

Public Hearing

3/20/06

Item #18

Conditional Use Permit for Self-Storage Facility

Business District

QUASI-JUDICIAL EVIDENTIARY on a request by John W. Blair

Check One		Name	Complete Address with zip code	Phone Number
For	Against	X		
	✓	DAVE KLARMAAN	380 HATLEY RD Pittsboro, N.C. 27312	542-5042 548-0209 (cell)
	✓	<del>DAVE KLARMAAN</del>		
✓		David L. Bodshaw	124 Hillsboro St RD. Box 602 Pittsboro	542-2400
✓		David Harris	1180 1180 Jones Ferry Rd Pittsboro NC	929-2802
✓		TIM BURRER	6814 MINNERS DR CHAPEL HILL, NC	919-490-8977
✓		PHIL KOCH	4022 ELLISFIELD DR DURHAM, NC 27705	919-819-1709
✓		SAMUEL COREY	1221 DAIGARVAH APEX, NC 27502	919-303-8876
✓		EARI J. SECOLA E.J. Secola	261 Nogan's Valley Way CARY, NC 27513	919-462-8272
✓		HEBA SAUSER	528 N. DEA RIDGE RD PITTSBORO NC 27312	919 542 0009
✓		DAVID JOHANSON	240 RUNNING DEERT PITTSBORO 27312	919-545-5625
✓		John Arthur's	230 Daywood Ln Pittsboro NC 27312	619 542 4449
✓		William Stover	445 BILL THOMAS RD.	919-592-2923

Ladies and Gentlemen:

My name is Dave Klarmann and I reside at 380 Hatley Road. I have lived there since 1987. <sup>My home is approximately .2 mile from the property</sup> I appreciate the opportunity to present my argument <sup>in question,</sup> opposing the change in zoning on the corner of Mt. Gilead Church Road and Hatley Road from RA-40 (Residential) to Conditional Use B-1 (Business). Numerous problems may be cited with this proposed change but I will focus on one primary concern, the economic benefits of a mini-warehouse, storage, boat/RV, or moving truck rental establishment vs. residential home sites.

The petitioner has made public his plans and aspirations for the facility to be constructed. On page 12 of this application, we are informed that improvements will <sup>generate</sup> be approximately \$1.1 million <sup>in tax value when fully</sup> from a purchase price <sup>this</sup> of \$145,000. <sup>built out.</sup> Perhaps <sup>the increase</sup> this is accurate, but more likely it is hyperbole or at best inflated. If we examine the current property on Hwy 64 with established storage facilities on 11.5, we see the combined tax value at \$918,604. These businesses belong to Mr. Raymond May (American <sup>with 4 acres</sup> Storage) and Brian McGinnis and Robert Kapp. It should be noted that McGinnis and Kapp purchased their property in 2001 for \$462,000. <sup>with boat + RV storage on 7.4 acres</sup> ~~And~~ It is now valued at \$482,418, <sup>the</sup> paltry increase for commercial property.

In 2002, I purchased a 10.7 tract of land on Mt. Gilead Church Road. Purchase price was \$123,000. Now, with three houses and one <sup>vacant</sup> lot on this property located in the Shade, a minor subdivision, the tax value of the combined properties is \$863,220. Should a 4<sup>th</sup> home of 1,600 SF be constructed on the remaining vacant lot, this being the minimum permitted by restrictive covenants, the tax value on this property would certainly exceed one million dollars.

The corner lot in question at Hatley Rd. and Mt. Gilead Church Rd. has perk sites available as indicated in the soil report of Mr. Schaffer. Should three (3) home sites be surveyed out it appears an equal or greater tax value could be gained by residential development. Is it worth destroying the existing corridor of neighborhoods along Mt. Gilead Church Road to appease the <sup>avarice</sup> ~~greed~~ of one man?

We are ~~fed~~ testimonials from individuals who own businesses along Hwy. 64 who are in favor of this change. <sup>the Outso @ Tops, Exxon @ Wilsonville,</sup> Let's see, they pump gas, sell bait, beer and pantyhose, <sup>everything a boater/camper could want</sup> Why wouldn't <sup>these proprietors</sup> they want more boats and RVs <sup>in close proximity.</sup>

The Sheriff's Department reports that the compound/stockade facility required minimum law enforcement needs in the past. So we should trade home sites for spotlights, razor wire, barbwire, gated fences and locked storage sheds? This isn't my idea of <sup>minimizing</sup> crime prevention.

I know the petitioner is a student of history and thinks any zoning ordinance is subject to change in Chatham County. He would like to paint the picture of economic benefits for all if ~~he can~~ <sup>we allow him to</sup> do his bidding. The ~~gentleman in question is strictly out for his personal gain,~~ <sup>and the rest of Chatham maxim be damned.</sup> His ~~logo~~ might

best be summarized by a paraphrase of JFK's:

Ask not what John Blair can do for ~~you~~ <sup>Chatham County C.C.</sup> – Ask what ~~you~~ can do for

John Blair.

I strongly recommend that the ~~Chatham County Commissioners~~ maintain the status quo with regard to the RA-40 zoning along Mt. Gilead Church Road. *If a change is permitted on the corner of Hatley Rd, you can be certain that a wave of conditional use permits will follow.*

DEC. 14, 2005 CHATHAM COUNTY APPEARANCE COMMISSION MEETING  
MEMBERS PRESENT:  
SUE SCHWARTZ (CHAIR), DAVID HENRY, GINNY GREGORY, KIM ARCHER, PHIL DARK

BOAT STORAGE, HATLEY RD AND MT. GILEAD RD

PRESENTER:  
JOHN BLAIR, OWNER  
TIM BARBOUR(?), LANDSCAPE ARCHITECT

REASON FOR VISIT:

- REVIEW OF SITE PLAN

RECOMMENDATION OF APP. COMM.:

- RECOMMEND MIX OF EVERGREENS SUCH AS ILLICIAM PARVIFLORUM AND WAX MYRTLE (INSTEAD OF DWARF YAUPON) TO BE COMBINED WITH RED CEDAR FOR SCREEN OF FRONTAGE AREAS.
- ALL LIGHTING SHALL BE DOWNLIGHTING.
- DEVELOPER HAS INDICATED THAT A RESIDENTIAL RENTAL UNIT WILL MOST LIKELY BE INCLUDED AS INTEGRAL PART OF STRUCTURE. A RESIDENTIAL DRIVEWAY WOULD BE CONSTRUCTED FROM MT. GILEAD RD.
- SIGNAGE IS 4'X8' AT MT. GILEAD PRIMARY ENTRANCE. AN ENTRANCE WITH A 2'X4' EXIT/ENTRANCE SIGN WOULD BE LOCATED ON HATLEY RD. DEVELOPER HAS NOT DETERMINED IF THE SIGNAGE WILL BE LIGHTED. IF SO, THEN THE LIGHTING ORDINANCE SHALL BE FOLLOWED.



PARCEL BLK OWNER'S NAME

1721-PAULINA DR ESTATE BR

135 CRESSYWOOD ESTATE BR

637 WILSON LANE W FIVE V

6701 W 90 PARKWAY MARTHA SENGUPE & BEATRICE

6595E 47 BIRCHWOOD DR W AIN B

4293N 14 VINCENZO THOMAS V PATTIWAH HELEN G

6493N 17 JOHN PHILIP COOPER & EDITH K

6404N 07 JEROME JAMALI COOPER & EDITH K

6625N 04 GILL ALAN P & APRIL MICHELE

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