

## II. APPLICATION MATERIALS

### SECTION A ADDENDUM

#### **1. Ordinance**

There is no claim of error in the ordinance other than to conditionally rezone the property to Neighborhood Business (“CD-NB”) to allow for boat and recreational vehicle (“RV”) storage, both of which are permitted uses in the Neighborhood Business zoning district.<sup>1</sup>

#### **2. Changed or Changing Conditions**

##### *Need and Desirability*

In 2022, Jordan Lake was one of the most popular state parks in North Carolina with over 2 million visitors.<sup>2</sup> Jordan Lake offers a variety of recreational amenities for the community including “camping, boating, and swimming opportunities.”<sup>3</sup>

With this ever-growing demand for recreation comes a parallel demand for boat and RV storage. The overwhelming majority of new subdivisions are bound by restrictive covenants which prohibit boat, RV, and trailer parking;<sup>4</sup> therefore, many boat and RV owners seek storage facilities for their vehicles year-round.

Additionally, as Chatham County continues to grow its job base through Chatham Park, Vinfast, WolfSpeed, and other businesses flowing in, the demand for facilities to service the recreation needs of the thriving community is growing exponentially.

Located between Cub Creek and Overcup Creek on Farrington Point Road (S.R. 1008), the subject property offers an ideal access point from the northern portion of Jordan Lake.

In addition to boat and RV storage, the Applicant seeks to collaborate in the future with its neighbor, Strata Solar (Parcel 76255, zoned CD-IL), in expanding the use of both roof and ground-mounted solar panels. While Strata Solar is not currently pursuing contracts in North Carolina, the Applicant’s property will be perfectly poised for a “Roof and Ground Contract” to more efficiently use the roofs of the facility to generate clean solar energy in the adjoining property to Strata Solar’s Farrington Solar Collection Site. The Applicant has the ability to double the generation capacity of Strata’s neighboring facility. Solar energy is the “fastest growing and most affordable source of

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<sup>1</sup> Chatham County Zoning Ordinance, Pages 48 and 56.

<sup>2</sup> Charlotte Business Journal, “There’s a new top attraction in NC as state parks attendance overall falls 14%,” Yahoo News, May 14, 2023, [https://www.yahoo.com/entertainment/top-attraction-nc-state-parks-185605301.html?guccounter=1&guce\\_referrer=aHR0cHM6Ly93d3cuZ29vZ2xlMnVbS8&guce\\_referrer\\_sig=AQAAA M2xzcQOgrYBn0oqt9VaXztlFWIRKQYiNLD4VbWZuIGKrZKEAWiHIZtJ0TQzDqneT6GOzohDGMaOePqvySr0tdORq9N0 lj85f1gMrt5vSXAq2 RzZAdkUEPlc9bXTxH0zYgejBpKTe6Ty00MnJ2J6VEx6Z7ANVKEtuoHznVZDQh](https://www.yahoo.com/entertainment/top-attraction-nc-state-parks-185605301.html?guccounter=1&guce_referrer=aHR0cHM6Ly93d3cuZ29vZ2xlMnVbS8&guce_referrer_sig=AQAAA M2xzcQOgrYBn0oqt9VaXztlFWIRKQYiNLD4VbWZuIGKrZKEAWiHIZtJ0TQzDqneT6GOzohDGMaOePqvySr0tdORq9N0 lj85f1gMrt5vSXAq2 RzZAdkUEPlc9bXTxH0zYgejBpKTe6Ty00MnJ2J6VEx6Z7ANVKEtuoHznVZDQh).

<sup>3</sup> “Jordan Lake State Recreation Area,” North Carolina Division of Parks & Recreation, last visited August 2, 2023, <https://www.ncparks.gov/state-parks/jordan-lake-state-recreation-area#WhiteOakArea-2442>.

<sup>4</sup> For example, Governors Club, Westfall, and The Legacy at Jordan Lake are subdivisions bound by the aforementioned restrictive covenants.

new electricity in America.”<sup>5</sup> This is an area of potential growth for both the Applicant and the County.

### *Survey of Similar Uses*

In Chatham County, many boat and RV storage facilities are located near Jordan Lake along U.S. Hwy 64. Based on the nature of these storage facilities, the availability of covered and uncovered units varies greatly and some facilities have a waitlist due to the demand.<sup>6</sup> Nearby, Boat RV Motorsport Storage LLC owns and operates storage facilities on Parcel 64556 (located at the corner of Hatley Road and Mt. Gilead Church Road), Parcel 69237 (located on U.S. Hwy 64), and Parcel 93568 (located at the corner of Lodge Lane and Eubanks Road). This company had no availability as of September 20, 2023, and very limited availability at their Mt. Gilead Church Road location as of October 4, 2023.<sup>7</sup> A new storage facility at the subject property will alleviate the lack of availability in boat and RV storage options in the Jordan Lake area.

Recently, Kunal Enterprises LLC (George Farrell) submitted site and landscaping plans to the Chatham County Appearance Commission for boat and RV storage on Parcel 19530 (0.7 miles south of subject property).<sup>8</sup> According to the plans submitted, the majority of the project includes indoor ministorage with a small amount of uncovered boat and RV storage.<sup>9</sup>

Since a majority of boat and RV storage facilities in Chatham County are located on or near U.S. Hwy 64, the subject property is distinguished by its location on the northwestern side of Jordan Lake. The subject property is conveniently located within +/- 2 miles of boat ramps located on Farrington Point Road (Parcel 77726).<sup>10</sup>

### *Public Provided Improvements*

No public provided improvements are required at this time.

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<sup>5</sup> “Solar,” Department of Energy, last visited August 2, 2023, <https://www.energy.gov/solar>.

<sup>6</sup> As of October 4, 2023, Land Hunter Storage at Jordan Lake had no covered spaces available at their facility in New Hill, and as of September 15, 2023, Hwy 64 Boat & RV Storage had no covered storage spaces available. See Exhibit D.

<sup>7</sup> See Exhibit D.

<sup>8</sup> Chatham County Appearance Commission 2023 Submittals, see George Farrell - Parcel 19530, <https://www.chathamcountync.gov/government/departments-programs-i-z/planning/boards-committees/appearance-commission-information/appearance-commission-submittals/2023-submittals>.

<sup>9</sup> *Id.*

<sup>10</sup> See Exhibit D for a Chatham County GIS map showing the proximity of the subject property to the boat ramps located on Farrington Point Road (Parcel 77726).

### *Tax Considerations*

The property is currently zoned as R-1 and generates residential property taxes. The proposed conditional rezoning will generate commercial tax revenue, which brings in a greater net tax benefit as compared to residential taxes. For every \$1.00 invested by Chatham County, commercial land uses return \$3.01 to the County compared to \$0.87 for residential land uses.<sup>11</sup> This tax revenue can be reinvested in Chatham County parks and recreation.

### *Employment*

Dozens of jobs will be created during the planning, design, and building process for the storage facility.

Once completed, the Applicant estimates that one full-time position and one part-time position may open for the operation of the storage facility. The majority of the booking and client interaction would be through an online user interface; however, grounds maintenance and lawn care will be retained for non-operational maintenance.

## **3. Comprehensive Land Use Plan**

### *Chapter Two*

#### *Issues and Opportunities*

Chatham County prides itself on being the “green heart” of North Carolina.<sup>12</sup> Recreational tourism is rapidly increasing and this proposed conditional rezoning supports this exciting time of growth. Expanding accommodations, such as a new boat and RV storage facility, encourages tourism and brings attention to Jordan Lake and its unique assets.

### *Chapter Three*

#### *Goals and Objectives*

Goal 4 is satisfied by this proposed conditional rezoning because it diversifies the tax base and reduces the County’s reliance on residential taxes. Additionally, Goal 6 to “provide recreational opportunities and access to open space” is supported by this proposed conditional rezoning because it encourages the use and enjoyment of Jordan Lake. Taken together, the County can reinvest the commercial tax revenue generated from this proposed conditional rezoning into Chatham parks and recreation to support the expansion of recreational opportunities and public access to open space.

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<sup>11</sup> See Comprehensive Land Use Plan, Page 21.

<sup>12</sup> *Id.* Page 32.

### *Land Use Descriptions*

The Future Land Use Map designates the subject property and surrounding area as Rural,<sup>13</sup> however this tract is +/- one-half a mile from the designated Village area at the intersection of Lystra Road and Farrington Point Road. More importantly, this property is immediately adjacent to the Strata Solar solar panel farm which is already zoned for Light Industrial. The Village land use designation specifically allows for a mix of commercial uses including services near the Village Center.<sup>14</sup> Under the Rural category, “supporting service uses” are included in the list of potential uses.<sup>15</sup>

The proposed boat and RV storage facility will have minimal impact on the existing Light Industrial solar farm to the immediate north. The storage area has been thoughtfully designed so that the storage areas will be situated closest to the solar farm property to the north and as far as possible from the adjoining +/- 32 acre parcel to the south which, itself, has no improvements. The property adjoining to the west is U.S. Army Corps of Engineers land. The two properties to the east, across Farrington Point Road are family parcels previously owned by the parent of the Owner of this Property. The Applicant will clean up the remains of an abandoned farm on the subject property and return the undeveloped area to a clean, naturally forested state reminiscent of a national park.

### *Chapter Four*

#### *Economic Development (“ED”)*

Chatham’s primary ED goal is to diversify the tax base to reduce reliance on the residential tax base,<sup>16</sup> which is accomplished by this proposed conditional rezoning. ED Policy 6 states that the County should “support entrepreneurship and new businesses that diversify the local economy and capitalize on the unique assets of Chatham County.”<sup>17</sup> The proposed boat and RV storage facility is a quiet, neighborhood-friendly opportunity to generate commercial tax revenue and support the growing use and enjoyment of Jordan Lake.

The 2017 Land Use Plan notes that the “[a]nnual economic impact of tourism in Chatham County is \$32.5 million with \$2.07 million in state and local taxes generated by travelers in the County. Jordan State Recreation Area, the Haw River, and venues such as Farrington Village attract millions of visitors each year. There is a growing demand for additional accommodations to keep

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<sup>13</sup> *Id.* Page 45.

<sup>14</sup> *Id.* Page 48.

<sup>15</sup> *Id.*

<sup>16</sup> *Id.* Page 53.

<sup>17</sup> *Id.* Page 57.

up with the tourism industry.”<sup>18</sup> The proposed conditional rezoning is aligned with this sentiment since boat and RV storage is a complementary service/accommodation to Jordan Lake tourism.

Since the 2017 Land Use Plan was adopted, tourism at Jordan Lake has increased along with the tax revenue. With this in mind, the Chatham County 2023-2024 budget includes plans to reinvest in Jordan Lake with “the construction of a shared western intake and water plant on Jordan Lake.”<sup>19</sup> The North Carolina Division of Parks & Recreation has also dedicated itself to funding \$1.5 million worth of capital improvement at Jordan Lake.<sup>20</sup> The proposed rezoning is in line with local and state-level momentum geared towards maintaining Jordan Lake and encouraging tourism.

### *Land Use (“LU”)*

LU Recommendation 2 is to “[s]upport context-sensitive design that preserves rural and small town character.”<sup>21</sup> The proposed site plan is sensitive to the rural character of the County in its design and functional elements, such as the rustic exterior of the buildings fronting Farrington Point Road surrounded by native trees in a clean, park-like setting. Importantly, the existing pond located on the property will be preserved and maintained. Further, the landscaping plans center on reforestation of the farm, including native plantings such as pines, cedars, and magnolias.

The Applicant is also dedicated to naming the facility “Red’s Storage,” paying homage to the prior owner, Herbert “Red” Parker. Red Parker farmed the land and was instrumental in local development including Governor’s Club.

### *Natural Resources (“NR”)*

NR goals including preserving the rural character and lifestyle of Chatham and providing recreational opportunities and access to open space are supported by this proposed conditional rezoning. As previously stated, the proposed site plan takes into account the rural character of the County and provides storage space for boats and RVs used at Jordan Lake. Additionally, the proposed conditional rezoning encourages residents and non-residents to participate in the amenities at Jordan Lake because they will have a place to safely store their boats and RVs.

Potential future cooperation with the Applicant’s adjacent property owner to the north, Strata Solar, presents the opportunity for a substantial amount of solar energy generation considering the large amount of roof area ripe for solar panel placement.

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<sup>18</sup> *Id.* Page 58.

<sup>19</sup> Chatham County FY2023-2024 Approved Budget, Page 475, June 26, 2023, <https://www.chathamcountync.gov/home/showpublisheddocument/64075/638234663784930000>.

<sup>20</sup> “N.C. Parks and Recreation Authority Approves \$13.7 Million for State Parks Capital Improvement Projects Across North Carolina” N.C. Division of Parks & Recreation, January 24, 2023, <https://www.ncparks.gov/news/press-releases/2023/01/24/nc-parks-and-recreation-authority-approves-137-million-state-parks-capital-improvement-projects>.

<sup>21</sup> *Id.* Page 66.

### *Parks and Recreation (“PR”)*

Chatham County’s primary goal is to “[p]rovide recreational opportunities and access to open space.”<sup>22</sup> Secondary goals include fostering a healthy community and conserving natural resources.<sup>23</sup> The subject property is conveniently located near the northern portion of Jordan Lake, definitely providing additional access to Jordan Lake and the associated trails and open space.

## **4. Essential or Desirable for Public Convenience or Welfare**

### *Traffic*

Bolton & Menk performed a trip generation and traffic count report for this project and estimated that approximately 61 daily trips will be generated from the anticipated use with 9 trips expected to occur during peak evening hours.<sup>24</sup> Bolton & Menk note that a turn-lane is not required per the NC Department of Transportation (“NCDOT”) Driveway Manual, however, NCDOT has been contacted regarding a turn-lane.<sup>25</sup>

### *Visual Impact & Screening*

Visuals and landscaping buffers will meet County requirements. The Applicant met with the Chatham County Appearance Commission on September 27, 2023 and incorporated additional native trees and plantings as well as free-flowing, organic elements into the landscaping plans based on the Commissioners’ feedback.

### *Lighting*

Lighting plans will meet the Section 13 Chatham County Zoning Ordinance requirements. All lighting on the site will be full-cutoff fixtures, downward-facing. All signage will be backlit and unobtrusive. The extensive security system will utilize infrared illuminators which are invisible to the naked eye.

### *Noise*

Noise levels are not expected to increase significantly due to development but, in any event, any additional noise levels will be compliant with applicable regulations.

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<sup>22</sup> *Id.* Page 117.

<sup>23</sup> *Id.*

<sup>24</sup> See Exhibit E.

<sup>25</sup> *Id.*

### *Chemicals, Biological and Radioactive Agents*

No such use or storage is anticipated but any such storage or use will be addressed in conformity with all applicable regulations.

### *Signs*

All signage will be permitted as required. Signage will be limited to an entryway sign on the end of the streetside building nearest to the entry/exit gate as shown in the renderings.<sup>26</sup> The sign will be softly backlit at night. There will be “way finding” directional signage within the project.

### *Emergency Services*

No significant imposition on fire, police, or 911 services is anticipated.

### *Impact to Surrounding Land Values*

Based on the natural screening to the south and west, no negative impact to surrounding land values is anticipated.

## **5. Other Circumstances, Factors, and Reasons in Support**

### *Water Source and Requirements*

There is currently a permitted and inspected well on the property, however, this proposed rezoning does not require a water source. There will be no washing of boats or RVs on the subject property.

### *Wastewater Management*

There is currently a permitted and inspected septic system on the property, however, this proposed rezoning does not require a septic system. There will be no RV dumping station on the subject property. To the extent that wastewater management should ever become necessary (e.g., for an on-site office or the like), an appropriate permit from the Environmental Health Department will be in place.

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<sup>26</sup> See Exhibit A.

### *Water/Sewer Impact Statement*

As development plans progress, the project will comply with all requirements of the Chatham County Zoning Ordinance. Currently, there is no need for County water nor any need for on-site septic.

### *Access Roads*

The subject property is located on Farrington Point Road (S.R. 1008).

### *Stormwater Runoff*

The proposed site plan includes a Stormwater Control Measure area.<sup>27</sup> Stormwater control measures will be planned on-site as required by the Chatham County Stormwater Ordinance and the NC Department of Environmental Quality (NC DEQ).

## **6. Proposed Conditions**

The Applicant proposes the following conditions:

1. The proposed rezoning be conditioned on approval of the permitted use as a boat and RV storage facility.

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<sup>27</sup> See Exhibit A.