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Via email to: Board of Chatham County Commissioners

Dear Board Chair Howard and Chatham County Commissioners,

Thank you for allowing us to present the conditional rezoning application for The Extra Garage IV Storage facility at last night's public hearing. First, let me apologize that my presentation went long into the meeting. I wanted to be thorough and make sure I presented all of the facts for your review and consideration. It was not my intention to unnecessarily extend my time and very much appreciate the Board's willingness to hear our presentation through.

Because we ran out of time, below are some responses to the statements in opposition to our project that were brought up during the public hearing:

1. **Five of the six adjacent property owners either support or have no issues with the project.** Only one adjacent owner, the neighbor to the north who spoke briefly at the hearing, is unsupportive for fear of increased traffic on Beaver Creek Road. You heard from our traffic engineer Chase Smith that his study indicated that the facility would have very little impact on the traffic on this road and in the area. Because the proposed facility will be only .5 miles to the Ebenezer boat ramp and less than that distance to Poplar Point campground, it offers a very short trip for towing a vehicle to these amenities. Additionally, during the 6-month offseason for boating, storage facility use is significantly reduced, meaning very few customers will be traveling on Beaver Creek Road during that time.
2. As you may know, the second speaker in opposition to our project is **not** an adjacent property owner and lives approximately 2 miles away from the project site. He stated that the rezoning request should "be denied because nothing has changed since 2016." However, **much has changed since 2016:**
 - A. The other RV and boat storage facilities that had been approved in 2016 but not yet constructed are now fully complete and at capacity. Both have also expanded and built additional locations, which still do not meet the current demand for storage facilities.

- B. The market need for private covered boat and RV storage has significantly increased since the pandemic and shows no sign of slowing down. RV ownership has increased by 62%. Boats per 1,000 people in North Carolina alone is 35.5, which ranks 27th nationally.
- C. The Chatham County population continues to grow at an exponential level. New neighbors are seeking more quality private covered storage as these neighborhood HOAs do not allow boats and RVs to be stored in the neighborhoods.
- D. Beaver Creek road will soon be home to a new temple, further confirming that this area is moving away from strictly residential use.
- E. The adjacent parcels to this proposed project have increased in property value to a significant degree since The Extra Garage II facility was opened in 2013.

In closing, we ask that you please review our presentation for the **facts, including regarding traffic counts** as well as the multiple letters of support from Chatham County residents for our application. We are happy to address any questions that you may have and respectfully request your support for the project moving forward.

Very truly yours,

Brady N. Herman

Brady N. Herman, The Brough Law Firm
on behalf of Walt and Teri Lewis

CC: Jason Sullivan (Planning Director via email)
Angela Plummer (Planner II via email)
Lindsay Ray (Clerk to the Board via email)