

Attachment C

COMMUNITY MEETING ATTENDANCE ROSTER

Project: Conditional Rezoning from R-1 to CD-NB for RV and Boat Storage Facility

Applicant: Walter and Teri Lewis, owners of The Extra Garage (Parcel # 88772 and 17696)

Location/Date: The Extra Garage Storage Facility II, 1298 Beaver Creek Road/ 10/9/22 at 1:00 pm

	NAME	ADDRESS
1	Keith Lawrence	256 LONG OAK Lane Apex NC
2 **	Dan Holman	807 Beaver Creek Rd
3 **	Susan J. Dotter	802 Beaver Creek Rd.
4 **	Catherine Schumacher	802 Beaver Creek Rd.
5 **	Geraldine Keith	5348 Baywood Forest Dr. Knightdale.
6 **	Hetty Johnson	132 Glasgow Dr. Clayton, NC
7 **	Mark Griffith	973 Beaver Creek
8 **	Jane Carter	973 Beaver Creek Rd.
9 **	Basha Syed	3413 Barn rd Apex NC
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12	** - Adjacent Property Owners	
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Attachment D

EXTRA GARAGE STORAGE OCT 9, 2022 COMMUNITY MEETING **Meeting Discussion for Conditional Rezoning to CD-NB for RV and Boat Storage Facility**

Issues Discussed at the Meeting and **Responses**:

1. **General concerns regarding increase in traffic the facility will bring onto Beaver Creek Road and the area.**

In the application process, the Applicant will voluntarily provide a traffic impact analysis of the proposed facility by a qualified engineer to show the minimal, if any, impacts the facility will have on traffic in the area.

2. **Concerns by Keith Lawrence regarding the safety of gasoline being offered on site at the facility.**

Offering gasoline at the facility will not only be a convenient amenity for customers, but it will also assist in minimizing traffic congestion at nearby gas stations for those coming to local boat ramps and campgrounds and fueling their boats and RV's. The Applicant already offers gasoline at its Extra Garage Storage III location and has done so safely with no issues and according to all County and State regulations. The gasoline being offered at the proposed facility must be permitted and will meet all County and State regulations.

3. **Question regarding what the landscaping and buffering will look like.**

This facility will have minimum impact on the surrounding neighbors and their properties as it will be very well buffered, have aesthetically appealing landscaping, and will meet or exceed all landscaping and buffer standards in Section 12 of the County Zoning Ordinance. The proposed site plan has a 20-foot type A Buffer on the sides and back of the property and will preserve existing trees on the undeveloped portions of the property. High-end landscaping will integrate the facility into the natural surroundings, much like the Applicant's other three storage facilities within the County.

4. **Concerns by the adjacent property owners at 802 Beaver Creek Road regarding the lighting and visual impacts the facility will have to their property.**

This facility will have minimum impact on the surrounding neighbors and their properties as it will be very well buffered, have aesthetically appealing landscaping, and will meet or exceed all landscaping and buffer standards in Section 12 of the County Zoning Ordinance. The facility will have internal lighting that will beam

down and away from adjoining properties and the primary exterior lights will be minimal and only in the front of the facility away from adjacent properties. All lighting will meet or exceed the standards in Section 13 of the County Zoning Ordinance. In addition, these types of facilities are not in “high use” 6 months out of the year (November—April), nor are they in heavy use in the evenings, cutting down on any light and noise to adjacent properties.

To better address the adjoining neighbors’ concerns, the Applicant reached out personally to Dan Galvin and Susan Dotten (property owners of 802 Beaver Creek Rd.) after the community meeting in the fall of 2022, requesting to meet with them at their property to come up with a better solution to minimize any visual impact the facility could have to their property. Although the Applicant was unable to have this meeting due to scheduling conflicts by the neighboring property owners, the Applicant has agreed to add additional tree buffering at the northern boundary line shared with the 802 Beaver Creek Rd. property to eliminate any potential visual impacts from the facility.

5. Concerns regarding the size of the facility.

The facility is limited to the County’s requirement of 24% maximum built upon area and the current size of the proposed facility meets this requirement. The majority of the property, however, will remain undeveloped thereby preserving, protecting, and enabling agriculture and forestry to the area. Parcel 17696 on the eastern side of Beaver Creek Road will be included in the maximum built upon area but will remain undeveloped preserving the land in its natural state.

6. Question for why applicants previous conditional rezoning was not approved in 2016 and what has changed since?

The Applicant’s previous rezoning was ultimately denied by the County Commissioners due to the high number of storage facilities that were already approved by the County, but not yet constructed, back in 2016. Now these storage facilities have been built out and are full and/or have expanded over the past several years due to the high demand for County residents and the neighboring counties to store their boats and RVs near Jordan Lake. The impacts of Covid-19 on the boat and RV industry have played a significant role on this increase in demand for storage, however, this demand existed before the pandemic as the Applicant’s three other storage facilities located throughout the County (one of which is just to the south of the proposed site) have all been full since the shortly after opening and have remained so over the years. Moreover, the vast amount of business coming into the County and residential development has also increased a need for boat and RV storage facilities.

7. **Concerns by adjacent property owners regarding the two driveway entrances into the facility being directly in front of or in close proximity to their properties.**

Applicant confirmed that the one of the facility's driveway entrances would not be in front of the driveway of the property across the street (Jackie Carter property) and far enough away from adjoining properties to not impact their accesses in any way. A driveway permit must be obtained by NCDOT and will otherwise comply with all County and State regulations.

8. **Concerns for having a large storage facility in this area of the County.**

The close proximity of the proposed facility to Jordan Lake recreational amenities and campgrounds makes this site a primary location for residents and visitors to directly access. This location will help reduce the distance boats and RV's need to be towed, as well as lowering traffic issues such as reducing carbon emissions, congestion, and breakdowns. In fact, the Poplar Point Campground borders the entire western side of Parcel 88772. The proposed facility is within 3.5 miles of 5 boat ramps (the closest being Poplar Point boat ramp .2 miles away) and within 1 mile of two campgrounds (Poplar Point and Crosswinds).

In addition, approximately 500 feet to the south of the proposed site is the Applicant's Extra Garage Storage Facility II which was previously rezoned to the CD-NB for this same use. Directly across Beaver Creek Road on the northern end of parcel 88772 is a property that is currently being developed for a church/synagogue. Less than .6 miles away to the north is the Wilsonville Crossroads Community area which consists of a mix of commercial uses. Thus, this general area within the County is changing from being strictly rural/residential uses.