

To All County Commissioners:

November 1st, 2023

Re: Site plan and development of 15-acre parcel along Beaver Creek Road just off of Hwy #64

I am a property owner and resident at 214 and 167 Tody Goodwin Road, just 200 yards away from the current Boat and RV Storage Facility called Extra Garage Self Storage Facility II. The newly proposed development for a facility to be built along Beaver Creek Road is actually less than a ¼ mile from my home. As a practicing professional Commercial Real Estate Broker/Agent for the past 20 years, the proposed use makes the best use of the property with the least impact to neighbors and traffic. The current location of the storage facility is well maintained and does not cause any traffic issues or nuisance to the area. The business is a great asset to the area and creates much needed tax base for Chatham County. It is well suited for that location and is much needed considering the number of boats and RV that enjoy the quick access to boat ramps and great camp sites in and around Jordan Lake State Park. When I heard that the owner was proposing to add another location on the vacant 15 acres just north of the current location, I was pleased that he would be adding additional services much needed to this area. The proposed location is well suited for this specific use since it is a rather thin strip of property that backs to the camp ground areas and is best suited for a business such as this. The proposed development of this site seems to fit well for that specific need because residential development along Beaver Creek Rd in this area would certainly not be a favorable use. The impact on the existing low density residential on larger lots found in this area would be much less impacted than if you were developing multiple houses along the road frontage of Beaver Creek. Residential Development would require each house to have access to Beaver Creek Rd and you would create more concerns and issues with traffic than a single access for a business facility as proposed. Of course, the tax on business development is much greater than the tax for housing and all the services required to maintain a residential development.

I hope you will find that the proposed business development makes the best sense for this property and you vote favorably for this project.

Respectfully,

Tom Colhoun

Colhoun Real Estate

From: Nicholas Long <nlong45@hotmail.com>

Sent: Thursday, November 16, 2023 8:12 PM

To: Karen Howard <karen.howard@chathamcountync.gov>

Cc: Mike Dasher <mike.dasher@chathamcountync.gov>; David Delaney <david.delaney@chathamcountync.gov>; Katie Kenlan <Katie.Kenlan@chathamcountync.gov>; Franklin Gomez-Flores <franklin.gomez@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>; bherman@broughlawfirm.com

Subject: Walt Lewis rezoning request

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

This email is in regards to Walt Lewis and his request to rezone Parcels 88772 and 17696 from R1 Residential to CD-NB Neighborhood business for a boat and RV storage facility. The location is at 896 Beaver Creek Rd, New Hope Township.

My wife and I are residents of Pittsboro and our family have been clients of Walt Lewis for seven years. We have used the Extra Garage III location this entire time and have had zero complaints. Walt is always certain to keep everything top notch and extremely clean. All of his storage locations are kept up to a very high standard. We are in full support of his new location and see no harm to the area he is requesting.

Thank you

Nicholas and Amanda Long
20 Plenty Ct
Pittsboro, NC 27312
(607)437-7103

FIRST BANK

1830 N. Broad Street
FUQUAY VARINA, NC 27526
919-577-9001 phone
919-577-7141 fax

November 14, 2023

Chatham County Board of Commissioners
Chatham County Planning Board
80-A East St – Dunlap Building
Pittsboro, NC 27312-0054

To Whom It May Concern:


This letter is being written on behalf of and at the request of Walter Lewis to be presented to the Chatham County Planning Board and Board of Commissioners. Walter Lewis has been a customer of First Bank since July 2003. I have known Walt Lewis for more than nine years. I met him in 2014 when I started working at First Bank. During this time Mr. Lewis has developed an exemplary relationship with First Bank both personally and for his business endeavors. This relationship consists of deposit accounts and loans, both personal and business, all which have been handled in a satisfactory manner. Mr. Lewis is an individual of impeccable character, who is well thought of in the local community.

The commercial relationship with Mr. Lewis has been involved with the development and construction of 3 self-storage facilities, all located around Jordan Lake. The Extra Garage Self Storage Center, LLC located at the intersection of Bob Horton Road and US 64, Apex, NC, The Extra Garage Self Storage Center II, LLC located at 1298 Beaver Creek Road, Apex, NC and The Extra Garage Self Storage Center III, LLC located at 41 W. H. Jones Road, New Hill, NC. These facilities provide primarily Boat and Recreational Vehicle storage for customers in the Wake, Chatham and Orange County areas. All three facilities are managed and maintained in a professional manner. Mr. Lewis, an owner/operator of each facility, is a very hands on manager.

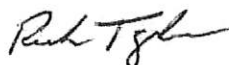
Based on the current relationship with Mr. Lewis, his request to rezone Parcels 88772 (16.54 ac) and 17696 (4 ac) from R-1 Residential to CD-NB Neighborhood Business for a boat and RV storage facility to be located at 896 Beaver Creek Road in the New Hope Township would be an outstanding and much needed facility based on the growth in this surrounding area. The number of new residents and the restrictions of storage for these types of recreational vehicles make this type of facility an added necessity for this area.

Thank you for your time.

Sincerely,



Tommy Phillips
Vice President
First Bank
Fuquay-Varina Office



Rich Trogdon
Senior Vice President
First Bank
Pittsboro Office

3900 Pea Ridge Rd New Hill, NC 27562
james.frazier@frazierlandscaping.com
frazierlandscaping.com
919-669-5583

Chatham County Board of Commissioners
Pittsboro, NC

Greetings,

It is my pleasure to contact the board on behalf of Mr. Lewis, and The Extra Garage Storage facilities. An additional facility has been proposed by Mr. Lewis near my residence. As a previous boat owner, I utilized The Extra Garage as a place for boat storage because of the exceptional experience it provided. My boat was stored at the facility for a number of reasons, including fuel, ice, and electricity. The facility was always well maintained, and I had complete confidence in my boat's safety. I am currently considering another boat. As Mr. Lewis' spaces are full, building an Extra Garage IV would benefit me and other boat and RV owners. An Extra Garage IV would be advantageous not only for the services provided, but also for its location, as several campgrounds and boat ramps are located within close proximity of the property. For these reasons, I believe that the Extra Garage IV would be the perfect fit for my family and our community. Furthermore, Chatham county taxpayers would benefit from the increase in commercial tax base. As a Chatham county voter, your support for The Extra Garage IV is greatly appreciated.

Regards,
James Frazier

From: John Mason <jmason1998@gmail.com>
Sent: Saturday, November 18, 2023 9:04 AM
To: Karen Howard <karen.howard@chathamcountync.gov>
Cc: Mike Dasher <mike.dasher@chathamcountync.gov>; David Delaney <david.delaney@chathamcountync.gov>; Katie Kenlan <Katie.Kenlan@chathamcountync.gov>; Franklin Gomez-Flores <franklin.gomez@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Letter of Support

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November 18, 2023

Dear Commissioner Howard,

My name is John Mason. I am a Chatham county resident (Pittsboro). My reason for writing to you today is in regards to a proposal to build a new "The Extra Garage"(TEG) boat and RV storage facility near Jordan lake. As a Chatham county resident I would like to express my support of a new boat/rv storage facility in this part of the county. Especially close to Jordan lake.

As I am sure you are aware, the increased popularity of boating has created a large demand for quality storage units to house them. Particularly in the Eastern half of Chatham County. With the new facility, an existing need for this type of storage will be met. The close proximity to Jordan lake will also alleviate a great deal of boat trailer traffic on the local roads making general travel on these roads much safer in my opinion.

I can personally speak to quality of the TEG facilities as I have been a customer for the last couple of years. The TEG facilities do not stand out to the surrounding backdrops. They tend to blend in with neatly painted and well landscaped grounds around them. The units are maintained incredibly well and are very clean. A big reason for me using the TEG facility for boat storage is the proximity to Jordan Lake. I don't have to take my boat out on a main road to access the closest boat ramp. Other amenities provided at the TEG facilities allow me to clean and even fuel my boat without ever having to haul it out onto main roads or to busy county gas stations. I can assure you that the gas storage tank is well maintained with all necessary equipment in working order. In fact, I would say the pump at the TEG unit I use is better maintained than most of the gas stations I go to. I manage an aggregates production facility that has gas and diesel tanks on site, so I know what's involved in maintaining them. TEGs does it right.

The Owners are also great. Walt is always available. Prompt in getting things done. You always see him onsite and personally involved in managing them. That is a big reason why the sites are so well maintained and run. TEG's is a great storage resource for local residents to have.

Thank you for your consideration of this letter.

Regards,

John Mason



November 20, 2023

direct dial 919 420 1798
direct fax 919 510 6103
amcconnell@kilpatricktownsend.com

Angela Plummer
Planning II/Zoning Administrator
Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312-0054

Provided via E-mail to Ms. Plummer on November 20, 2023

Re: **THE EXTRA GARAGE STORAGE IV: COMMENTS IN OPPOSITION TO THE PROPOSED PERMITTING, CONSTRUCTION AND OPERATION OF A .36 MILE LONG BOAT AND RV STORAGE FACILITY IN A RESIDENTIAL NEIGHBORHOOD**

Dear Ms. Plummer:

Introduction

My name is Alan H. McConnell, and I live with my family at 1535 Tody Goodwin Road in Chatham County. I have lived on Tody Goodwin Road for over 31 years.

This letter is submitted in opposition to approval by Chatham County (“County”) of the proposed Extra Garage Storage IV (“Development”) by Mr. Walt Lewis (“Applicant”) along a stretch of Beaver Creek Road in eastern Chatham County located within the Jordan Lake State Recreational Area and directly abutting Jordan Lake (the “Project”). The address for the Project is 896 Beaver Creek Road. However, the proposed Project consists of construction of a huge building complex that runs parallel to Beaver Creek Road for .36 miles. If approved, the Development would be the third such storage facility along a short (1.1 mile) stretch of Beaver Creek Road. As such, the Project would result in over 1/2 of a mile of storage areas, the equivalent of a substantial strip mall, to be placed within a short 1 mile stretch of a scenic road, within the heart of a well-established and historically significant R-1 Residential District. The County should not approve the Project.

In order for the Project to move forward, the Applicant has to convince the County to take the very significant step of rezoning 20.54 acres from R-1 Residential District to CD-NB Neighborhood Business. The Planning Board and the Board of Commissioners should not approve the placement of the massive development in the heart of a well established and historically significant neighborhood for a wide range of reasons including, but not limited to, the following:

1. This exact Project was rejected by the Planning Board and Full Board of Commissioners in 2016.

In 2015 the Applicant presented this exact proposal at this exact location to both the Planning Board and Board of Commissioners. On May 3, 2016 the Planning Board voted the proposal down by a vote of 6-1, with one abstention. Subsequently the Board of Commissioners voted the proposal down by a vote of 3-2. The Chatham County Planning Board Agenda notes from the Board meeting on May 3, 2016 include the following Planning staff opinions regarding this exact Project at this exact location:

(a) “It is the opinion of Planning staff that the application does not support the standard of need and desirability for additional storage in this area and therefore the standard has not been met.”

(b) With regard to the requirement that the requested Project be either “essential or desirable for the public convenience or welfare”, “It is the opinion of Planning staff that this standard has not been met due to the already existing approved facilities not yet completed and **disruption to neighboring residentially zoned properties**. The need for the facility also appears to be driven by boat and RV owners outside Chatham County and therefore is considered non-essential for this area.” (emphasis added).

(c) **“It is staff opinion this rezoning would have a destabilizing effect on the residential uses in the surrounding area. ... It is Planning staff opinion the use for a boat and RV storage facility is not supported.”** (emphasis added).

Nothing significant has changed since the determination by the County to reject the Project. The only significant change in our neighborhood since 2016 is the construction of a new Hindu house of worship. Rather than “urbanize” our neighborhood, in fact, the addition of a second house of worship strengthens our rural neighborhood. On the other hand, the Project would have a significant disruptive and destabilizing effect as concluded by Planning staff in 2016.

2. Applicant contends that there is a demand for this facility, but demand is not the standard under the Ordinance.

The standard for approval of the Project is the promotion of the public health, the public safety and welfare. Putting this Development in the heart of a residential neighborhood does not in any way promote public health, safety or welfare. Any demand for these facilities is far more from exploding western Wake County than from Chatham County. Demand, largely from outside Chatham County, should not be a criterion for approval. Furthermore, the Applicant certainly CAN build a new storage facility to meet any demand, he just needs to step up and pay the price for appropriately zoned property. I believe that the Applicant paid far less for this property than he would have to pay for appropriately zoned commercial property. The County should not support the rezoning of an R-1 Residential area and approve a non-conforming conditional use in

that rezoned area (to the detriment of longtime residents of the area) purely for the Applicant's financial gain when appropriately zoned commercial areas are available.

How is increasing the already numerous number of storage facilities along Jordan Lake, to provide additional service for Wake County residents, necessary to promote the public health, safety, and general welfare of the Chatham County residents that live in the residential area of the Project or, for that matter, anywhere else in Chatham County? Well, it isn't reasonably necessary or desirable. As previously stated, this is the third proposed storage facility in a 1.1 mile stretch of Beaver Creek Road. The standard that must be met under the Ordinance is that changes made to zoning must help ensure the public health, safety and welfare of Chatham County residents. The Project is certainly not "necessary" for anything other than the financial gain of the Applicant and the convenience of Wake County residents. Population growth in Wake County, and the Applicant's commercial desire to construct more RV and boat storage around Jordan Lake, do not justify the Project in this particular location. As I have stated repeatedly, this is the equivalent of the County allowing the construction of a 1/2 mile long strip mall in an area zoned R-1.

3. As demonstrated in 2016, the Project would diminish the value of nearby residential real estate.

The Applicant maintained in 2016, and maintains today, that the Project may actually enhance the value of residential real estate. A letter from a realtor was entered into the record on April 4, 2016 specifically stating that the presence of the Applicant's existing storage facility in our neighborhood devalued a property on Tody Goodwin Road by \$50,000 - \$100,000 at that time. I see nothing new in the record disputing this point. I do see in the record a letter from my neighbor, Tom Colhoun, a realtor, submitted in support of the project. Mr. Colhoun's property in the neighborhood is currently for sale, and I would not expect him to state that the Project would reduce the value of a property his is currently trying to sell. It is telling, however, that after living in the area for only a few years, Mr. Colhoun is now looking to sell his house and move.

4. The Project will increase traffic and congestion in our neighborhood where it is already severe. The Applicant stated in the 2022 community meeting regarding the Project, as he did in 2016, that the Project will have minimal, if any impacts on traffic in our neighborhood. In the 2016 application the Applicant states "This use is not a traffic generator, it only serves traffic that is already at the lake." Page 2 of the EIA from 2016 (updated for the current application) includes the statement: "The Extra Garage has three other locations surrounding the Jordan Lake area. It has been in business since 2007 offering similar services at the other facilities. These facilities draw customers from Raleigh, Durham, Cary, and Apex neighborhoods. Additionally, customers from Angier, Holly Springs, Sanford, Pinehurst, and even Fayetteville utilize the TEG facilities."

If these facilities "draw customers" from all of these locations (none of which is in Chatham County) how can the Project not be a traffic-generator? The Project will, in fact, be a significant traffic generator, will increase and obstruct the growing traffic on Beaver Creek Road, and for

this reason alone should not be approved. Even if it is true that some facility users constitute traffic that is already at the lake, it is not likely such traffic is already on Beaver Creek Road, adding to the frequent long back-ups at the US 64 intersection or holding up other traffic while making turns on and off of the road with trailers in tow. At a minimum, the County Zoning Administrator, Planning Board, Appearance Commission or Board of Commissioners should require the Applicant to provide a comprehensive traffic analysis of the proposed Project pursuant to the Ordinance. Pursuant to the Ordinance, this analysis must follow the NCDOT TIA Guidelines. This is an area that clearly needs further review by the County.

5. The Project would be located on property that is suitable for residences. The Applicant argues that the property is not suitable for residential development, because it does not percolate to an acceptable degree. This is demonstrably incorrect. The land is suitable for residences; one just has to pay more money for an alternative system. County Planning and County Environmental Health are most helpful in this regard. I have an alternative system, my neighbor has an alternative system, and a number of the new houses recently built in the neighborhood have new alternative septic systems. The property on which the Project will be located is certainly suitable for residences as demonstrated by new residences being built on similar nearby properties. Moreover, the constant stream of real estate solicitations that we and our neighbors receive in the mail shows a strong interest in land for such residences.

6. The Project Appears to Fail to Meet the Requirements to be Located in an NB District; If Approved, the County Would Fail to Meet the Existing Requirements for an NB District Under the Ordinance

As I understand it, no building within an NB district shall exceed 40,000 square feet and the cumulative building square footage shall not exceed 160,000. However, the proposed Project consists of two large metal buildings, each exceeding the 40,000 square feet per building limit allowed in an NB district, totaling 95,332 square feet. Furthermore, the Project would be the third storage facility permitted by the County along a 1.1 mile stretch of Beaver Creek Road. Of that 1.1 mile stretch, the proposed Project is the equivalent of a commercial strip mall . . . it is .36 miles – over 1/3 of a mile -- long. When combined with the two other storage facilities existing or permitted on Beaver Creek Road, this strip mall of storage extends to over 1/2 a mile.

I question whether the County has already failed to protect the residents of this area by permitting more than 160,000 square feet of commercial development along Beaver Creek Road. The proposed Development would further perpetuate this apparent failure. At 95,332 square feet, when combined with the existing permitted commercial development in this R-1 District, the proposed Development would clearly result in the exceedance of 160,000 square feet limit for an NB District under the Ordinance.

I request that staff for the Planning Department please educate me and the public on what, from an uneducated view, appears to be a violation of the County's Ordinance.

7. The Environmental Impact Assessment for the Development Is Inadequate to Address the Environmental Impacts of the Development.

The EIA, dated February 26, 2016 and updated in support of the current application, is deficient in the following ways:

(a) Alternatives Analysis

The EIA does not adequately address alternatives to the Development. While there is much discussion in the EIA regarding the suitability of the proposed site for the Development, there is no discussion of alternative sites (i.e. "site selection") such as properly zoned sites along US 64. Furthermore, the EIA does not address the benefits and advantages – particularly to the Jordan Lake watershed -- of a no-build alternative as required.

(b) Traffic Study

As discussed above, a comprehensive traffic study should be required by the County and included in Existing Environment and Project Impacts, Section D.7, of the EIA. This traffic study must include Tody Goodwin Road, which has seen a substantial increase in large vehicles, including RVS, camping trailers and boat trailers, and where the speed limit remains 55 mph despite the increasingly residential (as opposed to agricultural) nature of the road. Traffic enforcement on Beaver Creek Road and Tody Goodwin Road is also a concern, and one that would require investment of more county resources.

(c) Fueling Station on Site

As discussed above, the site is within the Jordan Lake State Recreational Area and directly abutting Jordan Lake in the Jordan Lake watershed (Classification WS-IVNSW). Marine fuel will be permanently stored and dispensed on site. Under Environment and Project Impacts, Section D.13 entitled "Hazardous Materials" the EIA states simply that "all required gasoline handling, containment, storage and disposal regulations will be followed."

This general statement is inadequate for the public to fully understand the environmental impacts of the Project. The Project includes the installation of a new petroleum fuel filling station to be constructed in the Jordan Lake watershed abutting Jordan Lake property. However, the EIA contains no discussion of spill prevention, containment and management requirements, or proper storage and disposal of petroleum. Because the Development lies next to a water supply reservoir, from which many County residents take their drinking water, a thorough analysis of potential spills and leaks of petroleum and the impacts on Jordan Lake must be included in the EIA.

Conclusion

The proposed Development consists of the construction of a huge building complex that runs parallel to Beaver Creek Road for .36 miles that allows for the storage of over 200 RVs and boats,

Angela Plummer
November 20, 2023
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retail sales (ice) and petroleum fueling. If approved, the Development would be the third such storage facility along a short (1.1 mile) stretch of Beaver Creek Road. If approved, the Development would result in over 1/2 of a mile of storage areas, the equivalent of a substantial strip mall, to be placed within a short 1 mile stretch of a scenic road, within the heart of an R-1 Residential District.

For all the reasons presented in these comments, including the protection of the welfare of Jordan Lake and the citizens of Chatham County, as well as the Applicant's failure to meet numerous standards for approval, the County should reject the request to approve the Development. Should the Chatham County Planning Board or Board of Commissioners have public hearings regarding the proposed Development in the future, I hereby request to be notified and be provided the opportunity to speak.

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in blue ink that reads "Alan H. McConnell". The signature is fluid and cursive, with the first name "Alan" and last name "McConnell" clearly legible.

Alan H. McConnell

From: Dennis R. Chapman <1dennis1950@centurylink.net>

Sent: Tuesday, November 21, 2023 10:19 PM

To: Jason Sullivan <jason.sullivan@chathamcountync.gov>

Cc: karen.howard@chathamcounty.nc.gov; Mike Dasher <mike.dasher@chathamcountync.gov>; David Delaney <david.delaney@chathamcountync.gov>; katie.kenlan@pittsborolocalhome-spanishplanningboardliason; franklin.gomez@spanish; angela.plummer@zoningadministrator; bherman@broughlawfirm.com

Subject: Walt Lewis rezone of Parcels 88772 (16.54 ac) and 17696 (4ac0 from R-1 Residential to CD-NB Neighbor Business for boat and RV storage facility located at 896 Beaver Creek Rd., New Hope Township

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Chatham County Board of Commissioners
Pittsboro, NC

To All Members:

This letter is to voice my support FOR the proposed rezoning of said parcel proposed by Walter Lewis and his The Extra Garage IV Storage Facility. Having been a resident of Chatham County for 30 years, I have certainly seen and been privy to the explosion of this County in expansion. From the current VinFast and Conservancy at Jordan Lake encroachments on my surrounding residence off Pea Ridge Road, I am well aware of the multiple tasks you have been bombarded with. Mr. Lewis too, with other storage facilities already in place, has been a steward of the environment, provided a safe, well maintained facility with his current facility across the street from me, The Extra Garage III for the past eight years. His attention to the detail in supporting the client, his concern for your property with him, and to assist you for unexpected issues far exceeds my expectations.

The notion that we can somehow contain the residential zoning that has been in place for the Beaver Creek Road corridor and the rezoning in question, which has already been breached by a Hindu Temple which falls into no rezoning requirement at all! To somehow deny Mr. Lewis to rezone his parcel, a proven businessman, a current tax base to Chatham county with his other storage facilities in place, and an asset to the boating and RV community to have a first class facility, goes against the future vision that I too have experienced with the new development that I mentioned earlier.

Please consider my thoughts as you move forward to your decision and I trust that you will do that.

Respectfully,

Dennis Chapman
175 Woodhaven Drive
New Hill, NC 27562
1dennis1950@centurylink.net
(919-542-5569)H

Hello, my name is Lee McInnis

I have been a Chatham County resident for about 2 ½ years now after moving from Apex.

I am a Sr. Vice President, Commercial Banking at Fidelity Bank. I work primarily out of the Cary, office but once our new location is finished here in Pittsboro, I will be spending considerably more time talking with and working with Chatham County business owners. Our company has seen the growth that is happening in Chatham County and this type of growth is attributed to smart planning on your part and I look forward to working with you in the community going forward.

I have known Walt and Terry Lewis for many years, and I have been a client of The Extra Garage for over 10 years. Prior to becoming a client of the Extra Garage, I was storing my boat at a location in Apex and towing it down HWY 64 to get to the Seaforth Boat ramp. As you know, there are less than a dozen boat ramps on Jordan lake and The Extra Garage including the proposed site is very convenient to several of these ramps which dramatically cuts down on trailering time, gas usage, traffic issues and environmental issues. I couldn't imagine having to tow a boat to and from Apex now with the congestion on HWY 64.

If you are familiar with the Extra Garage Self Storage Centers, they are not your typical self-storage in that The Extra Garage has a large clientele of boat and RV owners. Walt and Terry take a great deal of pride in maintaining their locations and they are aesthetically and environmentally friendly sites. Not to mention the economic benefit to Chatham County in the form of property taxes paid.

I wanted to share a few statistics with you tonight to hopefully demonstrate a few of reasons that the Lewis's new location should be approved.

We all have seen the incredible growth of Chatham and the greater triangle area and I'm sure that you are aware that virtually all homeowners' associations don't allow residential boat and RV storage.

Between 2001 and 2022, RV ownership has risen by more than 62% with almost 12 million RV-owning households as of 2022, according to a 2023 KOA report. Additionally, 9.6 million families plan to buy an RV within the next five years. In Jan. 2022, total RV sales were 43,290 which was 16% higher than in January 2021. Over 11% of US Households own a recreational vehicle not to mention rentals.

Boats per 1,000 people in NC is 35.5 which ranks 27th nationally. Now, think about the growth of Chatham, Wake and surrounding counties. You can do the math and understand the demand for boat and RV storage.

Another interesting stat that I found was that most boat and Camper owners make less than \$100,000 a year. This highlights that even without high purchasing power, consumers choose to spend their money on these types of products and activities.

Obviously with the pandemic, boat and RV ownership increased dramatically. Social distancing requirements and decreases in travel forced consumers to engage in activities with small groups and Boating and RVing activities fit these conditions and increased the popularity. The changing work environment has had a significant positive impact on the RV community.

Per capita disposable income will increase over the next five years, making large-scale purchases, like boats and RV's, more feasible for prospective buyers further increasing the demand for storage.

Over 2 million people visit Jordan Lake each year. Their access to the boat ramps and campgrounds is set in stone. They are going to be on these access roads like Beaver Creek Rd. regardless. The key question is do we want these people towing boats, campers and RV's a mile and ½ or 10-15+ miles?

Thank you for your time and I hope that you can see the benefits of approving this project for the Lewis's.

From: Daniel Galvin <dangalvin5@gmail.com>

Date: Wed, Nov 22, 2023 at 10:39 PM

Subject: Re: Walt Lewis request to rezone Parcels 88772 and 17696 from R-1 residential to CD-NB for a boat and RV storage facility located at 896 Beaver Creek Rd, New Hope Township

To: <karen.howard@chathamcountync.gov>, <mike.dasher@chathamcountync.gov>, <david.delaney@chathamcountync.gov>, <katie.kenlan@chathamcountync.com>, <franklin.gomez@chathamcountync.com>, <angela.plummer@chathamcountync.gov>, <jason.sullivan@chathamcountync.gov>

Angela Plummer

Planning II/Zoning Administrator

Chatham County Planning Department

Dear Ms. Plummer:

These comments are submitted to supplement the remarks we made at last Monday night's hearing on this matter.

The first observation is with respect to the applicant's representations and arguments that since the lands subject to this application do not "perc" they cannot be used for residential purposes. This is false. The land immediately to the north of our residence, which we also own, is permitted to allow residential construction with above ground septic systems. Additionally, you will note that, in his written comments on this matter, Alan McConnell and several of his neighbors have such alternative septic systems on lands that do not "perc." This effort to deceive the commissioners by presentation of a false representations of fact and law is shameful on the applicant's part and is a violation of his attorney's duty of candor to tribunals required by the Rules of Professional Conduct 3.3(a)(1).

Secondly, we are deeply concerned about the traffic impact on our neighborhood. In his written comments Mr. McConnell argues that the Commission's 2016 decision on Mr. Lewis' previous application on this matter should still be determinative because "Nothing significant has changed since the determination by the County to reject the Project." We would take exception to his assertion in this regard. Having lived at 820 Beaver Creek Road for only three years we have noted this significant change-- a dramatic increase in traffic on Beaver Creek Road which, we presume, is largely brought about by new residential developments in surrounding neighborhoods where homeowners are using Beaver Creek Road as an arterial to access local highways like US 64 and US 1. With this increase in traffic, Mr. Lewis' proposed development is even more objectionable than it was when it had been considered in 2016. As we brought to the Commissioners' attention in our oral remarks, Beaver Creek Rd. is a winding, two lane state highway with a 55-mph speed limit which is frequently exceeded. Southbound traffic on Beaver Creek Road rounding the curve just to the north of the subject property poses a very great risk to traffic slowed or stopped as it would enter or exit the facility as well as our own driveway and the Hindu temple currently under construction. The applicant's argument that his facility will reduce or have no impact on traffic appears to be contrary to his assertion that the facility will increase tourism from out-of-town commuters. How will these commuters get to and from his proposed facility without driving to it? This will increase traffic!

Third, the applicant raises the argument that the construction of his project will benefit the county by reason of the increased tax revenues. This is true enough as far as it goes, however, the county will receive increased tax revenues wherever the project is built within the county. That being the case,

appropriately zoned land in a commercial district is more costly and more valuable than residential land. The taxable value of that land and the improvements of his project in a commercial district would, therefore, be higher than the taxable value of his project in a residential neighborhood. The consequence of these considerations is that Mr. Lewis will be generating less revenue for the county if the county allows his project to be built in a residential neighborhood. This is poor stewardship of the county's finances. By denying Mr. Lewis' application and encouraging his development in a commercial neighborhood the county will reap a greater benefit.

Fourth, the construction of Mr. Lewis' project in a residential neighborhood will almost certainly have a deleterious effect on residential property values. Mr. McConnell in his remarks calls attention to evidence submitted in the record for Mr. Lewis' 2016 application illustrating the diminishment in value of residential property in the neighborhood by reason of Mr. Lewis' existing storage facility. The commissioners should also be mindful of the fact that the approval of this project will, in all likelihood, be met with neighbors' requests for reduction of their tax values by reason of the damage to market values of their homes. The arguments presented on Mr. Lewis behalf at the meeting on this matter is disingenuous to the point of being laughable. Presenting evidence of increasing property values in the neighborhood and the region after the construction of Mr. Lewis existing facility was argued with an implication that there was a causal connection between his facility and these rising values. It does not take a sophisticated expert in finance to know that this period of time encompassed a period of high demand for real estate in the area and increasing real estate values throughout the region, the state and the country. The proper analysis of this circumstance is not to consider the increase in value of neighboring properties alone, but rather to consider how much additional increase in value might have occurred had Mr. Lewis facility not been built.

Fifth, fuel storage and distribution operations are fraught with safety hazards. The potential for a fuel leak this close to Jordan Lake leaves open the possibility of serious contamination of the water supply for those dependent on the lake as a source for water. Another issue is that the refueling of boats and other vehicles carries with it the substantial risk of fire and explosion. This risk is particularly high in rural areas densely covered with pine trees which are an accelerant for the rapid spread of forest fires. Fuel distribution in the neighborhood is not needed by reason of two large gas stations at the intersections of Beaver Creek Road and US 64 only one mile away.

Sixth, the reasons for the decisions of the planning staff and commissioners in their 2016 determination on Mr. Lewis prior application are no less valid today than they were then and perhaps they are even more valid today. The residential character of the neighborhood and the legacy of those who come after us is even more in need of protection from commercial/urban development and environmental dangers. The standard for approval of the project is public health, safety and welfare, we contend that our health and safety will be jeopardized by this development and that our welfare will be diminished by reason of the destabilizing character of this use in a residential neighborhood.

In conclusion, as homeowners who take pride in our residence and joy in sharing it with our daughter Catherine Schumacher and her two year old son, Liam, we respectfully request that you reaffirm the protections for our residential neighborhood which you so wisely affirmed in your 2016 denial of Mr. Lewis' application for rezoning to allow this development.

Please deny this pending application.

Respectfully submitted,

Daniel Galvin

Susan Dotten

802 Beaver Creek Road

Apex, NC 27502

From: pat goodwin <plgowin@att.net>

Sent: Monday, November 27, 2023 8:34 PM

To: Angela Plummer <angela.plummer@chathamcountync.gov>

Subject: Public Hearing Case 23-5013: Request by Walt Lewis to rezone Parcels 88772 and 17696

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Ms Angela Plummer
Planner II/Zoning Administrator
Chatham County Planning Department

Ms Plummer,

We are Gay and Patricia Goodwin. We own property on Tody Goodwin Road, property owned by our family for generations. We attended the Board of Commissioners meeting on Monday evening, November 20, 2023. At that meeting our neighbors on Tody Goodwin Rd. and Beaver Creek Rd. voiced opposition to changing the zoning of Parcels 88772 and 17696 from R-1 Residential to CD-NB Neighbor Business to allow for construction of a boat and RV storage facility at 896 Beaver Creek Rd.

We would also like to voice opposition to the rezoning.

The impact of traffic on Tody Goodwin Rd due to rezoning was not considered. Tody Goodwin Rd. is used as a "cut thru" from New Hill-Olive Chapel Rd to Hwy US 64. As more housing developments are constructed along New Hill-Olive Chapel Rd and US Hwy 1 the Tody Goodwin-Beaver Creek Rd "cut-thru" traffic will increase. Use by boat and RV owners coming from those areas utilizing the proposed facility would increase traffic on Tody Goodwin Rd. even more. On weekends from Spring to late Fall Tody Goodwin Rd is used heavily by bicyclist, motor cyclist (very often speeding) and runners. Often bicycle clubs ride in groups of 30-40 taking up the whole right traffic lane and blocking traffic flow. Increasing traffic on Tody Goodwin and Beaver Creek Rds. as the proposed facility would surely do, would add to the already present safety issues.

The traffic study presented by the applicants' consultant stated no changes to Beaver Creek Rd. for turn lanes would be required. If the facility is constructed and it becomes apparent from traffic conflicts with access and egress to the facility, the Methodist church, the Hindu temple and property of residents that turn lanes are needed whose property is taken for turn lanes?

US Hwy 64 will soon become almost all business/commercial. Not all land has to be zoned business/commercial and covered in concrete. We residential property owners pay taxes too. Beaver Creek Rd. should be left as R-1 Residential, a community of residents enjoying a rural setting.

Respectfully,

Gay Goodwin
Patricia Goodwin

To Chatham County Planning Board and Staff:

I am writing to oppose the above-referenced rezoning application filed by Walt Lewis. I live at 1535 Tody Goodwin Road in Chatham County, near the proposed facility.

Mr. Lewis and his counsel primarily argue that there is a need for more RV and boat storage in the Jordan Lake area, as existing facilities are at or near capacity, and therefore, the rezoning should be approved. That may or may not be true, especially considering the pending application for a large facility on Farrington Point Road, also presented at the County Commissioners' meeting on November 20th. Assuming (without conceding) that there is a demand for additional storage near Jordan Lake, I submit that point is only the beginning of an appropriate analysis. The more important question, glossed over in the application and presentation to the Commissioners, is whether the parcels proposed for rezoning are suited for that facility. While Mr. Lewis' counsel has argued that my husband and I live 2 miles from the proposed facility, presumably meaning that our comments should be discounted, he fails to appreciate that we must frequently drive on Beaver Creek Road in order to travel north toward Chapel Hill or west toward Pittsboro. The only other useable outlet from Tody Goodwin is in Wake County, over 1.5 miles at the other end of Tody Goodwin.

Over our 30+ years of living and raising our children in our house on Tody Goodwin Road, we have seen traffic on Tody Goodwin and Beaver Creek grow dramatically. Over the last two years, that traffic growth has been astounding, and industrial development in southeast Chatham County will only compound that situation. A quick internet search revealed that NCDOT's traffic data back up my anecdotal observations, showing a 25% increase in traffic on Beaver Creek Road from 2021 to 2022 (the most recent year for which data are available) and, interestingly, an increase of over 13% from 2013 to 2014, following approval of Mr. Lewis' other facility on Beaver Creek Road. It is not uncommon for traffic on Beaver Creek to back up south of US 64 a quarter to a half a mile at least, requiring a few light cycles to get through the intersection. Of course, this situation is aggravated in the summer when lake traffic is heavier. At the Board of Commissioners meeting, a traffic consultant spoke in support of the rezoning request, and Mr. Lewis' counsel referred to a traffic study that had been provided to the Commissioners. I have been hoping that traffic study report would be added to the public record available online, because the information presented orally was cursory and not easy to follow. As I have not been able to find that report to date, I did not want to hold off any longer in providing my comments. It was quite instructive to me to see the rezoning request for the storage facility proposed to be located on Farrington Point Road. That request included fairly detailed traffic analysis and elaborated on changes that would be made to accommodate traffic entering and exiting the facility, in response to requirements by N.C. D.O.T. It was readily apparent that the applicant for the Farrington Point parcel and their counsel had done a thorough job of anticipating issues and addressing them, quite a contrast with the Beaver Creek application. In particular, there is no deceleration lane or middle turn lane contemplated for the Beaver Creek facility. In fact, the applicant states that no improvements will be necessary. Looking at the application one must wonder whether adding a deceleration and or turn lane would render the applicant unable to comply with setback requirements on the narrow parcel.

Anyone looking at the application can plainly see the problems likely to result from traffic entering and exiting the facility. As many as half of the trips in and out of that facility will involve a vehicle towing a boat, RV or other trailer. If they are going to camp at any of the area campgrounds that accommodate RVs, they will have to turn left across oncoming traffic where the speed limit is 55 mph. If they are going to the nearby Poplar Point campground, they will then have to make ANOTHER left turn across oncoming traffic in order to enter the campground. Similarly, anyone towing a boat to the Ebenezer

boat ramp or otherwise heading south, will have a right turn exiting, but a left turn into the facility upon their return. The volume of the traffic on Beaver Creek Road simply cannot accommodate the backups and delays that those trips in and out of the facility will cause. U.S. 64, a divided highway with better controlled turning, is a much more suitable location for such activity, as compared to the residential area on Beaver Creek.

Finally I want to comment on the appearance of the facility. On Beaver Creek Road, there are currently two boat and RV storage facilities, one owned by Mr. Lewis and one, closer to US 64, owned by someone else. The facility close to US 64 has a low, tasteful monument sign with uplighting, and the landscaping includes a berm and attractive plantings that make the facility much less noticeable. Mr. Lewis' facility at the end of Tody Goodwin, which I see often, is quite frankly an eyesore. The elevated lighted sign with changing messages is garish, and the landscaping does nothing to disguise the monstrous green metal buildings that comprise the facility. The Beaver Creek Road residents should not have to deal with another such unattractive, brightly lit facility in their midst.

Thank you for your work on this and for your consideration of my comments.

Best regards,
Sharon McConnell

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To whom it may concern,

I hope this email finds you well. I am writing to express my strong opposition to the proposed rezoning for boat and RV storage in our community. I believe that this particular project raises significant concerns related to increased traffic and potential crime in our neighborhood.

****1. Traffic Congestion:****

The proposed boat and RV storage facility is likely to contribute to a surge in traffic in our area. The last two years of development in surrounding areas have already led to significant congestion on local roads. Furthermore, the increased volume of vehicles, especially during peak hours, could lead to safety hazards for residents. It is crucial to assess and address the potential impact on traffic flow and adverse effects it creates.

As owners of a tree company it has become increasingly difficult to even get out on the roads in the morning. We have already had to adjust our work times to accommodate the ever increasing aggressive drivers. We even briefly tried to relocate because of how hard it has become with the traffic that is here.

I can only see that the storage would add to this problem significantly.

****2. Crime and Security Concerns:****

Introducing a storage facility for boats and RVs may attract unwanted attention and potentially increase the risk of criminal activities in our community. Such facilities can become targets for theft and vandalism, posing a threat to the safety and security of our neighborhood. We have seen lots of increase in crime (stolen equipment and break ins) and trespassing on our property in that last year, and to add to that would be unmanageable.

I urge you to consider the broader impact of this rezoning proposal on our community's well-being and quality of life. It is essential that a thorough traffic impact assessment and security plan be conducted before any decision is made. Additionally, community input should be actively sought and incorporated into the decision-making process to ensure that the concerns of residents are adequately addressed.

Thank you for your attention to this matter. I trust that our community's best interests will be taken into account as you review and make decisions regarding the rezoning proposal.

Sincerely,
Levi & Alexis Lukonen
615 Beaver Creek Rd
Apex NC

PS: I also wanted to quickly address that I have heard the increase in our property value being listed as a supporting factor for this land rezoning by Walt Lewis.

The increase in the value of our property did not come from those factors. Everything has increased in Apex and Pittsboro areas due the influx of people continuing to move in from the various companies locating to the greater Raleigh area. Those being Apple, Amazon and silicone textiles to name a few. The other factor being that the home we bought had been neglected and was completely falling apart. We have spent tens of thousands on new pipes, septic tank, hvac, lighting and many other things. The home has not had one room not touched and improved. That is where the value has been added.

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I would like to voice my opposition to the facility that Mr Lewis is planning. I don't feel like there has been enough research done on the impact to the surrounding area. I live in close proximity to the purposed facility and I can tell you that this road is far to congested. There has been multiple times over the past year when the traffic has been absolute grid lock. It can take up to 30 minutes at times to even get through the light at 64 highway. I know that it is Mr Lewis's intention that his facility will ease traffic, however, more stop and go traffic can't be good. I also feel that allowing people to store their lake toys, out of site, out of mind, will ultimately lead to more neglected trailers being towed around the lake. In conclusion, I really don't feel like it's in the best interest of this community, road, or the lake, to allow this facility to move forward. I'm also really concerned about the quality of the water in the lake and the potential negative impact of this facility. Thanks, Keith Lawrence

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Dear Ms. Britt:

We live next door to property owned by Walt Lewis in Chatham County, NC, located on Beaver Creek Road. We have recently become aware of the attached email exchange among you, Mr. Lewis and his representatives. We oppose Mr. Lewis' rezoning petition to build a boat and RV storage facility on this property, which was the subject of the email correspondence with you. We are not clear about the extent of analysis NCDOT has done regarding traffic concerns with the proposed storage facility and, as noted in the December 27, 2023 email to you from Chase Smith, we understand that Mr. Lewis has only done "a trip generation letter of sorts". We have traffic concerns that we believe have not been addressed and are interested to know what steps might be available to have a more thoughtful analysis completed, as this traffic will impact us daily.

In particular, we believe that anyone looking at the application can plainly see the problems likely to result from traffic entering and exiting the facility. As many as half of the trips in and out of that facility will involve a vehicle towing a boat, RV or other trailer. At a minimum, this makes Mr. Smith's reliance on trip generation assumptions related to mini storage facilities inapposite. If storage customers are going to camp at any of the area campgrounds that accommodate RVs, they will have to turn left across oncoming traffic where the speed limit is 55 mph. If they are going to the nearby Poplar Point campground, they will then have to make ANOTHER left turn across oncoming traffic in order to enter the campground, where there is currently no left turn lane. Similarly, anyone towing a boat to the Ebenezer boat ramp or otherwise heading south, will have a right turn exiting, but a left turn into the facility upon their return, again with no left turn lane. The volume of the traffic on Beaver Creek Road simply cannot accommodate the backups and delays that those trips in and out of the facility will cause on top of the backups and delays already occurring due to documented traffic increases in recent years.

Daniel Galvin dangalvin5@yahoo.com
Susan Dotten SusanDotten@gmail.com

From: **Britt, Jennifer L** <jlbritt@ncdot.gov>

Date: Tue, Jan 9, 2024 at 4:53 PM

Subject: RE: [External] JANUARY 9, 2024 CHATHAM COUNTY PLANNING BOARD REGARDING WALT LEWIS REZONING REQUEST.

To: Daniel Galvin <dangalvin5@gmail.com>

Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>, dan.garrett@chathamcountync.gov
<dan.garrett@chathamcountync.gov>

Thank you for your email and conveying your concerns over traffic operations on Beaver Creek Rd as it relates to the proposed mini-storage development. The proposed site is currently under preliminary review for driveway access. We will take into account traffic movements and trip generation during our driveway permit review process.

Thanks,

Jen Britt, EI

Senior Assistant District Supervisor

Division of Highways, Division 8 – District 1

NC Department of Transportation

336 318 4000 office

336 318 4004 direct

jlbritt@ncdot.gov

300 DOT Drive

Asheboro, North Carolina 27204

