

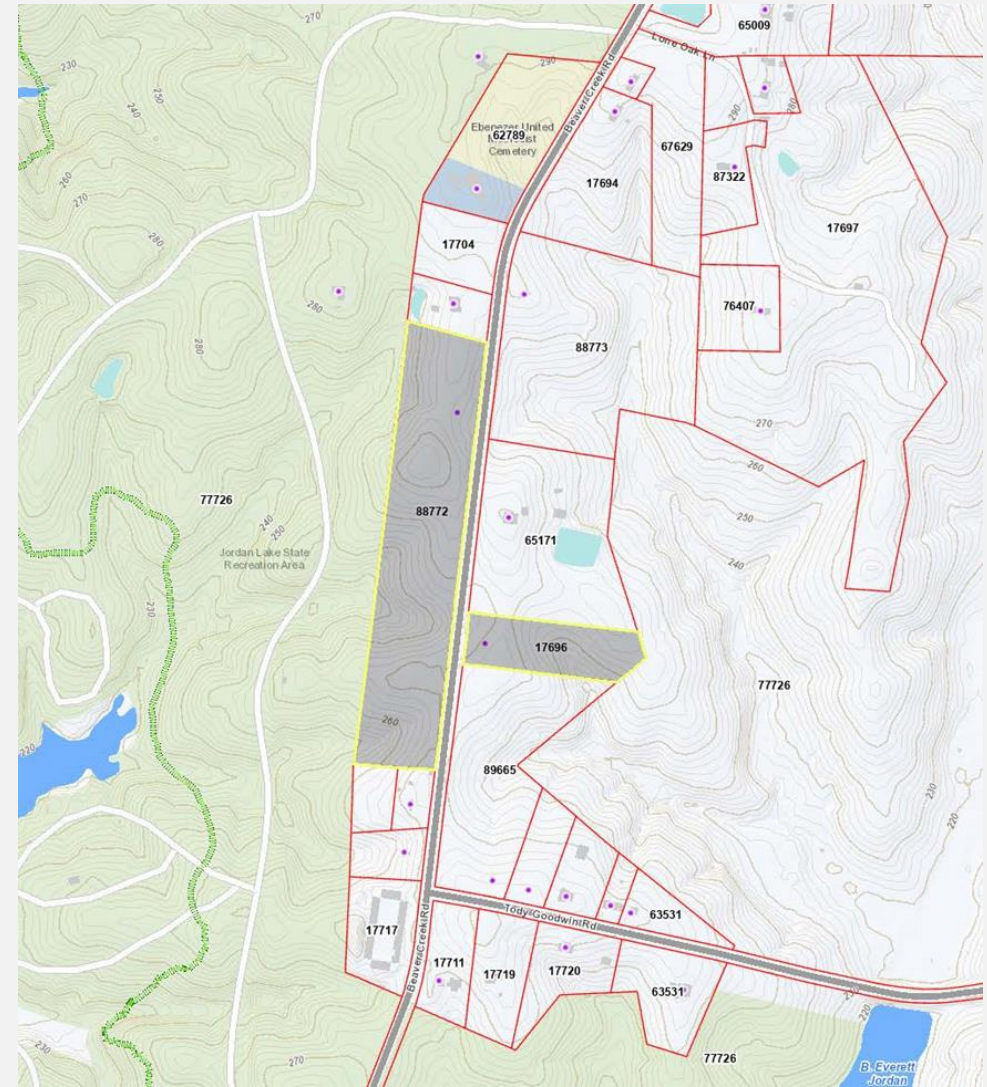
**EXTRA GARAGE IV STORAGE FACILITY  
CONDITIONAL REZONING TO CD-NB  
896 BEAVER CREEK RD.**

**Walt and Teri Lewis, owners of The  
Extra Garage Storage Company  
February 6, 2024**



# SUMMARY OF PROJECT

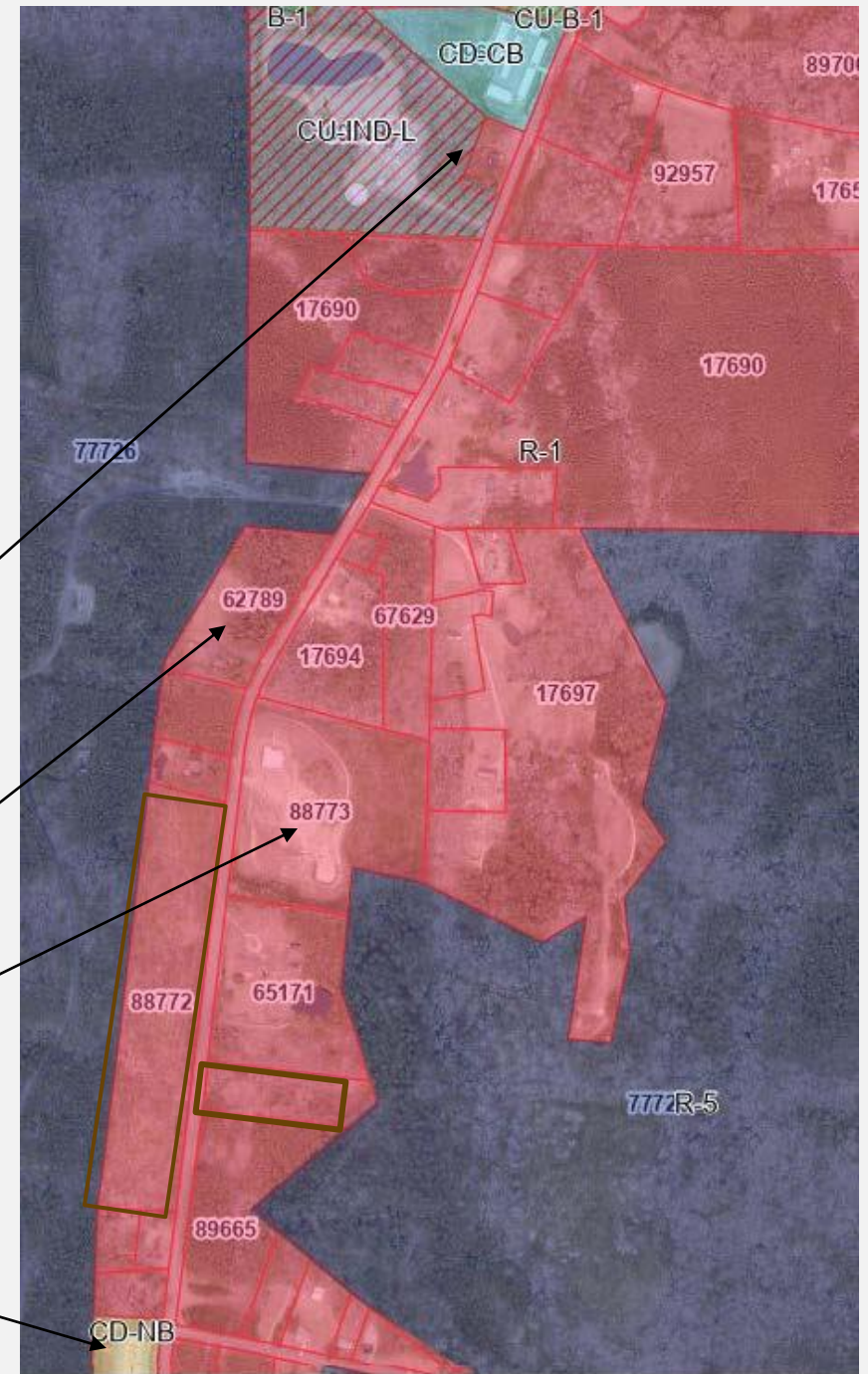
- The Extra Garage Storage company is owned and operated by Walt and Teri Lewis who own 3 other similar RV and Boat storage facilities within the County
- Seeking a conditional rezoning of Parcel 88772 (16.54 acres) and Parcel 17696 (4 acres) to the CD- NB for a covered boat and RV storage facility.
- Only Parcel 88772 will be developed with Parcel 17696 left in its preserved, natural state.
- The property is in close proximity to 6 Jordan Lake boat ramps and two campgrounds.
- Proposing approximately 198 covered RV and boat storage units with internal access and aesthetically appealing landscape to preserve the rural character of the area.





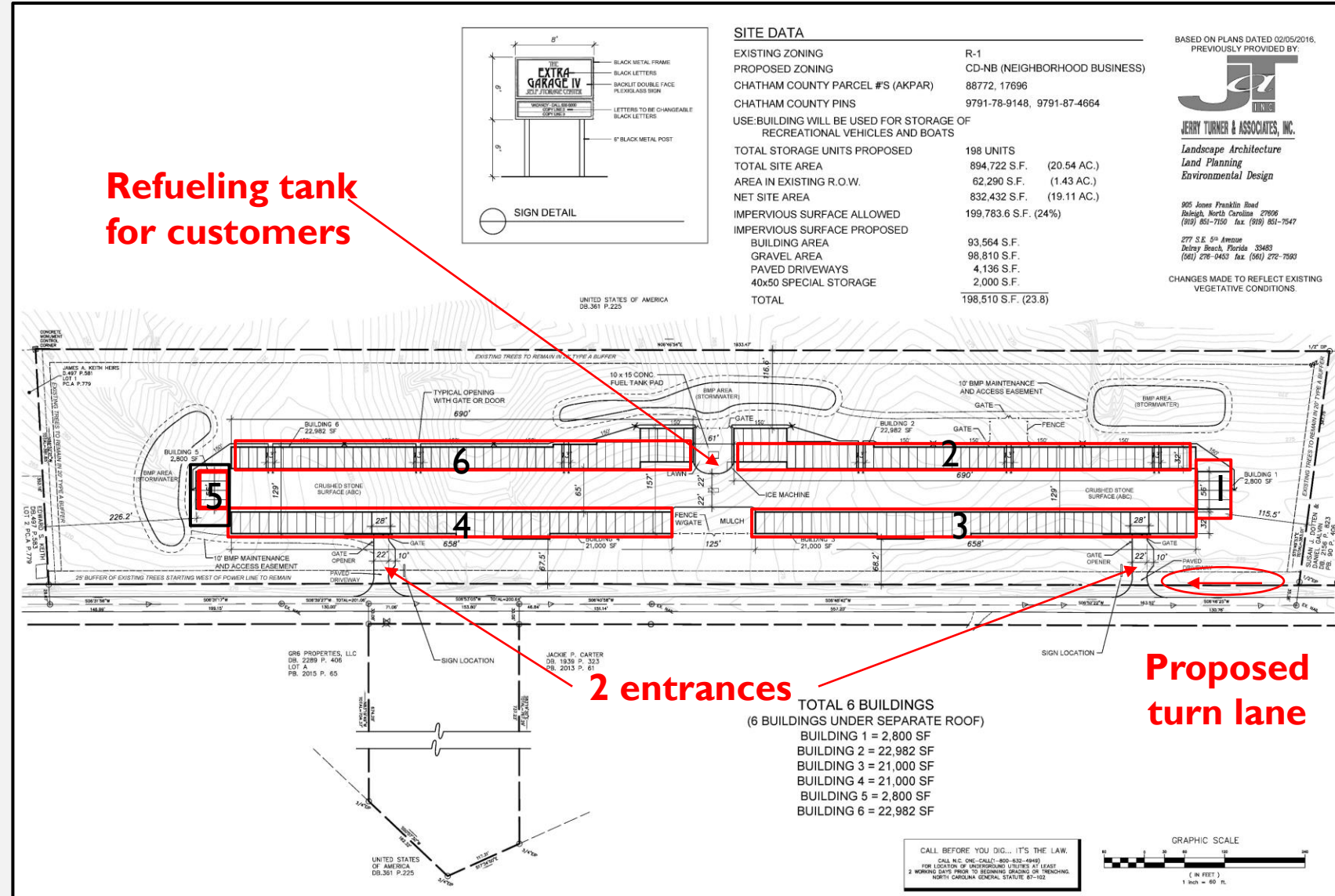
## SURROUNDING USES

- The Property and surrounding properties are zoned R-1.
- The Wilsonville Crossroads community, which contains mixed use and commercial development, is less than .6 miles to the north of the Property.
- Approx. 500 feet to the north, Parcel 62789 is an existing church.
- Directly across the street, Parcel 88773 is a Hindu temple currently under construction.
- The applicant's second facility is also zoned CD-NB, approx. 500 feet to the south.

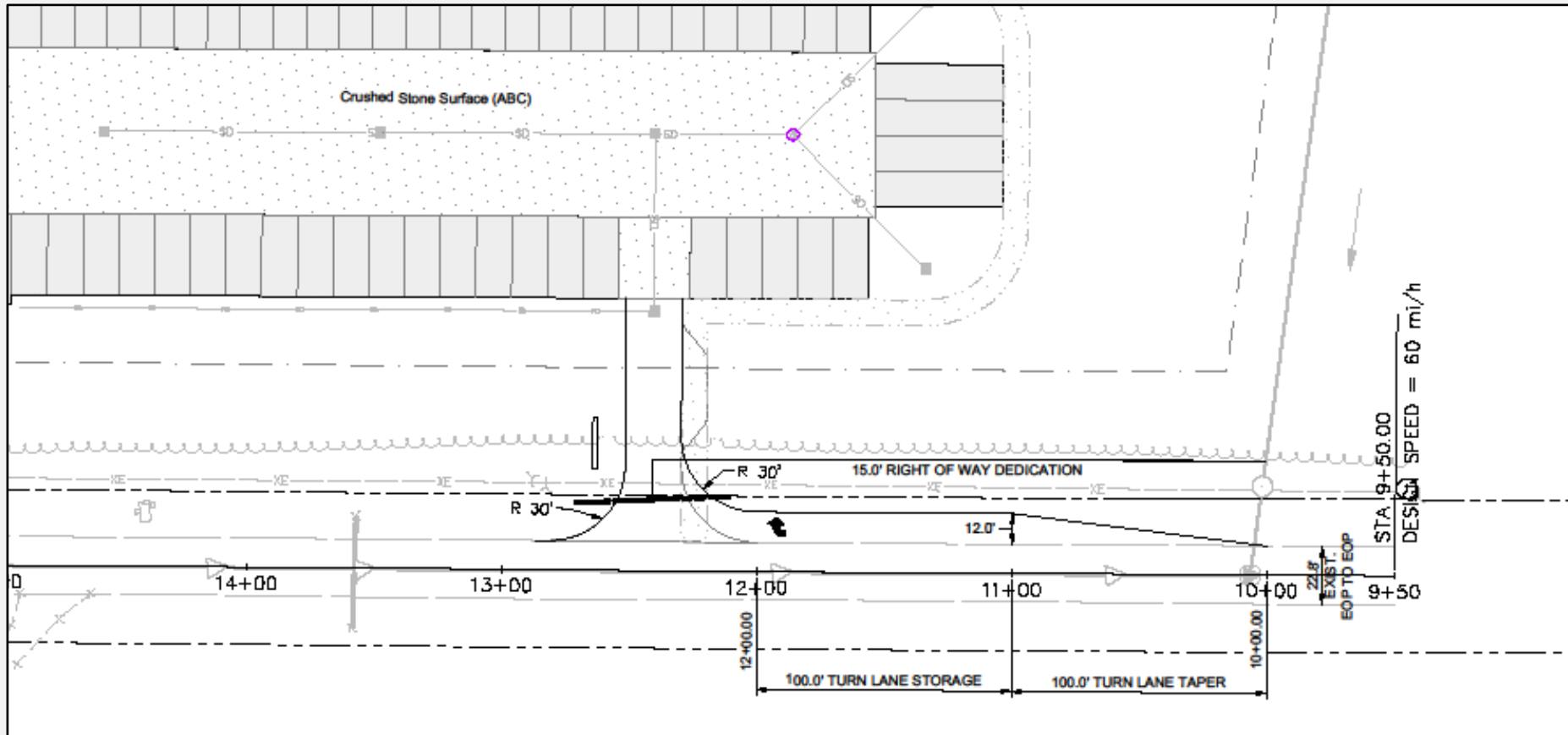


# SITE PLAN HIGHLIGHTS

- 198 covered storage units
- 6 buildings w/ internal access to storage units
- 2 separate entrances with coded gate access
- 23.6% impervious surface
- Building Setbacks- approx. 70' front, and over 100' side and rear.
- Proposing a 200' declaration right turn lane at north entrance heading south



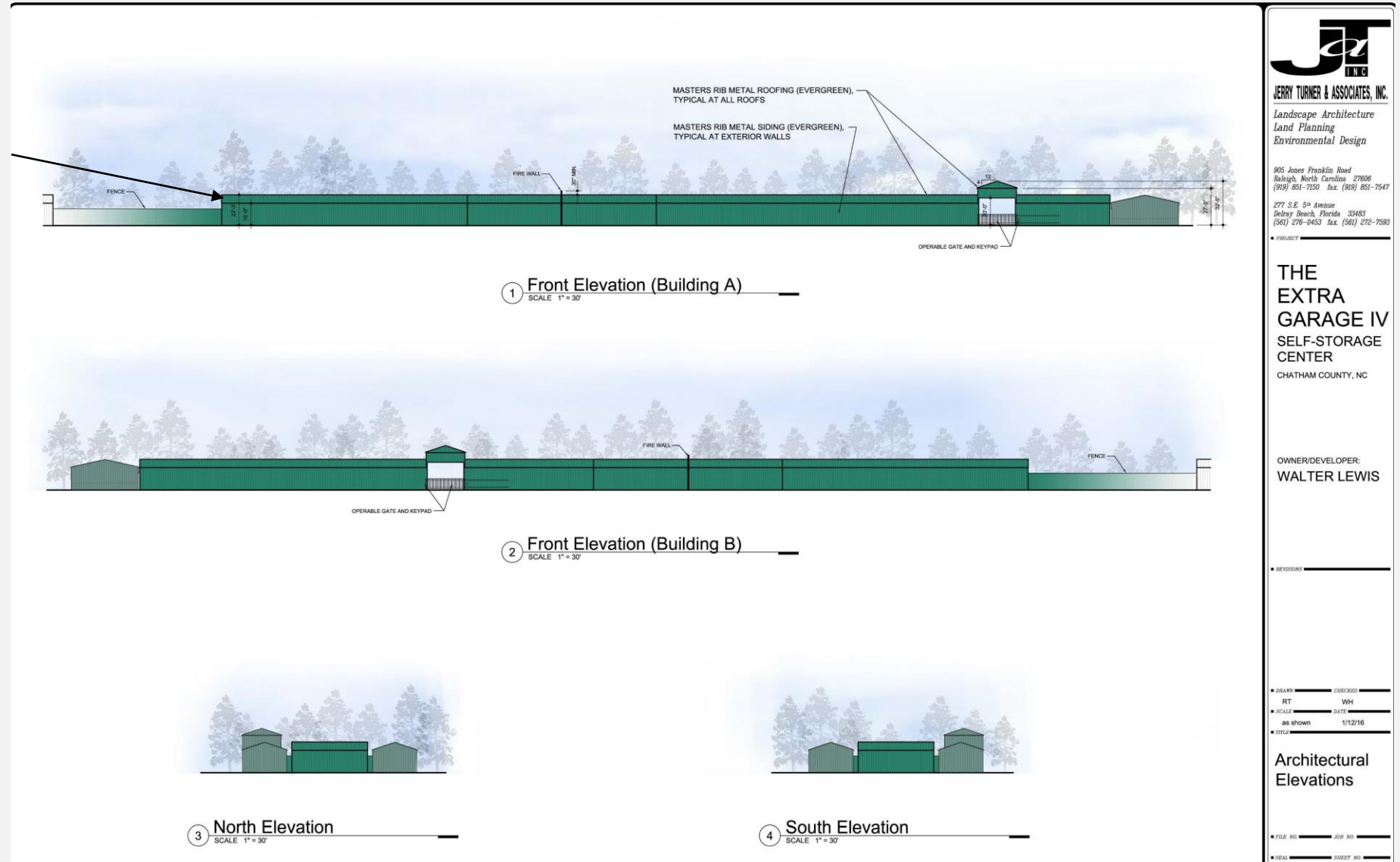
# PROPOSED 200' DECELERATION LANE



- Although not required by NCDOT, the Applicants are proposing a 200' right turn deceleration lane at the north entrance of the facility to help address any traffic concerns on Beaver Creek Road.
- NCDOT has confirmed preliminary approval of the right turn lane, and we request this be added as a condition if recommended for approval.

# EXTERIOR BUILDING ELEVATION

- Building height approx. 22 feet.
- Exterior walls and roof will be evergreen masters rib metal material
- Both entrances will have gates with keypad entry



**JERRY TURNER & ASSOCIATES, INC.**  
Landscape Architecture  
Land Planning  
Environmental Design

805 Jones Franklin Road  
Raleigh, North Carolina 27606  
(919) 851-7550 fax (919) 851-7547  
277 S.E. 5th Avenue  
Delray Beach, Florida 33483  
(561) 276-0453 fax (561) 272-7599

PROJECT

**THE  
EXTRA  
GARAGE IV  
SELF-STORAGE  
CENTER**  
CHATHAM COUNTY, NC

OWNER/DEVELOPER:  
WALTER LEWIS

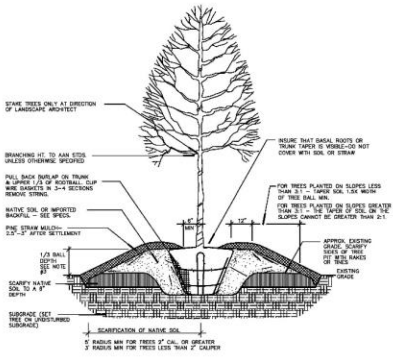
REVISIONS

DESIGN	CONSTRUCTED
RT	WH
SCALE	DATUM
as shown	1/12/16

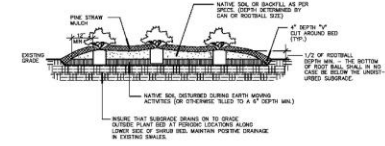
Architectural  
Elevations

FILE NO.	JOB NO.
REAL	INVEST NO.

# Landscape Plan



TREE PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE

KEY		QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
BOTANICAL NAME		COMMON NAME					
<b>Trees</b>							
*Cry	Cryptomeria japonica	29		6'-8'		BB	
INS	Ilex 'Nellie R. Stevens'	17		6'-8'		BB	
LI	Lagerstroemia indica 'Natchez'	10		6'-8'		BB	multi-stem
Mg	Magnolia grandiflora 'Brown Beauty'	19		6'-8'		BB	
*Substitute Red Cedars to mix with Cryptomeria							
<b>Shrubs</b>							
Ag	Abelia grandiflora 'Kaleidoscope'	48			cont	3 gal	
Lr	Loropetalum	12			cont	5 gal	
*Mc	Morella cerifera	82			cont	7 gal	
PIZ	Morella cerifera	52			cont	5 gal	
*Substitute Chindo Viburnums to mix with Wax Myrtle							

BASED ON PLANS DATED 02/05/2016, PREVIOUSLY PROVIDED BY:



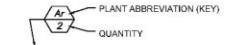
JERRY TURNER & ASSOCIATES, INC.

Landscape Architecture  
Land Planning  
Environmental Design

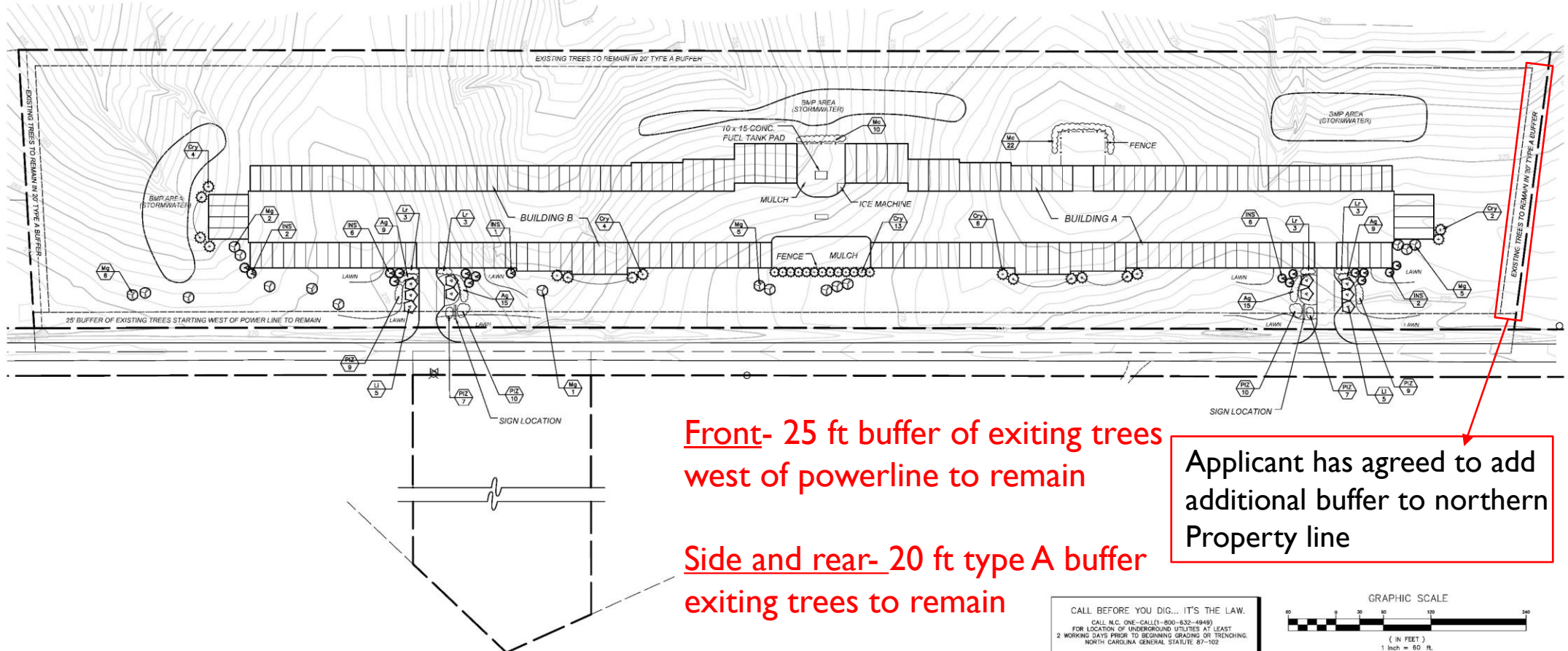
905 Jones Franklin Road  
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277 S.E. 5th Avenue  
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PLANT TAG (SEE PLANT LIST)



CHANGES MADE TO REFLECT EXISTING VEGETATIVE CONDITIONS.

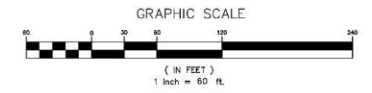


Front- 25 ft buffer of exiting trees west of powerline to remain

Side and rear- 20 ft type A buffer exiting trees to remain

Applicant has agreed to add additional buffer to northern Property line

CALL BEFORE YOU DIG... IT'S THE LAW.  
CALL N.C. ONE-CALL(1-800-632-4949)  
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.  
NORTH CAROLINA GENERAL STATUTE 87-102



EarthCentric Engineering, Inc.  
Licence # C-2638  
204 W. Clay Street  
Melbane, NC 27502  
Phone: (919) 565-9041  
Fax: (919) 304-3234  
E-Mail: Phil.Koch@EarthCentric.com

PRINCIPAL ENGINEER  
PHIL KOCH - NCEPE #22834

EXTRA GARAGE IV  
CHATHAM COUNTY, NORTH CAROLINA  
LANDSCAPE PLAN

REV.	DATE	DESCRIPTION
1	02/28/15	PER FINAL REVIEW
2	12/04/22	LANDSCAPE PLAN MOD.
3	12/19/22	LANDSCAPE PLAN MOD.

DATE: FEBRUARY 4, 2016  
HORIZONTAL SCALE: 1/4" = 1'-0"  
VERTICAL SCALE: N/A  
PROJECT MANAGER: JTW  
DRAWN BY: JTW  
PROJECT NO.: 15-002  
DRAWING NAME: 15-002 WORKING

IF ANY CHANGES TO THE DESIGN ARE REQUIRED, THE DESIGNER SHALL BE NOTIFIED. THIS IS A PRELIMINARY DESIGN AND THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS.

SHEET NO.  
L1



## FINDING I: ALLEGED ERROR IN ORDINANCE

- Not applicable

## FINDING 2: CHANGED OR CHANGING CIRCUMSTANCES

### Need and Desirability:

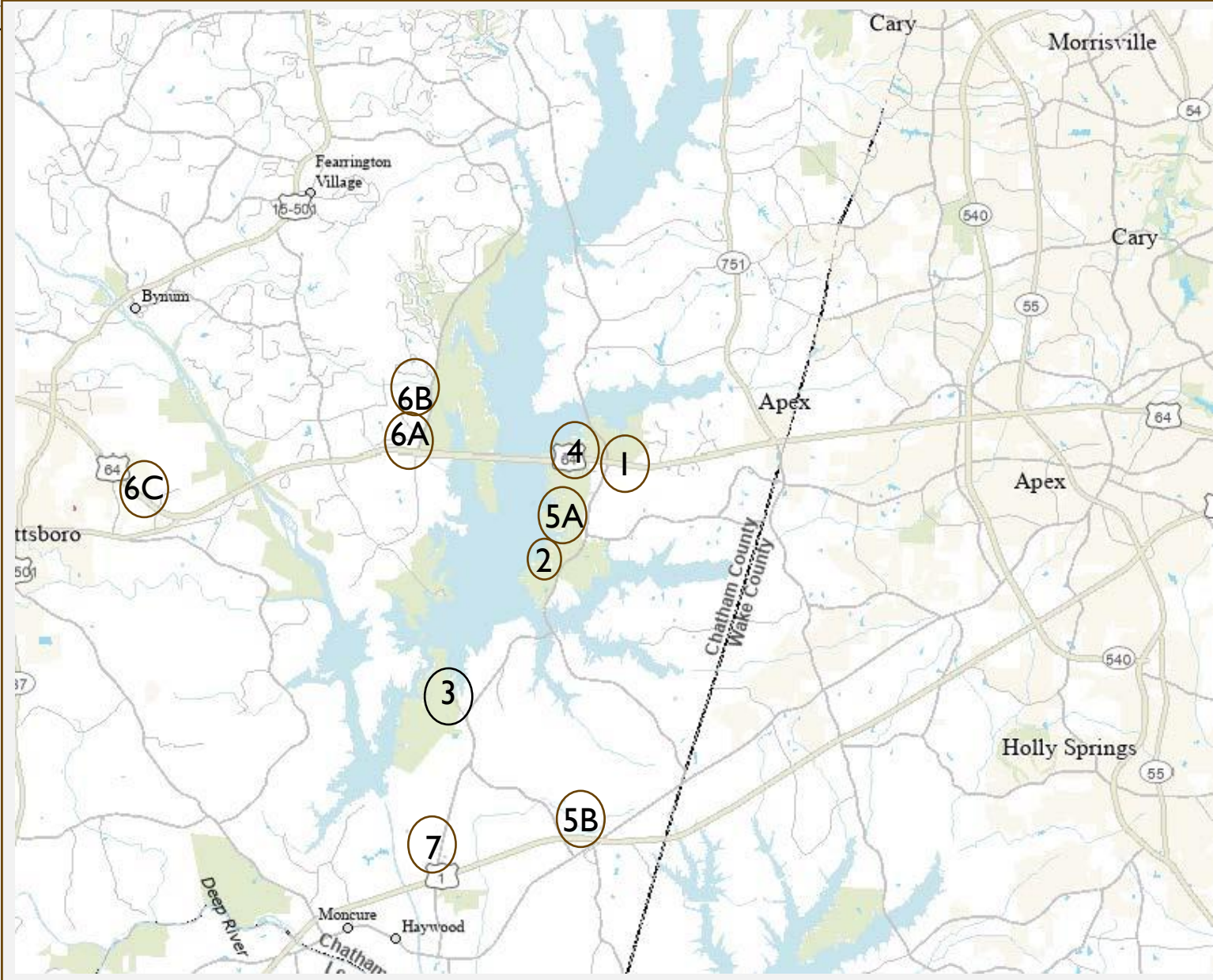
- With the continued growth and development within the County there is a true demand and market need for covered RV and Boat storage facilities, especially on the east side of Jordan Lake.
- The demand has grown significantly since Covid and showing no signs of slowing down as an estimated 2.5 million visitors came to Jordan Lake in 2023 (about half a million more than previous year).<sup>1</sup>
- Many subdivision restrictive covenants and HOA's do not permit storage of boats or RV's.
- The Applicant's 3 other RV and boat storage facilities (TEG I, II, and III Storage Facilities) all have been full with long waiting lists.
- Other RV and Boat Storage facilities, like the Applicants, are full and/or expanded over the past several years. 3 facilities have recently completed expansion and anticipate those to full in near future.<sup>2</sup>
- Recently recommended 7-2 approval for Viridian Holdings, LLC 345-unit RV and Boat storage facility.

1. State Parks System Grew in Visitation, Size in 2023 | NC State Parks (ncparks.gov).

2. Market Date Report by Applicant with overview of existing similar RV and Boat Storage facilities.

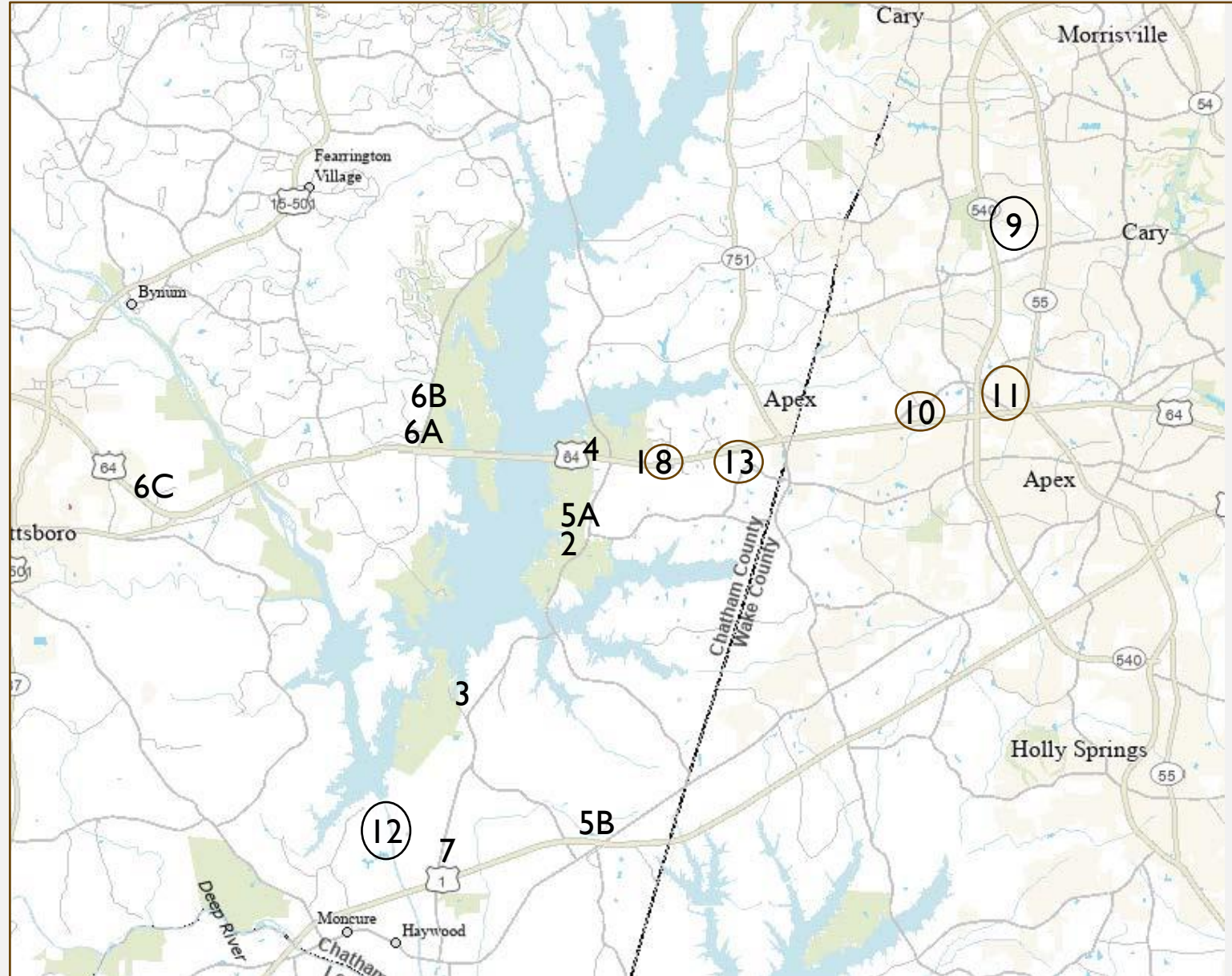
# Overview of Storage Facilities in County

- 1. TEG I Facility- Full and waiting lists
- 2. TEG II Facility- Full and waiting lists
- 3. TEG III Facility- Full and waiting lists
- 4. Crosswinds Marina- Full all covered storage
- 5. Land Hunter Storage- 2 facilities
  - 1<sup>st</sup> facility full,
  - recently expanded 2<sup>nd</sup> facility off Hwy 1, approx. 150 units expect to be full within one year
- 6. Boat/RV Motorsport- 2 facilities full and expanded to a 3rd facility in Pittsboro with 50 units, expect to be full in 6 months.
- 7. Between the Lakes Storage- mostly full outside storage only (some are on waiting lists with TEG for covered)



## Overview of Storage Facilities Cont'd

8. Farrell's Storage- 2 facilities
  - 1<sup>st</sup> facility- full covered storage, outside only
  - 2<sup>nd</sup> facility full covered
9. Country Store-House- mostly full covered, outside storage only
10. Extra Attic- mostly full one unit open
11. Apex Flex- Full
12. Harris Lake Boat Storage- 3 facilities, recently expanded to a fourth location with 100 covered and 100 outside spots
13. Hwy 64 Boat/RV
  - 1<sup>st</sup> phase built- full w/in 6 months
  - 2<sup>nd</sup> expansion full w/in 3 months
  - 3<sup>rd</sup> expansion- full w/in 2 months
  - 4<sup>th</sup> expansion almost complete- approx. 100 units with estimate 6-12 months to be full

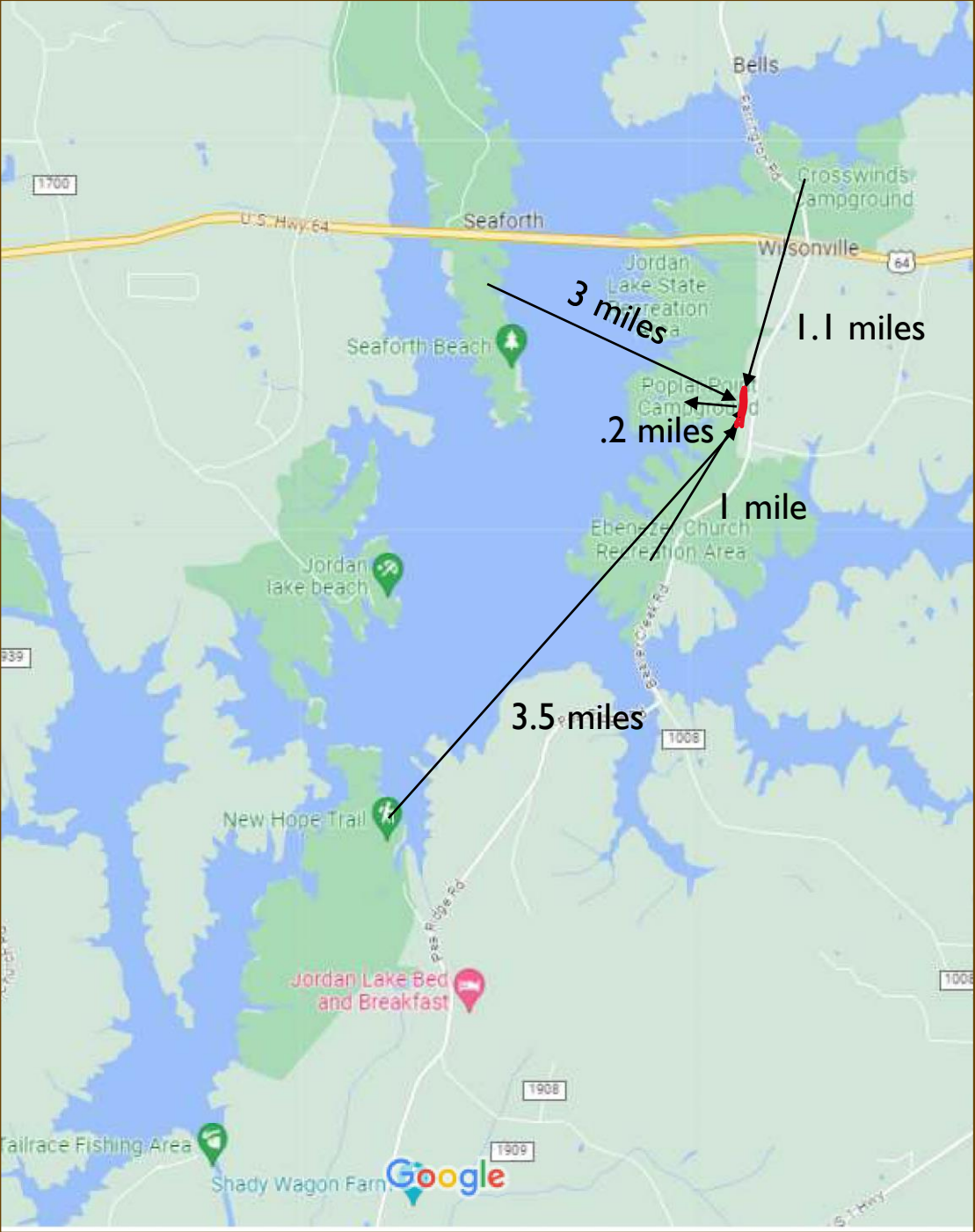


# Close Distance to Recreational Amenities

- The close proximity of the site to Jordan Lake recreational amenities makes this a very desirable project to conveniently access this facilities.
- The Poplar Point Campground borders the entire western side of Parcel 88772.
- Shorter travel distances will lower traffic issues (carbon emissions, congestion, and breakdowns)

Proposed facility is approximately:

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



## FINDING 2: CHANGED OR CHANGING CIRCUMSTANCES CONT'D

### Similar Uses:

- Applicant's TEG II Facility is located approximately 500 ft. to the south of the Property which was previously rezoned to the CD-NB in 2013 for the same use.
- TEG I and III Facility's are approximately 2.5 miles to the northeast and 3.75 miles to the south of the Property
- There are 10 similar storage facilities in the County around Jordan Lake, mostly within a 5-mile radius, that are completely full for covered storage.

### Public Provided Improvements:

- No additional public improvements will be needed.

### Tax Considerations:

- 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 every year.

**Applicant believes Finding 2 is met**

## FINDING 3: COMPREHENSIVE LAND USE PLAN

- **Goal 6-** Provide recreational opportunities and access to open space; making boating and camping easier for residents and visitors. (p. 42).
  - Close proximity to the County's recreational amenities will directly assist those traveling with towed boats and RV's with the shorter distances in accessing these destinations.
  - The County has earmarked approximately \$1.5 million into their budget for capital improvements to Jordan Lake. This project will directly promote the County's goals and investment into the Lake by making it more accessible for residents to safely transport their boats and RV's to these nearby recreational destinations.
- **Goal 5-** encourages conserving natural resources (p. 40-41):
  - 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.,
  - This facility will also offer gasoline fueling station 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.
- **Goal 4-** promotes diversifying the tax base and reducing the dependence on residential property taxes. (p. 40-41).

## FINDING 3: COMPREHENSIVE LAND USE PLAN CONT'D

- Although the Property is designated as “Rural” in the future Land Use Map, the Wilsonville Crossroads Community is less than .6 miles from the proposed site, which Land Use Policy 3, Strategy 3.3 (p. 64) encourages infill and redevelopment near these Communities.
- Approx. 500 feet to the south of the Property is the TEG II Facility and directly across Beaver Creek Road is a property that is currently being constructed as a Hindu temple, thus, this general area within the County is changing from being strictly rural/residential uses.



**Applicant Believes Finding 3 is met**



## FINDING 4: ESSENTIAL OR DESIRABLE FOR PUBLIC CONVENIENCE OR WELFARE

### Traffic

- Ramey Kemp Associates performed a Traffic Generation Study using two analysis and concluded that the proposed facility is not expected to create significant traffic issues on the adjacent roadway network.

**Table 1: ITE Trip Generation for Proposed Development (Alternative 1)**

Land Use (ITE Code)	Size	Weekday Daily	Weekday PM Peak Hour Trips			Saturday Daily	Saturday Peak Hour Trips		
			Enter	Exit	Total		Enter	Exit	Total
Mini-Warehouse (151)	95,300 s.f.	138	9	8	17	128	10	6	16

**Table 2: Peak Hour Traffic for Proposed Boat & RV Storage Using Counted Rates (Alternative 2)**

Land Use	Size	Weekday Daily	Weekday PM Peak Hour Trips			Saturday Daily	Saturday Peak Hour Trips		
			Enter	Exit	Total		Enter	Exit	Total
Boat Storage	95,300 s.f.	11	--*	--*	2	56	--*	--*	11

\*Directional distribution is not available for counts conducted.

## FINDING 4: ESSENTIAL OR DESIRABLE FOR PUBLIC CONVENIENCE OR WELFARE

- Visual Impact – minimal to adjoining residential properties as it will be very well buffered and have aesthetically appealing landscaping.
- Lighting– lighting will be full cutoff fixtures and downward facing inside the facility. Exterior lighting will be minimal and unobtrusive.
- Noise– no significant impact anticipated.
- Chemicals, etc.-- Fuel used onsite will satisfy all applicable County and State regulations. TEG III provides gas on site and has done safely for over 8 years.
- Signs– Two illuminated signs at each entrance which will satisfy the requirements of zoning ordinance as shown on site plan.
- Impact to Surrounding Land Values- no negative impacts anticipated per County Tax data and recent sales.

**Applicant believes Finding 4 has been met.**

## FINDING 5: OTHER REASONS IN SUPPORT

- The proposed facility does not require water or septic and no other major utilities are needed.
- There are two fire hydrants on Beaver Creek Road within the 400 feet of the facility and the County Fire Marshall has confirmed that this will meet County requirements.
- NCDOT has preliminarily approved the two access entrance driveways for the facility and the 200' declaration lane.
- All other zoning regulations will be met such as landscaping, screening, lighting, signage, sedimentation and erosion control, stormwater, etc. where required.
- In addition, the Subject Property does not “perc,” meaning that it cannot be used for conventional septic systems for residential purposes and there are no plans for the County to provide sewer service to the area.
- The County even noted in their staff report from 2016 that “this area of the county has limited soils suitable for septic systems, which makes it more desirable for development of uses such as the one proposed.”

**Applicant believes Finding 5 has been met.**

# COMPARISON TO VIRIDIAN HOLDINGS LLC APPLICATION FOR BOAT/RV STORAGE FACILITY

## SIMILARITIES

- Both are conditional rezoning from the R-1 to the CD-NB for the same use.
- Both property areas are designated as “Rural” in future Land Use Map.
- Both sites are approximately .5 miles to a Crossroads Community.
- Both projects have many of the same justifications for approval in Findings 2, 3 and 4.

## DIFFERENCES

- Current traffic volume south of Hwy 64 on Beaver Creek Road is much less compared to VH site located on Farrington Point Road.
- TEG IV has 198 total covered storage units compared to VH with 345 storage units.
- TEG IV is in close proximity to six different recreational amenities compared to VH closest boat ramp is 2 miles away.

## PROPOSED CONDITIONS

The proposed rezoning be conditioned on approval of:

1. The permitted use as a boat and RV storage facility on the Property.
2. 200' declaration right turn lane at the northern entrance of the facility.
3. Additional buffer at the northern property line to minimize any visual impacts to the adjoining residential property.

# CONCLUSION

- The Applicant has shown support for each of the Findings as required by the Zoning Ordinance.
- In sum, the proposed conditional rezoning to Neighborhood Business will create a low impact business to address a true need for Chatham County and its residents and is consistent with the Comprehensive Plan.
- Be happy to respond to any questions or comments the Planning Board has.

