

Dear Planning Dept.:

After several months of negotiations with J.W. Seagroves, Mr. Oren Gains and Andy Carlson, we have acquired the 3 properties and have recombined the land to make them one tract. We feel that the recombining of the property will make for a better layout of the property with less restrictions. Another benefit of having all 3 properties is the combined 700 - 800 ft. of road frontage on Hwy 64.

The following are revisions to the previous site plan:

- 1) Moving the boat and RV storage area from the Jean Fish side of the property to the Bob Horton Rd. side
- 2) Boat and RV storage area with a boat and RV service area beside the Bob Horton Rd. area
- 3) Changing the monument sign on Hwy 64 to a pylon sign. This will allow for individual names of companies to be added underneath the general info sign.
- 4) The second proposed entrance off of HWY 64 that was approved in the last site plan will not be used because DOT's regulations are so restrictive about cutting through their fence that we have decided to use the access we already have. In the last approved site plan we were going to put boat and RV storage on the Jean Fish side of the property but we have chosen to move the boat and RV storage to the Bob Horton side of our property which makes the existing Andy Carlson property entrance off of HWY 64 sufficient. The new Bob Horton entrance will serve the boat and RV storage needs.

We are requesting to add the list of B-1 conditional uses on the Andy Carlson property that have been approved for the J.W. Seagroves and Mr. Oren Gains property. Currently, the Andy Carlson Property is zoned B-1 conditional use for:

- Open air sales and service of accessory buildings and gazeboes and like freestanding structures
- Truck accessories and truck top sales/installation graphic detailing of vehicles and boats.

We would **ADD** to the existing uses the following uses:

- Boat, trailer and other utility vehicle sales to include camper and RV rental and sales and services including boat, RV, camper and other vehicle storage
- Bait and tackle shop
- Sporting Goods Sales and Camping supplies
- Self Storage/mini warehouse storage facility with related retail and services ( i.e.moving truck rentals)
- Vehicle and boat wash (Automobile service stations including tune-ups, minor repairs, tire service, washing facilities, both manual and automatic and similar services)
- Rental equipment company (Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services)
- Office - business, professional and governmental .

### **The Applicant and Development Team**

George Farrell and Partners have purchased the property located at 12820 HWY 64 West Apex, NC 27523. We are in the process of cleaning up the property and road frontage giving it an updated and professional appearance. We have already gained approval from the Appearance Committee for the road frontage on US HWY 64 and Bob Horton Rd when we submitted our site plan for the 13.2 acre tract in 2004.

### **General Business and Intent**

George Farrell and Partners have purchased the 13.241 acres from Mr. J.W. Seagroves and Mr. Oren Gains and are in the process of establishing businesses on this property. The two acre tract formerly known as

Handy Andy (Andy Carlson) is zoned for B-1 conditional use as is the 13.2 acre tract behind it. We are requesting the same conditional use approvals for the 2 acre tract that we have for the 13.2 acre tract to be able to utilize the entire 15.2 acres efficiently. Our existing building labeled "current showroom" has a showroom and two truck accessory installation bays. Our desire is to convert the truck accessory installation bays to showroom and office space for the businesses we are requesting approval for. Our intention is to build a new structure on the property for work bays for the businesses we are requesting approvals for.

### **General Application Requirements**

The Andy Carlson property is located approximately ½ mile on the east side of the Hwy. 751 and Hwy 64 intersection from the Wake/Chatham County line on HWY 64. The property is approximately 2 acres and is bordered by the 13.2 acres we presently own that is now approved for B-1 business. Across HWY 64 are three other businesses --- Builders Supply, Wooten Concrete and John Deere Landscape.

The property lies within the WS-IV protected watershed area. This limits development of the property to 36% impervious soil restrictions. This is very restrictive for typical commercial development; however, the developer has sought to be creative in planning in order to maintain optimal property value while at the same time maintaining the impervious restrictions.

- a) (public highway servicing site) Hwy 64 and Bob Horton Rd
- b) (private road servicing site) none
- c) (current zoning of site) B-1
- d) (watershed and % impervious) WS-IV and 36% impervious
- e) The site does not border "Major Wildlife Areas".
- f) (size of site) 15.2 acres total
- g) (current utility) CP&L, Bellsouth
- h) The current use of the property is B-1 business for conditional use of ;
  - Open air sales and service of accessory buildings and gazebos and like freestanding structures
  - Truck accessories and truck top sales/installation graphic detailing of vehicles and boats.

### **Proposed Development**

Listed below are the B-1 Zoning conditional uses that are approved on the 13.2 acre tract and we are requesting to be **added** to the two acre tract:

- Boat, trailer and other utility vehicle sales to include camper and RV rental and sales and services including boat, RV, camper and other vehicle storage
- Bait and tackle shop
- Sporting Goods Sales and Camping supplies
- Self Storage/mini warehouse storage facility with related retail and services ( i.e.moving truck rentals)
- Vehicle and boat wash (Automobile service stations including tune-ups, minor repairs, tire service, washing facilities, both manual and automatic and similar services)
- Rental equipment company (Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services)
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The goal of the developer is to combine the 13.2 and the 2 acre tracts together to efficiently use the land and work the businesses together.

**Start and completion plans**

We would begin grading and construction of the building as soon as the approval is given. At the present time we have an existing business on the property (truck accessories) that we operate from the building labeled on the plat as “current showroom” . Along with the truck accessories business, the following uses will be operated and managed from the “current showroom”:

Boat, trailer and other utility vehicle sales to include camper and RV rental, sales and services including boat, RV, camper and other vehicle storage

Sporting goods sales and camping supplies

Self storage/mini warehouse storage facility with related retail and services (i.e. moving truck rentals)

Rental equipment company

**Finding #1**

Listed below are conditional uses that are approved for B-1 Zoning:

- Boat, trailer and other utility vehicle sales to include camper and RV rental and sales and services including boat, RV, camper and other vehicle storage
- Bait and tackle shop
- Sporting Goods Sales and Camping supplies
- Self Storage/mini warehouse storage facility with related retail and services ( i.e.moving truck rentals)
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**Consistency with Land Development Plan**

The development is not adding to the county school system or requiring more county assistance but is a development that provides needed services to county residents as well as other counties.

The site development that we are proposing would meet the desired outcome of the Chatham County land development plan to be a net, long-term asset to the community.

The site development would be occupied by environmentally safe businesses.

The proposed site is at a crossroad, which has existing businesses.

**Finding #2**

Jordan Lake was established in eastern Chatham County for the purpose of providing fresh water for surrounding communities and recreation for the residents of Chatham, Wake, Orange, Durham and Lee counties. HWY 64 was four laned to provide access to a growing population migrating to Chatham County and beyond, HWY. 751 has been improved to take on increases in residential traffic to Durham and RTP as people seek residences in southwestern Wake and Eastern Chatham County.

These people are moving to communities presently being developed, seeking home sites with services they will enjoy nearby. This migration is projected to increase the Chatham County tax base and continue to improve schools and government services. The proposed businesses will provide services to the residences in the surrounding area and also to those coming from nearby counties to enjoy Jordan Lake. These

businesses will bring the tax base to the county in which these people enjoy their purchases. All of these services can be provided and still respect the harmony of surrounding residents. This is accomplished due to the amount of land purchased for this project.

CATEGORY	SIMILAR USE	REASON
Boat & RV sales, service, storage & rental	1) Waterworks 2) Hwy 64 West Storage 3) American Storage 4) John Blair	Waterworks is other company in the area that services boats. The other 3 companies are full in their boat and rv storage spaces.
Vehicle and boat wash	None	To serve the traffic from Hwy 64 and the boaters from Jordan Lake
Rental Equipment	1) FCR Rentals	Hwy 64 construction is on the verge of busting out. Wal Mart is proposed to build about 2 ½ miles from our site. We are located directly across from a Contractor's yard, Concrete plant and a Landscape nursery.

The developer will pay for all improvements if they are needed.

The additional 60 x 100 building to be added to the property will increase the annual tax revenue to about \$1150.

Existing roads and utilities are already in place and are more than adequate.

Employment estimates will be 3-5 employees.

### **Finding #3**

Emergency services will not be impacted as the nature of the business and structures should not tax current available services.

Access to the property will be the existing entrance on the Andy Carlson property, located on Hwy 64, and we will add a second entrance from Bob Horton Rd. The second proposed entrance off of HWY 64 that was approved in the last site plan will not be used because DOT's regulations are so restrictive about cutting through their fence that we have decided to use the access we already have. In the last approved site plan we were going to put boat and RV storage on the Jean Fish side of the property but we have chosen to move the boat and RV storage to the Bob Horton side of our property which makes the existing Andy Carlson property entrance off of HWY 64 sufficient. The new Bob Horton entrance will serve the boat and RV storage needs.

Value of the surrounding property has already been impacted positively. Most owners desiring to sell their adjoining property have seen an escalation in the perceived value.

Visual impact will be improved by adding professional landscaping to an area currently being ignored and allowed to erode and grow up in weeds. Borders along Bob Horton Road and the Jean Fish property to the north, will be upgraded to plantings that will screen views along Bob Horton Road.

Lighting and signage will be determined by the actual businesses that will be placed on the land and will follow the Chatham County guidelines.

Noise will be minimal and confined to the property boundaries.

The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare or the community.

#### **Finding #4**

##### **Consistency with Land Development Plan**

The development is not adding to the county school system or requiring more county assistance but is a development that provides needed services to county residents as well as other counties.

The site development that we are proposing would meet the desired outcome of the Chatham County land development plan to be a net, long-term asset to the community.

The site development would be occupied by environmentally safe businesses.

The proposed site is at a crossroad, which has existing businesses.

##### **Watershed**

The property is not in the 100 -year flood plan.

The property lies within the WS-IV protected watershed. WS-IV allows 36% coverage with no curb and gutter. The proposed development will conform to this ordinance.

#### **Finding #5**

Water source- this property currently has operating wells serving the business and one residence. We will utilize the wells as they pump approximately 30 gallons per minute each. The County water is about ¼ of a mile away from the property inside Heritage Pointe Subdivision.

Wastewater Management- Andy Carlson's property currently has an approved sewer system . After recombining 13.2 and 2 acre tracts, we will relocate the back-up sewer site to another location on the 13.2 acre tract .

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