

Dear Planning Dept.:

We are requesting to add to the list of B-1 conditional uses on the Kunal Enterprises LLC property. Currently, the property is zoned B-1 conditional use for:

- 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.
- 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
- Rental equipment company
- Office - business, professional and government.

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

Modular home sales and display

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

Kunal Enterprises, LLC have purchased the property located at 12820 HWY 64 West Apex, NC 27523. We are in the process of developing the property and road frontage with the approved conditional B-1 uses.

### **General Business and Intent**

The entire property has been approved for conditional B-1 zoning and we are requesting the addition of modular home sales and display at this time.

### **Finding #1**

#### **Property Description**

The 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 15.086 acres. Across HWY 64 are three other businesses --- Builders First Source, Wooten Concrete and John Deere Landscape.

The property lies within the WS-IV protected watershed area which 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.

The site does not border "Major Wildlife Areas".

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.
- Boat, trailer and other utility vehicle sales to include camper and RV rental, 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

- Rental equipment company
- Office - business, professional and governmental

### **Proposed Development**

Listed below is the conditional use to be **added** to the 15.086 acre tract:

Modular home sales and display

The goal of the project is to provide a quality alternative housing option for Chatham County residents.

### **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 and housing options. This migration is projected to increase the Chatham County tax base and continue to improve schools and government services. The proposed business will provide a quality alternative housing option for Chatham County and the surrounding area. This business will bring the tax base to Chatham County. All of the approved services as well as the modular home sales and display can be provided and still respect the harmony of surrounding residents.

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

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

Employment estimates will be 3-5 employees for the entire property.

### **Finding #3**

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

Traffic to and from proposed site will be primarily along HWY.64, a major four lane state highway. Customer traffic entering Bob Horton Road to access the drive entry off Bob Horton Road will have the advantage of a cross over at this intersection. No u-turns will be required. The entry drive to the site is off of Hwy 64 and a side road exit to Bob Horton Road. This should create minimal traffic volume noticed by residents farther down on Bob Horton Road.

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 has been improved by the addition of professional landscaping to an area that had been ignored and allowed to erode and grow up in weeds. Borders along Bob Horton Road and the Jean Fish property to the north, have been upgraded to plantings that 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 of the community.

#### **Finding #4**

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

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 current businesses. The developer is in the process of hooking on to the County water system and carrying the water line across the entire road frontage on HWY 64.

Wastewater Management- The current businesses have an approved sewer system. The approved sewer for a previous office in the Park and Sale area is no longer needed and can be used for the modular home office.