

Public Hearing

7/17/06

Item #35

Conditional Use B-1 Conditional Use District for a Board,  
Camper and Recreational Vehicle Storage

LEGISLATIVE HEARING

on a request by Jeff Goodwin

Each Speaker must sign up in advance of the hearing and his comments shall be limited to not more than three minutes. No speaker may yield unused time to any other speaker. The maximum length of any legislative hearing shall be not more than 30 minutes for the proponents in support of a request and not more than 30 minutes for those in opposition

Check One		Name	Complete Address with zip code	Phone Number
For	Against			
✓		Dale Horton	<del>1001</del> John Horton Rd 27523	632-2456
✓		I would like to last Ronald Farrell	1730 Martha's Ch. Rd.	215 6455
	✓	Ross Bush For Chapel View Farm	107 Shady Ln	387 9219
✓		13 HOME OWNER Cynthia Perry	1179 Hillsboro St Pittsboro 27012	542-6262
✓		Jeff Goodwin	Applicant	
	✓	Patrick O'Neill	104 FARRELLS CREEK APEX, NC 27523	362 6513
	✓	Brandin O'Neill	104 Farrells Creek Apex, NC 27523	362 6513
07 103	✓	Connie R Riddle (MUSIC)	390 Farrell's Crk # Apex 27523	919 387-5862
	✓	<del>Wayne Lockwood</del> Brian Lockwood	180 FARRELL'S CRK APEX, NC 27523	919-363-2415
10:11	✓	Phoebe Smith (She) <del>Phoebe Smith</del>	<del>180 Farrell's Crk</del> Apex, N.C.	919-362-9211

Admins +  
:15 ✓ Kenin Durham Farrells Creek Rd., Apex, NC  
:15 ✓ Pat Lafala 274 Farrells Creek Rd., Apex, NC  
:15 ✓ Denise Ward 1805 Martha's Chapel Rd  
~~Farrells Creek Rd., Apex, NC~~  
✓ ~~James J. Farrells Creek~~  
✓ ~~Laura Kelly~~  
✓ ~~Karen Durham Farrells Creek~~  
:17 ✓ Jennifer Harding 480 FARRELL Ck  
Apex, NC  
:19 ✓ Joe Ra Sala 274 Farrells Creek  
Apex, N.C.  
:21 ✓ Laura Kelly 477 Farrells  
:24 George Terrone 180 Chapel View  
DRIVE

Date: July 17, 2006

Re: Request by Jeff Goodwin for a B-1 Conditional Use District with a Conditional Use Permit for Boat, Camper and Recreational Vehicle Storage to be reviewed within category of self-storage facility/mini-warehouse storage facility with related retail and services consisting of 4 acres, located off SR-1752, Martha's Chapel Road, New Hope Township.

Issue: IMPACT ON QUALITY OF LIFE (INTRUSIVE), SAFETY, PROPERTY VALUE

Comments on this issue submitted by: Patrick O'Neill  
104 Farrells Creek  
Apex, NC 27523  
362-6513

My name is Patrick O'Neill and I live at 104 Farrells Creek Apex, NC---I own adjoining property and I am opposed to rezoning this land to accommodate this project.

The proposed structure takes advantage of the safety and the serenity of the community. We live in an area of homes and peaceful surroundings. Our investment in our residences and our neighborhood is at the core of our expectations of Chatham county.

Having a storage space adjacent to our property will undoubtedly disrupt the natural beauty and peaceful setting of the area. The sounds of crickets at night would be replaced with diesel trucks, radios from incoming and outgoing vehicles, smells of exhaust, crunching gravel and voices. The structures are inordinately close to not only our home, but our backyard pool and outdoor space. From our second story bedrooms, we would be able to look directly onto the structures even with the proposed buffers, and the lights going on and off 24 hours a day with entering and exiting vehicles would create nothing less than an intrusive environment. The structure would be visible from our main development road and our personal residences, and is not consistent with commercial or business zoning in that it is sandwiched amongst residences and is not near any intersection.

It is--- in fact, a small gravel one lane driveway off of two lane Martha's Chapel Road which means there is no turning lane into the property. The

entrance to the property is at the pinnacle of a blind curve. When a vehicle with a boat or without is turning left into the property, any vehicle traveling westbound will have to stop or slow while the vehicle enters the proposed storage area.-- . This fact alone would disrupt traffic flow, create accidents or deaths, and without signage create chaos effecting our development. -and since the access road is one lane, it is still unclear how any vehicle would have room to enter if another were exiting at the same time. There is no soft shoulder and vehicles driving down Martha's Chapel would certainly have inadequate time to react to a vehicle and boat turning left entering the property, or exiting the property in any direction.—meaning with boat in tow, the vehicle and boat will be taking up both lanes, leaving them an unassuming target to vehicles coming fast around the blind curve. The proposed structure is exploiting our sense of privacy and safety and will, without a doubt, decrease our property values, and in effect reduce the tax base to the county.

The benefits of the approx 30 boat spaces to the community are far outweighed by the negative impact to the residents of Farrells Creek, the county and the people that travel on Martha's Chapel road.

I request that businesses are approved and continue to remain in zones that are conducive to business environments, and that Mr. Goodman's request for rezoning be denied based on the negative impact to safety, serenity, property values, and increased wear and tear to Martha's Chapel Road.

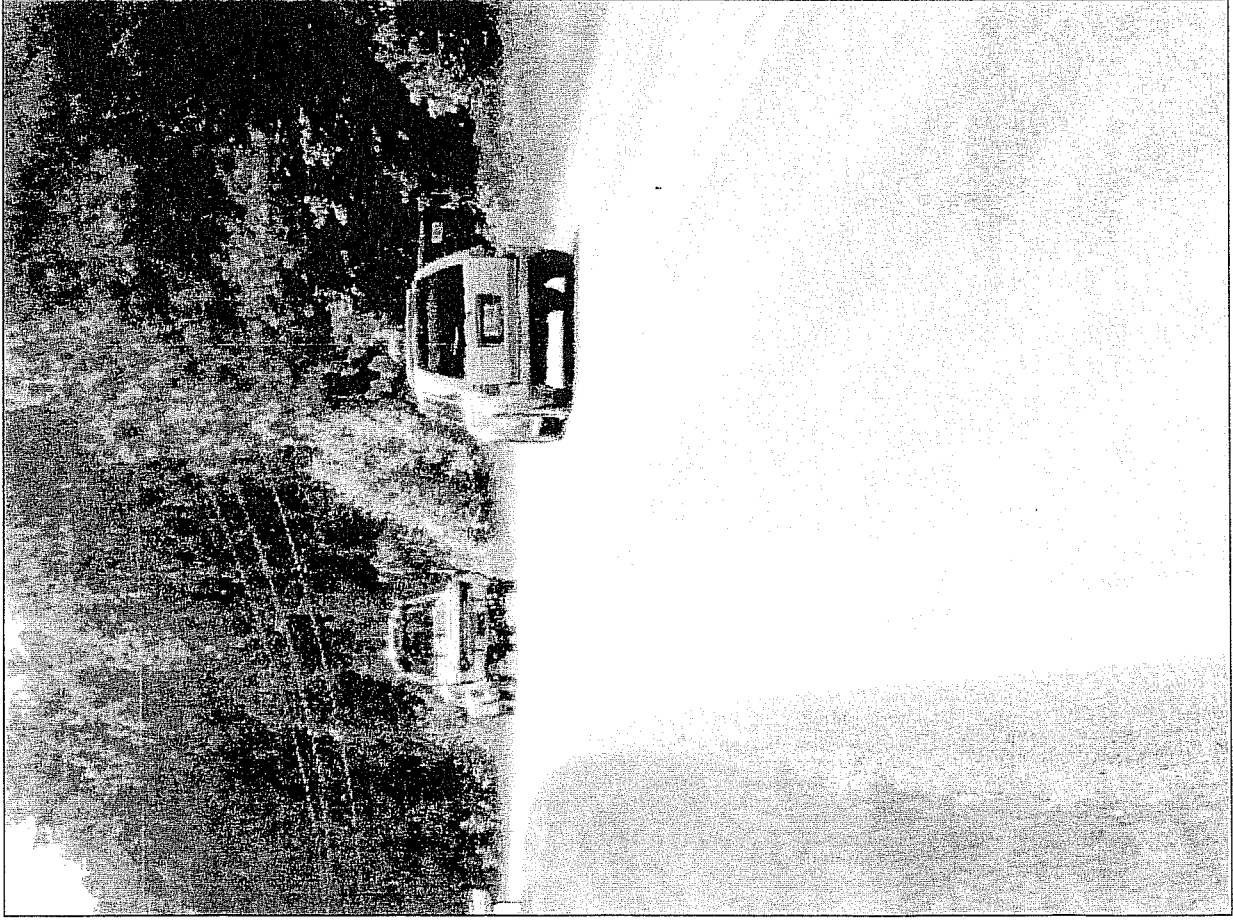
View of Blind Curve



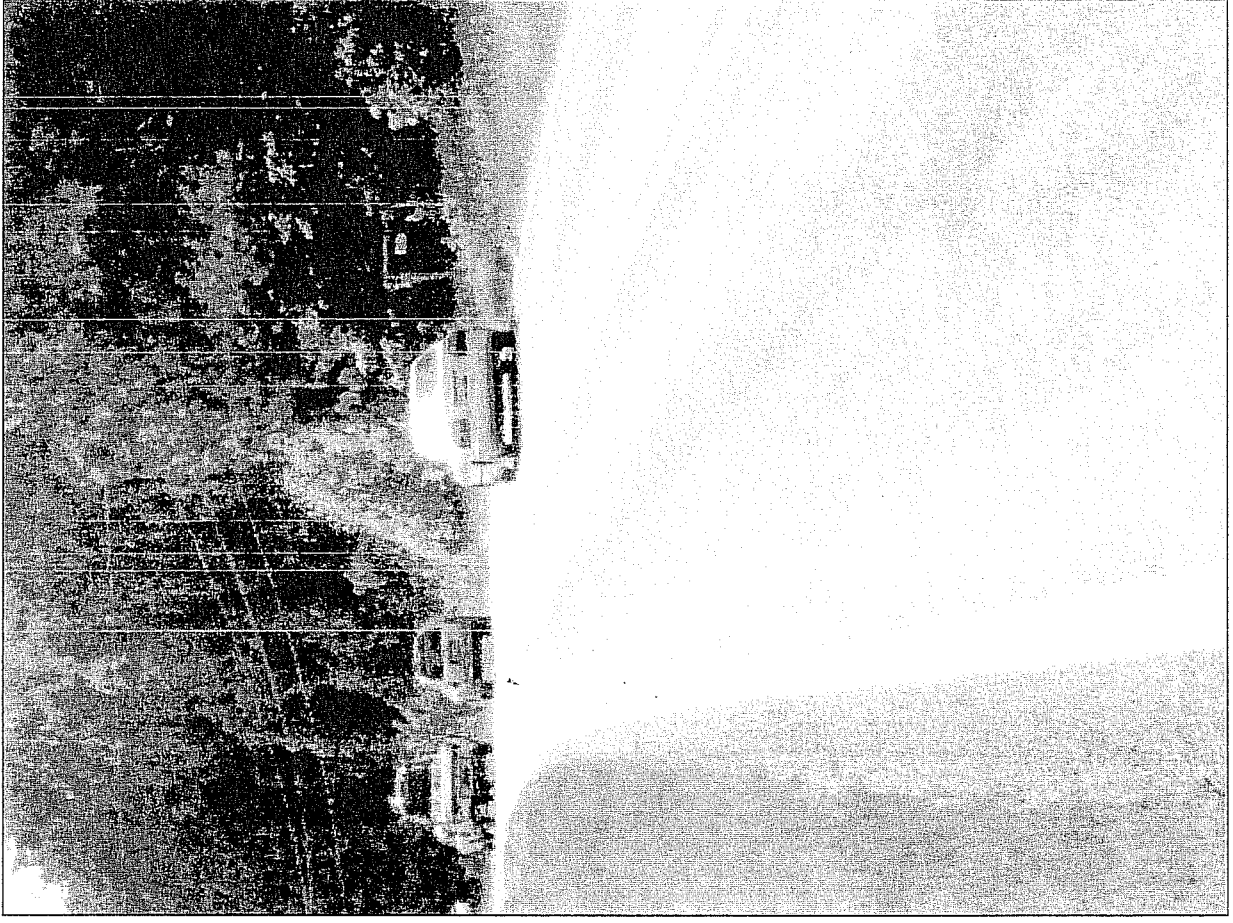
View of double line in front of gravel road



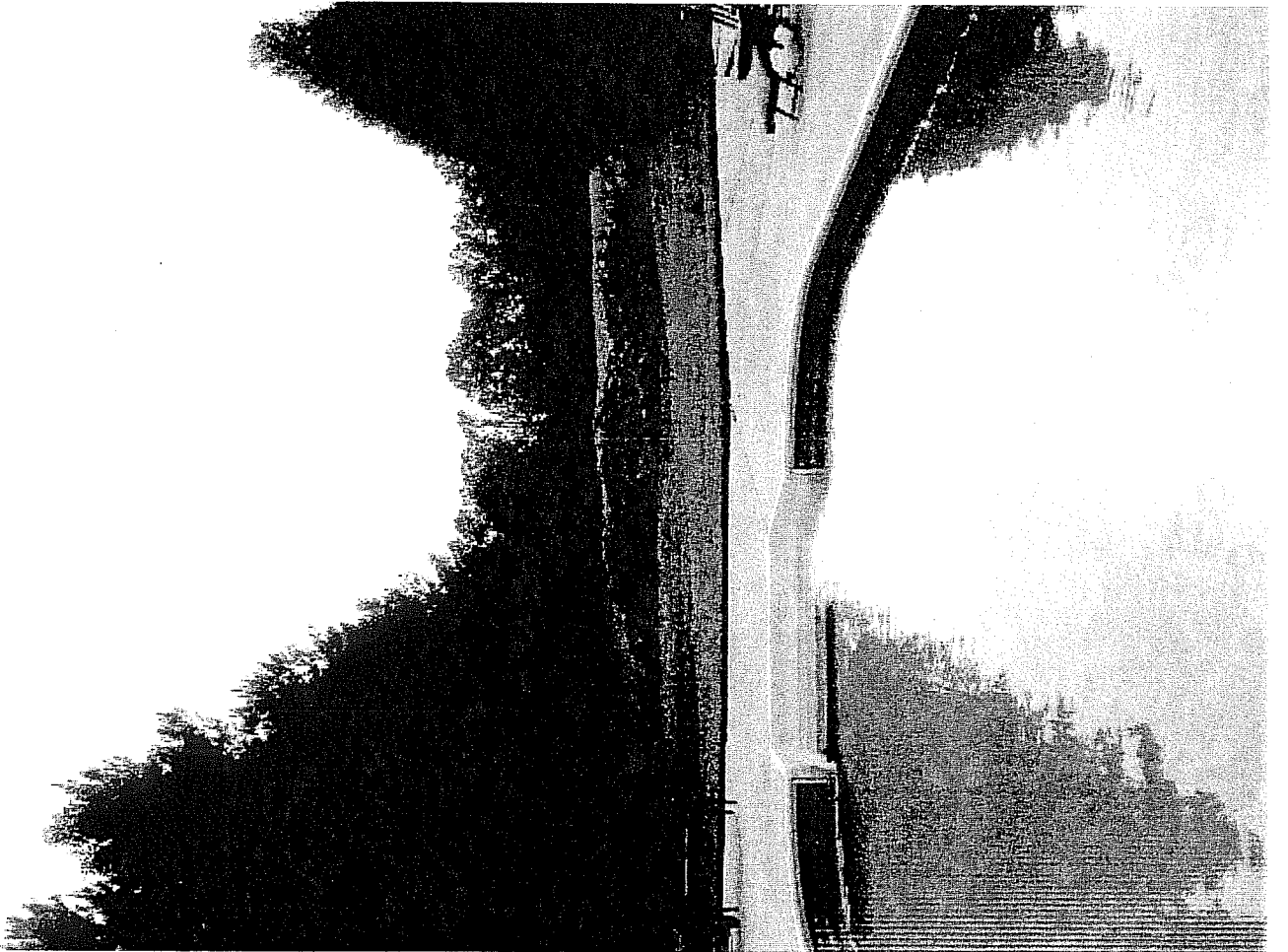
View of boat being pulled with immediate traffic stop. Note: You cannot see a view of oncoming traffic due to the blind curve.

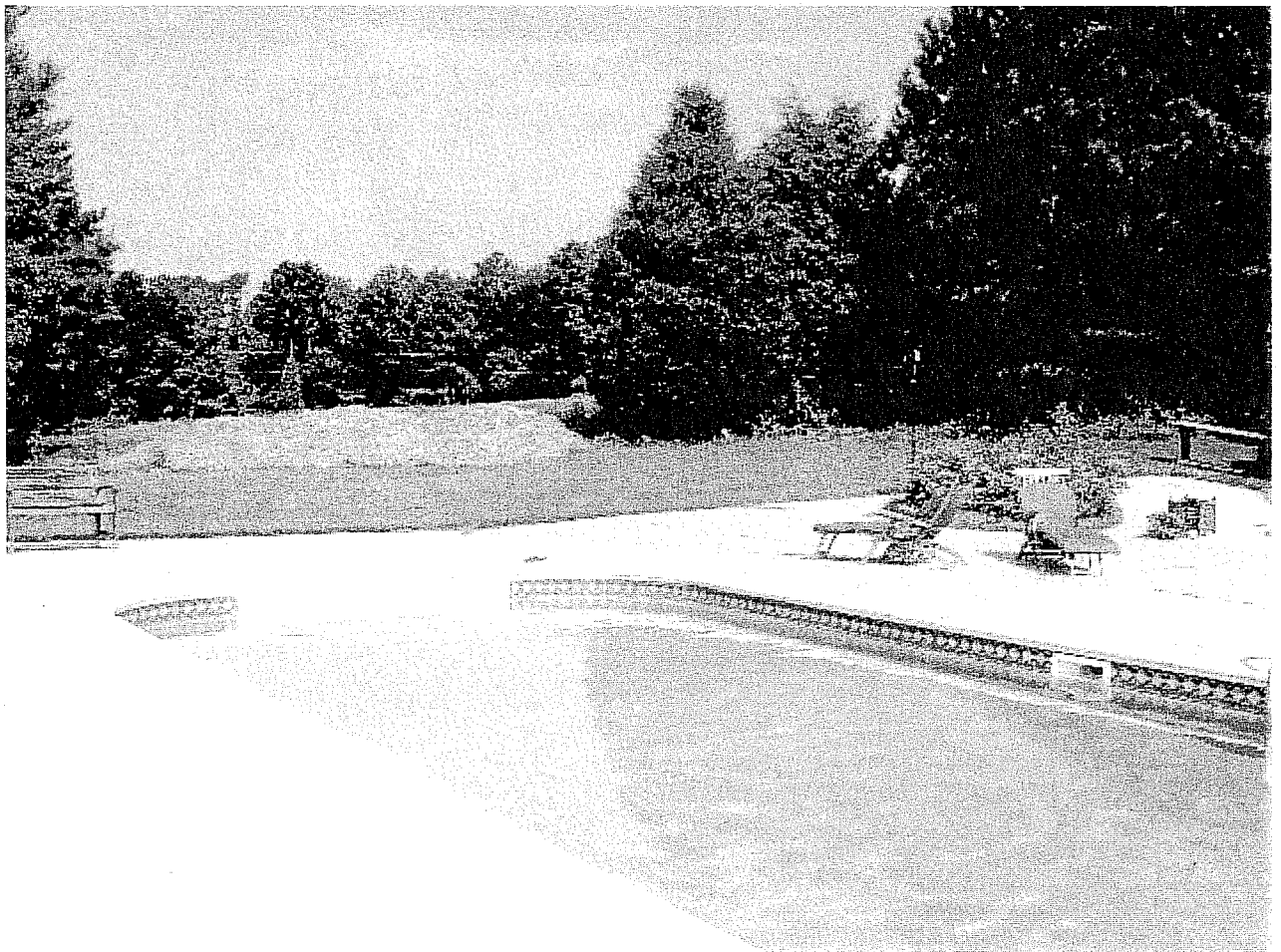


Additional View of boat with instant car backups.

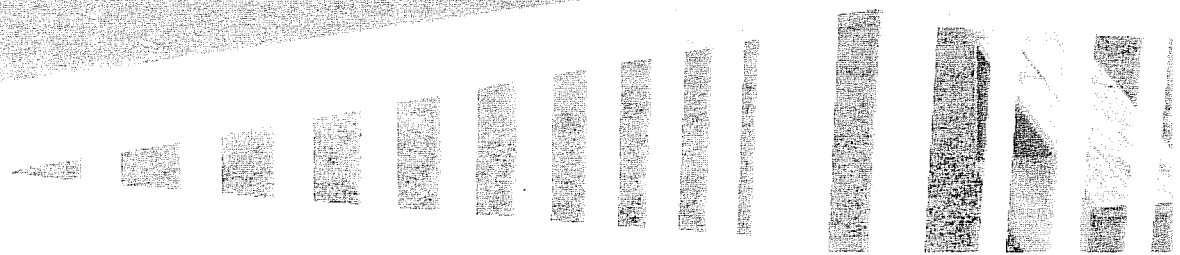


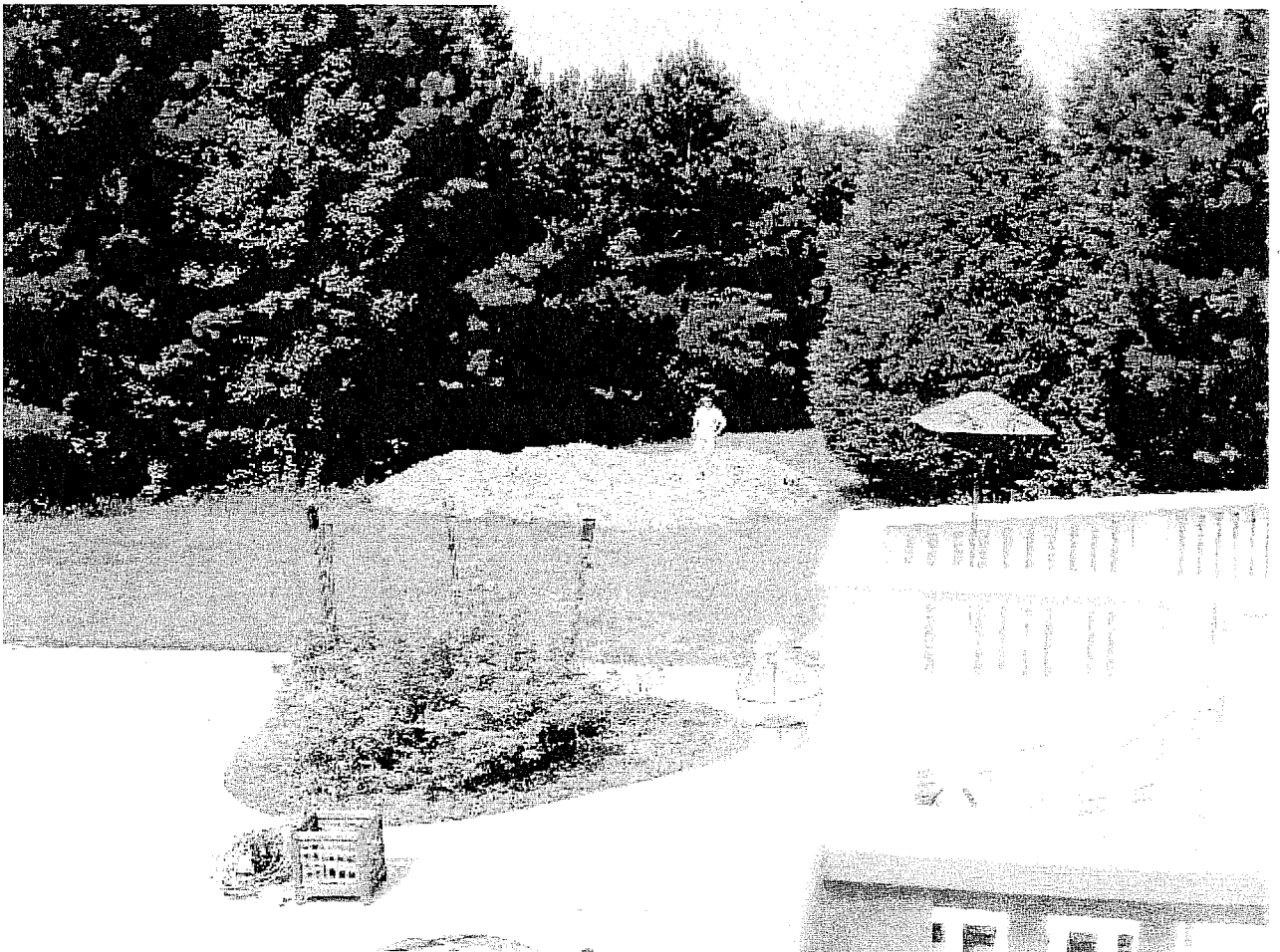












Date: July 17, 2006

Re: Request by Jeff Goodwin for a B-1 Conditional Use District with a Conditional Use Permit for Boat, Camper and Recreational Vehicle Storage to be reviewed within category of self-storage facility/mini-warehouse storage facility with related retail and services consisting of 4 acres, located off SR-1752, Martha's Chapel Road, New Hope Township.

Comments on the issue submitted by: Brandin O'Neill  
104 Farrells Creek  
Apex, NC 27523  
362-6513

My name is Brandin O'Neill and I live at 104 Farrells Creek in Farrells Creek development. I own adjoining property and I am opposed to rezoning this land for recreational vehicle storage.

I have serious safety concerns about the proposed structure. We cannot readily control our own neighborhood watch when we have an open commercial business which is not enclosed. There is a concern that customers would even unknowingly walk onto our & our neighbor's property, because Mr. Goodwin's property and ours is a continuous pasture. Children also will be playing on the adjoining properties and the space is easily accessible which caters to their curiosity. Children playing in an unregulated environment of moving vehicles and equipment storage is unquestionably dangerous. The proposed space which would have no fences or enclosures would also be an easy target to deviants who would see unprotected merchandise & homes as an easy target. Even customers with good intentions would see Farrells Creek as a neighborhood to check out, -- sightsee if you will, and investigate. Our private road is funded by our HOA and is not intended to be a high use road. Any repairs to it come directly out of our pocket.

We don't want to have nice land, but----The but being, What a nice piece of property—too bad there is a tin mini storage facility in our backyard. This leads me to property value.

According to NC licensed real estate professional Barbara Myers, not only does it reduce our & our neighbor's property value, but it severely limits any increase in future equity. Barbara goes on to say, we and all of our

neighbors would most certainly apply for a reassessment of value for reduced taxes if Mr. Goodman's request is approved. Certainly, his nominal proposed increase of \$165 that his property would bring to the county annually, would be negated by the thousands lost by decreased property values, the decrease in quality of life, and the uncertainty of his open ended business plan.

Simply put, when homes are advertised, would they advertise that the views include a storage facility that is within ear and eye shot of the home? If we were to sell our home, how would prospective buyers feel about our pool and home bordering a storage facility structure? Rolling hills, mature trees, in ground pool, tin storage facility with heavy traffic. No one would advertise a home this way, because it is generally viewed as a detractor to the property.

I stress again that Mr. Goodwin's benefit to the community is not substantiated, and in fact, the negatives far outweigh any positives that he may be claiming. I am attaching photos to this argument illustrating the intrusiveness that this proposed storage facility would immediately cause to Farrell's Creek neighborhood. And as an additional side note, all of the photo's that Mr. Goodwin submitted as a part of his application are taken with his back to the Farrell's Creek neighbor, therefore not showing the closeness of the adjoining properties.