

December 7, 2023

**Via email to:** Board of Chatham County Commissioners

Dear Board Chair Howard and Chatham County Commissioners,

As you may recall, I represent Walt and Teri Lewis whose conditional zoning application for a boat and RV storage facility was before you at the November 20<sup>th</sup> Board of Commissioners public hearing. Our proposed project, The Extra Garage Storage Center IV, will be on the Planning Board's upcoming January agenda for their recommendation, however, I wanted to make you aware that since the Board of Commissioners meeting for our application last month, the County has received two additional letters regarding this project. I would like to present the following information that should alleviate the concerns expressed in those letters from the residents who live approximately 2 miles from the proposed project.

1. **Traffic.** At the public hearing our traffic engineer Chase Smith (A North Carolina licensed professional agent), a representative of Ramey Kemp Associates, noted the following results of his traffic generation study for our project. The quotations below are cited verbatim from Mr. Smith's report:

- A. "Based on the results of this traffic generation study, the proposed covered boat and RV storage facility is not expected to create significant traffic issues on the adjacent roadway network."
- B. "A rural two-lane road undivided arterial with no turning lanes generally has a daily capacity of approximately 10,000 vehicles. Based on the most recent NCDOT AADT data, Beaver Creek Road operates well below capacity."
- C. "Based on the peak hour trip generation totals, turn lanes would not be warranted at the proposed access points on Beaver Creek Road."
- D. "The traffic to and from the boat storage facility and the Ebenezer Church boat ramp will be significantly lower during the cold weather months."
- E. "It should be noted that the proposed storage facility is anticipated to provide an ethanol fueling station that will remove the need for the majority of the boaters to take their boat elsewhere for fueling. The addition of a boat storage facility at this location will ultimately reduce the number of boats

hitched to vehicles on the adjacent streets, in particular those turning left from US 64 onto Beaver Creek Road and those traveling along Beaver Creek Road.”

In addition, the three current Extra Garage Storage facilities have had no traffic issues for almost 20 years. Specifically, The Extra Garage Storage II on Beaver Creek Road has had no traffic issues with customers who have been turning left and right on this road for the past 10 years. It should also be noted that the traffic count (AADT) on Farrington Road north of HWY 64, at the Viridian Holdings proposed boat and RV storage site, is 2000 autos higher/day or 39% more per day. Additionally, that proposed facility is 174% larger than The Extra Garage Storage IV site plan. Thus, we agree with Viridian Holdings’ traffic consultant that these differences would justify a deceleration lane as they are proposing.

2. **Fueling station.** The Extra Garage Storage III has been providing fuel on-site safely for over 8 years and has had ZERO problems with this service over that time. It was approved by Chatham County and follows the local and North Carolina regulations and the proposed fueling station for our project will be no different.

3. **Impact on Property Values.** In regard to some comments about negative impacts to nearby property values by a storage facility, please review the adjacent property value report we presented at the BOC public hearing. 100 % of the surrounding properties have gone up in value as shown in the report.

4. **Changing Conditions.** Commercial development is already in process within the area of our project. Currently, a non-residential facility Hindu Temple is being constructed across the street from our site on Beaver Creek. The Extra Garage Storage II has been operating just south of this project for the past 10 years. Only ½ mile north of this project, commercial facilities already exist on both sides of the road.

In summary, please review the many letters of support from Chatham County residents for our conditional zoning application. Also, review our presentation including the trip generation letter, property value report, overview of storage facilities supporting the demand and need for additional services, and the tax advantages from our presentation.

The three current Extra Garage facilities have operated in Chatham County for almost 20 years with no complaints or issues. We respectfully ask for your support and approval to expand the Lewis’ business on a piece of land that the County stated in the 2016 review of this project: “This area of the county has limited suitable soils suitable for septic systems, which makes it more desirable for development of uses such as the one proposed.”

Thank you for your time and consideration and we look forward to the opportunity to answer any questions you may have on our application.

Respectfully submitted,

*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)