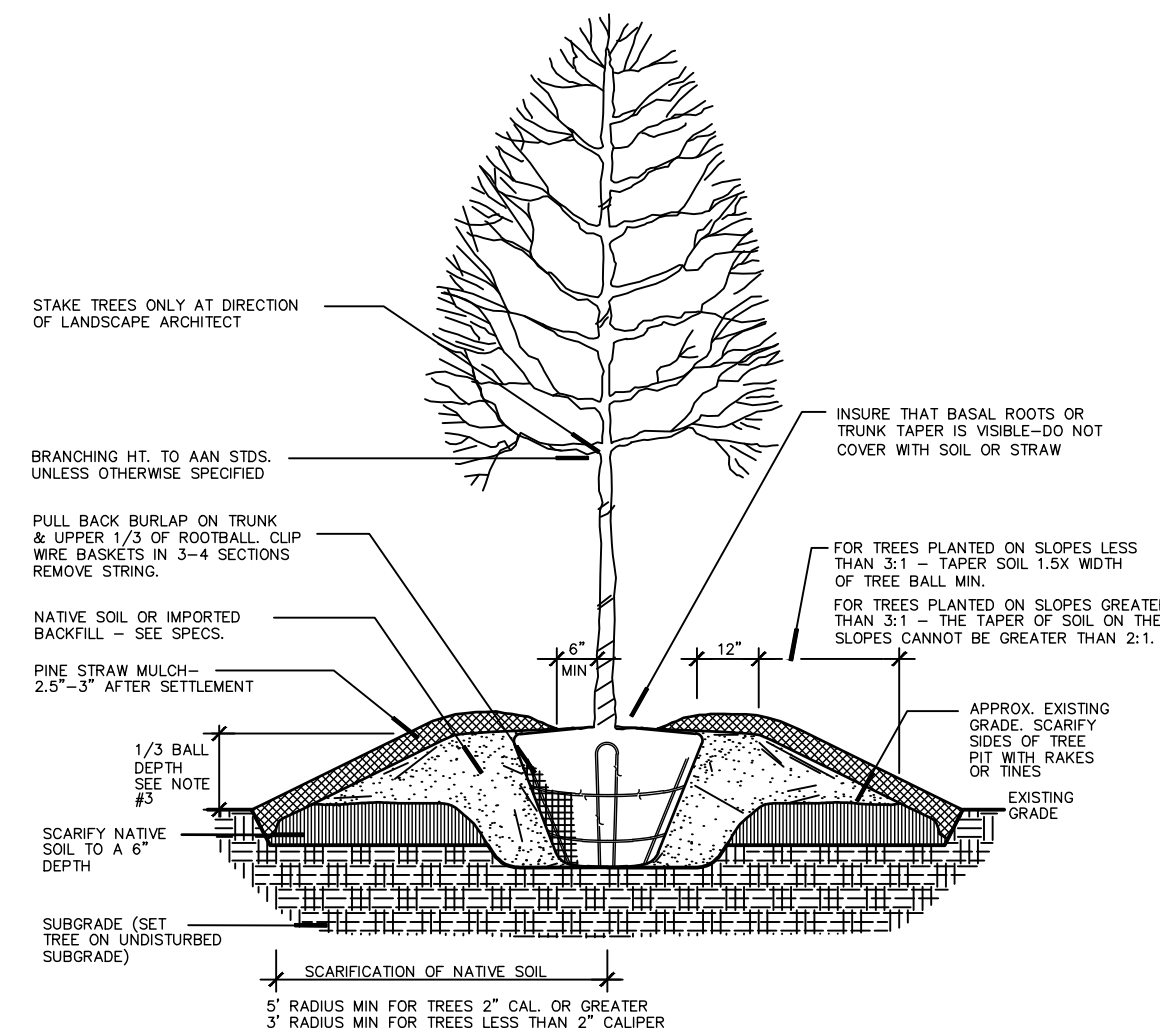


Brady N. Herman  
Attorney for the Applicants

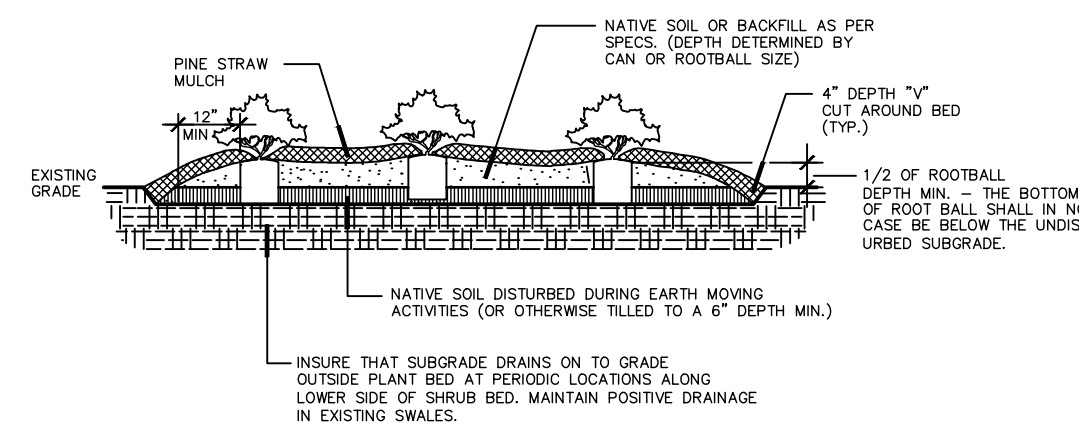
BNH:  
Enclosure



# Landscaping Plan



TREE PLANTING DETAIL NOT TO SCALE



SHRUB PLANTING DETAIL NOT TO SCALE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
<b>Trees</b>								
Cry	Cryptomeria japonica	Japanese Cryptomeria	29		6-8'		BB	
INS	Ilex 'Nellie R. Stevens'	Nellie Stevens Holly	17		6-8'		BB	
Li	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	10		6-8'		BB	multi-stem
Mg	Magnolia grandiflora 'Brown Beauty'	Brown Beauty Magnolia	19		6-8'		BB	
<b>Shrubs</b>								
Ag	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	48				cont	3 gal
Lr	Loropetalum	Loropetalum	12				lr	5 gal
Mc	Morella cerifera	Wax Myrtle	82				cont	7 gal
PIZ	Morella cerifera	Wax Myrtle	52				cont	5 gal



BASED ON PLANS DATED 02/05/2016, PREVIOUSLY PROVIDED BY:

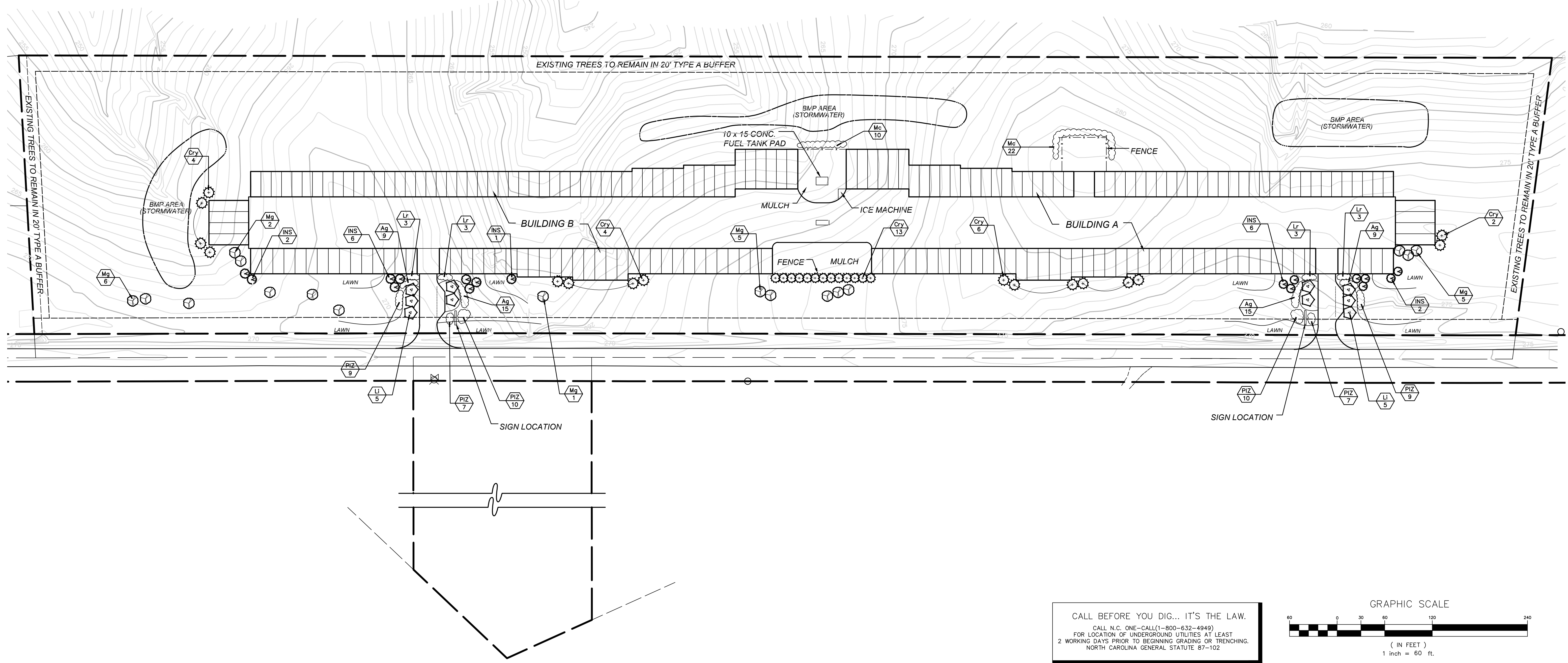


**JERRY TURNER & ASSOCIATES, INC.**  
 Landscape Architecture  
 Land Planning  
 Environmental Design

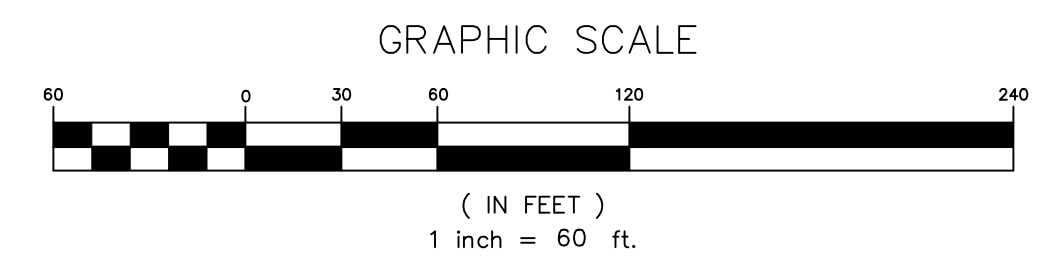
905 Jones Franklin Road  
 Raleigh, North Carolina 27606  
 (919) 851-7150 fax: (919) 851-7547

277 S.E. 5th Avenue  
 Delray Beach, Florida 33483  
 (561) 276-0453 fax: (561) 272-7593

CHANGES MADE TO REFLECT EXISTING VEGETATIVE CONDITIONS.



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 FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.  
 NORTH CAROLINA GENERAL STATUTE 87-102



**EarthCentric Engineering, Inc.**  
 License # C-2638

204 W. Clay Street  
 Mebane, NC 27302  
 Phone: (919) 563-9041  
 Fax: (919) 304-9234  
 E-Mail: Phil.Koch@EarthCentric.com

PHIL KOCH - NCPE #22634

**EXTRA GARAGE IV**  
 CHATHAM COUNTY, NORTH CAROLINA

**LANDSCAPE PLAN**

REV.	DATE	DESCRIPTION	BY
1	02/28/16	PER INITIAL REVIEW	SCS
2	12/06/22	LANDSCAPE PLAN MOD.	SCS

DATE: FEBRUARY 4, 2016

HORIZONTAL SCALE: 1"=60'

VERTICAL SCALE: N/A

PROJECT MANAGER: GPX

DRAWN BY: SCS

PROJECT NO.: 15-022

DRAWING NAME: 15-022 WORKING

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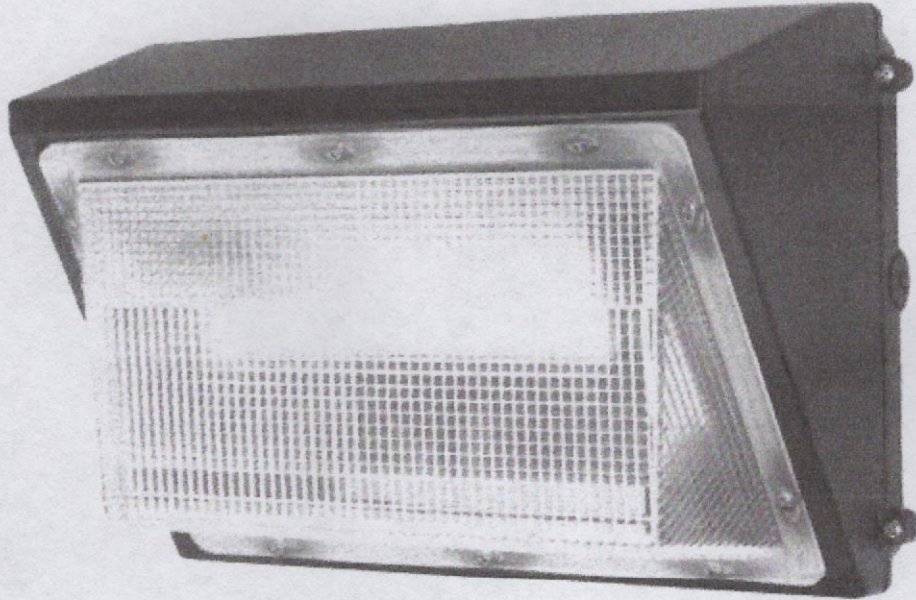
SHEET NO.  
**L1**





# Interior Lighting

A



**GKOLED™ Traditional Style LED Wall Pack | GKOWP08 Series |  
15,000 Lumens | 5000K | Medium Bronze**





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# Exterior and Entrance Lighting

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## 100W LED Full Cut-Off Wall Pack Light (Equal to 320W Metal Halide/High Pressure Sodium)

Built for you in 10-15 business days

SKU AL-WP-FC100-NW-100VAC

**\$190.38**

LED LIGHT COLOR Natural White (5000K)



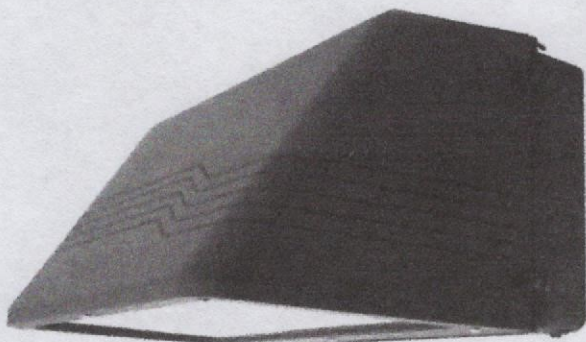
PHOTOCELL No

NO  YES

VOLTAGE 100-277VAC

100-277VAC

Qty 1



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PRODUCT DETAILS

TECHNICAL DOCS & VIDEOS

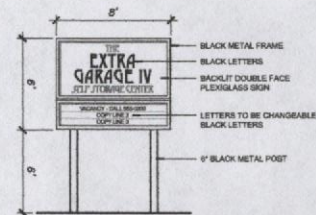
FAQ

ACCESSORIES



# Lighting Plan- Interior

B - 2 ENTRANCES ONLY  
 A - INSIDE FACILITY



○ SIGN DETAIL

## SITE DATA

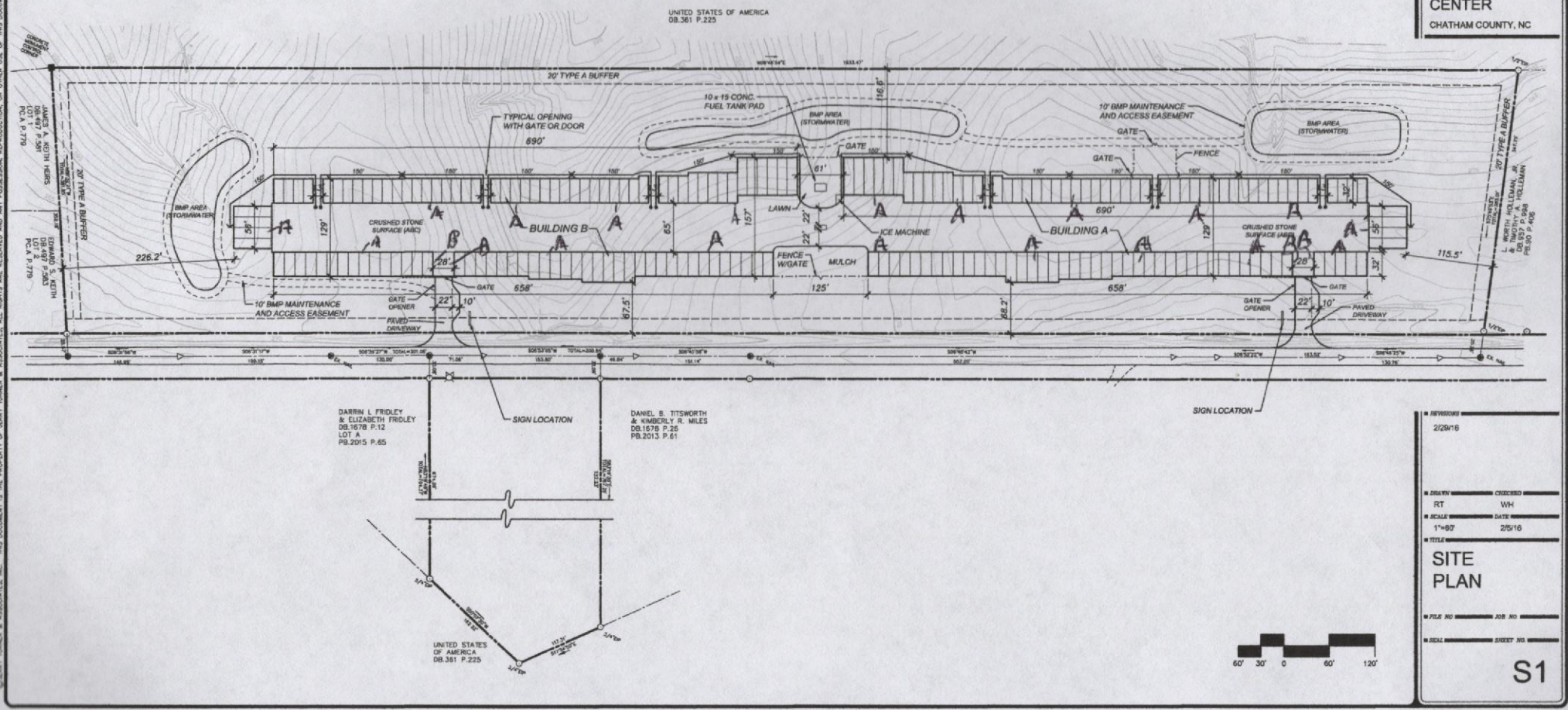
EXISTING ZONING	RA-40 (R-1 current zoning)
PROPOSED ZONING	CD-NB (NEIGHBORHOOD BUSINESS)
CHATHAM COUNTY PARCEL #'S (AKPAR)	88772, 17696
CHATHAM COUNTY PINS	9791-78-8148, 9791-87-4664
USE: BUILDING WILL BE USED FOR STORAGE OF RECREATIONAL VEHICLES AND BOATS	
TOTAL STORAGE UNITS PROPOSED	198 UNITS
TOTAL SITE AREA	894,722 S.F. (20.54 AC.)
AREA IN EXISTING R.O.W.	62,290 S.F. (1.43 AC.)
NET SITE AREA	832,432 S.F. (19.11 AC.)
IMPERVIOUS SURFACE ALLOWED	199,783.6 S.F. (24%)
IMPERVIOUS SURFACE PROPOSED	
BUILDING AREA	93,564 S.F.
GRAVEL AREA	98,810 S.F.
PAVED DRIVEWAYS	4,136 S.F.
40x50 SPECIAL STORAGE	2,000 S.F.
TOTAL	198,510 S.F. (23.8)

**JERRY TURNER & ASSOCIATES, INC.**  
 Landscape Architecture  
 Land Planning  
 Environmental Design

805 Jones Franklin Road  
 Raleigh, North Carolina 27606  
 (919) 851-7150 Fax: (919) 851-7547

277 S.E. 5th Avenue  
 Delray Beach, Florida 33483  
 (561) 278-0453 Fax: (561) 272-7593

PROJECT: **THE EXTRA GARAGE IV SELF-STORAGE CENTER**  
 CHATHAM COUNTY, NC



DATE: 2/29/16

CHECKED: WH  
 DRAWN: RT

SCALE: 1"=80'  
 DATE: 2/5/16

TITLE: **SITE PLAN**

FILE NO: \_\_\_\_\_ JOB NO: \_\_\_\_\_

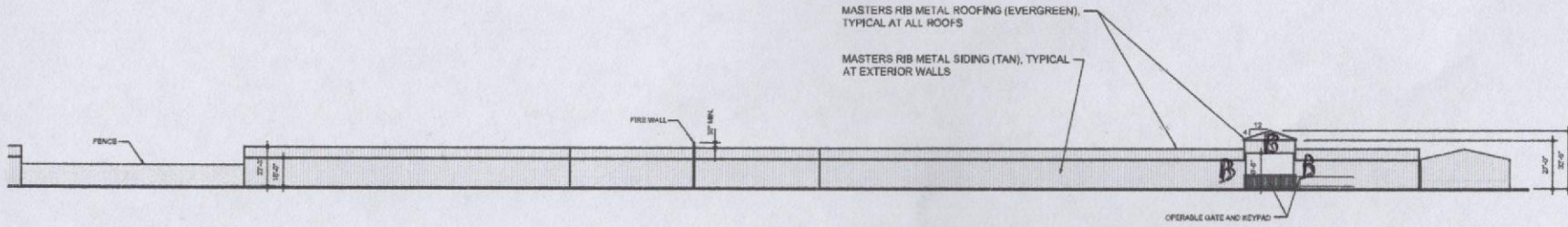
SCALE: \_\_\_\_\_ SHEET NO: \_\_\_\_\_

**S1**

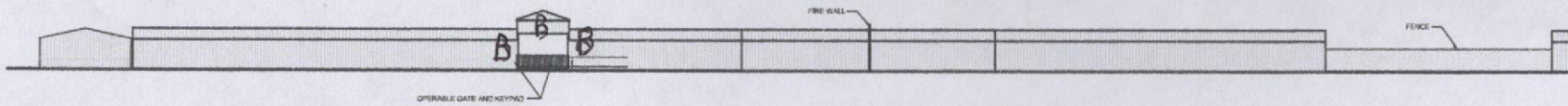


B lights only

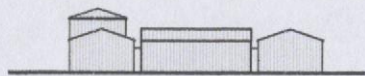
# Lighting Plan-Exterior



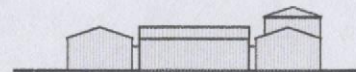
① Front Elevation (Building A)  
SCALE 1" = 30'



② Front Elevation (Building B)  
SCALE 1" = 30'



③ North Elevation  
SCALE 1" = 30'



④ South Elevation  
SCALE 1" = 30'



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PROJECT

**THE  
EXTRA  
GARAGE IV  
SELF-STORAGE  
CENTER**  
CHATHAM COUNTY, NC

OWNER/DEVELOPER:  
**WALTER LEWIS**

DATE	DESCRIPTION
RT	WH
RTALS	ALYS
BY	2/5/16
TITLE	

Architectural  
Elevations

FILE NO. 218 011  
SHEET NO. 21827 011

A1

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