

**Extra Garage IV Self-Storage Center**  
**Responses to Zoning Ordinance Sec. 5.3(A) for Conditional Rezoning Standards**

**Item #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.

N/A

**Item #2:** The changed or changing conditions, if any, of 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.

A. Need and Desirability

With the continued growth and development in the Triangle area and specifically Chatham County, there is increased demand and true market need for covered recreational vehicle and boat storage facilities - particularly on the east side of Jordan Lake. Residents in Chatham County and the neighboring counties are seeking locations near Jordan Lake for covered storage for their boats and RVs. The demand for boat and RV storage grew significantly during Covid-19 and shows no sign of abating. Currently the Applicant's three other storage facilities in the County (one of which is just to the south of the property site) are full, and many Chatham County residents are on long waiting lists at all locations. In addition, other storage facilities like the ones run by the Applicant are full and/or have expanded over the past several years. Three of these facilities have recently completed expansion and anticipate those to be full in the near future based upon the current demand. The other RV and boat storage facilities closer to and around Jordan Lake are all at full capacity.

Jordan Lake is a major attraction for recreational and tourism activities in the County. The easier it is to travel to the lake, the more convenient it is to those who want to enjoy Jordan Lake. The Applicant's proposed site is one of the closest to Jordan Lake and Poplar Point campgrounds, popular areas for boating and camping. The Poplar Point Campground borders the entire western side of Parcel 88772. Below are the approximate distances from the proposed site to nearby boating and camping amenities:

- 0.2 miles from the Poplar Point Campground and Boat Ramp;
- 1 mile from the Ebenezer Church Board Ramp;
- 1.1 miles from the Crosswinds Campground;
- 1.3 miles from the Crosswinds Boat Ramp;
- 3 miles from the Sea Forth Boat Ramp; and
- 3.5 miles from the New Hope Boat Ramp

Given that the site is located conveniently to many camping and boating areas, it offers benefits such as reduced traffic congestion by limiting the travel distance to a few short miles and off major roadways. The close proximity also supports the County's goal of reducing carbon emissions due to the shorter distances that visitors can travel to enjoy these amenities.

## B. Similar Uses

There are similar uses in the general area as the Applicant's Extra Garage Storage II facility is located approximately 500 feet to the south of the site which was previously rezoned to the CD-NB and opened in 2013 for this same use. The Applicant's Extra Garage Storage Facility I and III are also located in the County approximately 2.5 miles to the east and 3.75 miles to the south of the property site respectively. All three locations are currently full and the demand remains strong for potential future customers. There are also 10 similar storage facilities in the County around Jordan Lake that are currently full with waiting lists. This level of demand demonstrates a true market need for these types of storage facilities near Jordan Lake.

## C. Public Provided Improvements

No additional public improvements will be needed.

## D. Tax considerations

The development of this facility as proposed will increase the property tax value significantly and contribute significant revenue for the County through land, building, and the personal property value stored on site. Per the Chatham County Tax Office, the County receives taxes for the boats and RVs stored at the storage facilities sites. Property tax is paid to the jurisdiction where the RV or boat is stored. It is estimated that this proposed storage facility will generate approximately \$140,000 in potential tax revenue for the County per year. The Applicant's other three facilities generate approximately \$185,000 in potential property tax revenue for the County each year.

### **Item #3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan)**

Plan Chatham encourages the support of tourism by providing expansion of recreational opportunities and improving access to parks, community facilities, trails and open space. (*see* page 42, Goal 6).

This facility will directly assist those traveling to Jordan Lake and Poplar Point campgrounds due to the close proximity from the site to these amenities for boating and camping. 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).

Plan Chatham encourages the expansion and support of existing businesses which meet environmental and transportation requirements (*see* Page 56, Strategy 4.4), supporting new businesses that diversify the local economy while capitalizing on the unique assets of the County

(see Page 57, ED Policy 6), and businesses that increase tourism and recreation opportunities by promoting sustainable experiences (see Page 58, Strategy 3).

The Applicant is seeking a conditional rezoning to expand its existing storage facility businesses located throughout the County in order to meet the high demand of residents and visitors wanting to store their RV and boats close to Jordan Lake and other parks and campgrounds. As part of the rezoning process, if approved, the proposed storage facility will meet all County environmental regulations and NCDOT transportation requirements. Moreover, the facility will increase tourism from out-of-town commuters, diversify the local economy, and provide more recreational opportunities for residents and visitors to easily access the lake and other recreational amenities.

Plan Chatham Goal 5 (see Pages 40-41) encourages conserving natural resources.

The close proximity of this facility to Jordan Lake and Poplar Point campgrounds will greatly reduce fuel emissions of larger vehicles pulling trailers, boats, RV's, etc., with shorter trips driving to and from these amenities while also promoting public safety by reducing the long distances these vehicles have to travel on the roadways within the County. This facility will also offer gasoline fueling on site that will reduce the trips boats and RV's will have to travel to access a fuel station near the Jordan Lake and camping areas.

Plan Chatham encourages preserving and protecting the agricultural and rural character of Chatham County (see Goals 1 and 2, Pages 40-41) and providing flexibility for rural business that have limited impact on adjacent properties by preserving rural character (see Page 68, Land Use Policy 7).

The County's future Land Use Map has the property site designated as Rural, however, the vast majority of properties located in this area and along Beaver Creek Road are already supporting local businesses and not residential uses. For example, 500 feet to the south of the site is the Applicant's second storage facility which was previously rezoned to the CD-NB for this same use. Approx. 500 feet to the north of the site is a property that has been already approved for a church/synagogue. The Wilsonville Crossroads Community is also less than .6 miles to the north of the proposed site, which Plan Chatham Strategy 3.3 on page 64 encourages infill and redevelopment near these communities. The proposed facility will meet the County's requirements staying under the 24% maximum built upon area. Much of the property will remain undeveloped thereby preserving, protecting, and enabling agriculture and forestry to the area and maintaining the rural feel of the area. Parcel 17696 on the eastern side of Beaver Creek Road will be included in the maximum built upon area for the rezoning but will remain undeveloped preserving the land in its natural state.

The visual impact of the facility will be minimal to adjacent properties as each unit is accessed from an interior courtyard. 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 zoning ordinance. The storage units will range in size from 32, 36, 40 or 50 feet in length and 13 or 14 feet wide. Many of the units will be provided with covered paved parking and a remote-controlled garage door. There will also be a mixture of units with private covered twin gated units and gravel floors. The facility will also be very well buffered and have aesthetically appealing landscaping, much like the Applicant's other storage facilities, and will meet or exceed the County standards in Section 12 of the zoning ordinance, keeping the visual impact to neighboring properties at a minimal. In addition, the applicant has agreed to increase the tree buffer at the northern property line shared with the 802 Beaver Creek Rd. property to help eliminate any potential visual impacts from the facility to that residential property.

This facility will not impact any additional traffic to 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. The facility will also be extremely quiet with low traffic business. These types of facilities are not in "high use" 6 months out of the year (November through April), nor are they in heavy use in the evenings, cutting down on any light and noise to adjacent properties.

Plan Chatham Goal 4 (see pages 40-41) promotes diversifying the tax base and reducing the dependence on residential property taxes.

Per the Chatham County Tax Office, the County receives taxes for the boats and RVs stored at the storage facilities sites. Property tax is paid to the jurisdiction where the RV or boat is stored. It is estimated that the proposed storage facility will generate approximately \$140,000 in potential tax revenue for the County per year. The Applicant's three other facilities generate approximately \$185,000 in potential property tax revenue for the County per year.

**Item #4: The requested amendment is either essential or desirable for the public convenience or welfare.**

As previously mentioned, based on the research by the Applicant, there are 13 boat and RV storage facilities around or near Jordan and Harris Lakes. All facilities are currently at capacity (including Applicant's three other storage facilities) and the ones that have expanded are currently full as well. Many Chatham County residents are on waiting lists at all locations. As the County and surrounding areas continue to grow, the need for this type of storage facility is immediate and likely to significantly increase based on current trends within the County.

The facility will offer gasoline on site, which will not only be a convenient amenity for the 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 for over eight (8) years with no issues and according to all County and State regulations. The gasoline being offered at the proposed facility will be permitted and meet all County and State regulations.

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

The proposed facility does not require water or septic and no other major utilities are needed to support the facility. There is a fire hydrant on Beaver Creek Road within 150 feet of the property; NCDOT has approved the two access entrance driveways for the facility; all other zoning regulations will be met such as landscaping, screening, lighting, signage, sedimentation and erosion control, stormwater, etc. where required. In addition, it should be noted that the property site does not “perc,” meaning that it cannot be used for residential purposes as it cannot support adequate septic, and there are no plans for the County to provide sewer service to the area. Thus, the property is severely limited to what can be developed, further supporting the land use the Applicant is requesting.