

Date: July 15, 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 (i.e. Moving truck rental) consisting of 4 acres, located off SR-1752, Martha's Chapel Road, New Hope Township.

Comments on the issue submitted by: Connie R. Riddle
390 Farrell's Creek
Apex, N.C. 27523
387-5862

Commissioners and Planning Board Members:

My name is Connie Riddle and I live at 390 Farrell's Creek Road in the Farrell's Creek Subdivision. I am opposed to this rezoning request. I think that changing the zoning from residential-agricultural to business would go against our county's Land Development Plan, as it would change our beautiful rural setting, and also poses potential traffic and safety problems.

Traffic

Martha's Chapel Road is a very busy connector between Farrington Road and Jordan Lake to the west and Highway 751 to the east. On workdays the road is used by people cutting through to Chapel Hill by Farrington Rd, and to Durham, I-40, and Cary by Hwy 751. On weekends, the road is thick with bicyclist and boaters, and people taking loads of trash to the Martha's Chapel Collections Center. This non-asphalt road has a poor surface quality and is prone to potholes and cracks that drivers try to maneuver around. The posted speed limit is 45 mph but many people exceed that limit.

- Increased traffic volume

The proposed business would include storage for boat/camper/recreational vehicles that would be built in three phases to total 52 units.(Phase I- 9 units, Phase II-20 units, Phase III- 23 units). These 52 boats/campers would require 52 towing vehicles. The plan further describes "related retail and services i.e. moving truck rental" with an uncertain number of trucks and vehicles that would be going into the business.

This business traffic would be added to an already overtaxed Martha's Chapel Road.

Safety

- Location of proposed business entrance

The proposed business entrance is a **single gravel lane**. When approaching the entrance from the Farrington Rd./Lake side, this driveway is **in a blind curve**, in a section of Martha's Chapel Road that is on a no-passing, double yellow line that goes for .5 mile.

- Because **this business would not be located at an intersection, it is very difficult to see its entrance and creates potential danger**. Cars coming around that blind curve would quickly come up on a vehicle towing a boat, one that could be waiting in the road while another vehicle exits the business, since there's only a single lane for entry and exit.

Traffic and Safety concerns for Farrell's Creek Subdivision

- Vehicles approaching the proposed business from Farrington Rd./west, are likely to miss the gravel drive and try to turn into the next road, Farrell's Creek Rd., that has a wide paved entrance. Either they may turn around there, or may drive to the end of our road and turn around.
- This could create a safety problem as these vehicles wouldn't be familiar with our road, that's partially wooded and curves, so that families out walking, especially with small children, may not be seen by the driver.
- Farrell's Creek Road is a private road maintained by the homeowners. Stress to the road by these vehicles towing boats, etc. would cause a burden to the homeowners who would have to repair any damages.
- Because the proposed business is to be open "**24 hours a day**" this increased noise and traffic would also be a **nuisance** disrupting the quiet of our development.

In Summary, I ask that you do not support this rezoning request. A business like Mr. Goodwin's proposed should follow our Land Use Plan and be safely located in an intersection, not with it's entrance in a blind curve of a rural road like Martha's Chapel.

Thank you,
Connie R. Riddle

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 (i.e. Moving truck rental) consisting of 4 acres, located off SR-1752, Martha's Chapel Road, New Hope Township.

My name is Mairead Lockwood, my address is 40 Farrells Creek, in the Farrells Creek subdivision. My Property adjoins the property under discussion.

I am opposed to the rezoning request of Mr. Jeff Goodwin. I believe that a rezoning to business will have a negative impact on the residential character of our community. My husband is a Chatham County business owner and we are aware of the importance of small business to our community. However, based on the county's land use plan this is not an appropriate location for this for such a facility, and will add very little economic benefit to the county.

My specific concerns relate to the location of the entrance to the proposed facility. The driveway which is to be used runs two feet from our property line. Our house sits within close proximity of this line. Any traffic using this driveway will be clearly audible from our home. Trucks towing boats will be entering and leaving the facility 24 hours a day, negatively impacting our quality of life and ability to enjoy our residential lot. The fence we erected, to make our backyard safe for our children to play in, is not sound proof and will not adequately shelter our house from heavy traffic. I have attached pictures showing the proximity of the driveway to our house.

The driveway itself cannot accommodate traffic leaving and entering the property simultaneously, creating the potential for accidents and damage to our property. As there is only two feet between the driveway and our property line, should a vehicle pull off on that side, to allow another to pass, it will be pulling onto our property. The driveway itself measures barely 10 feet at the point we measured. I have attached pictures showing how

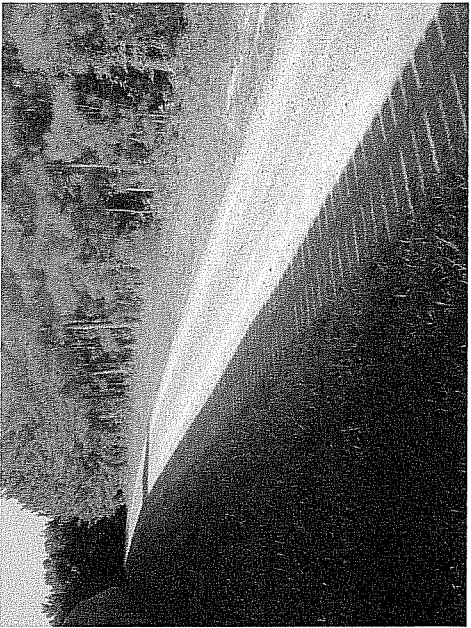
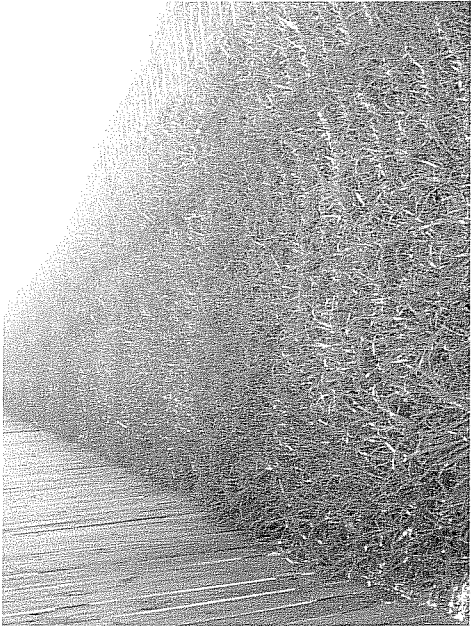
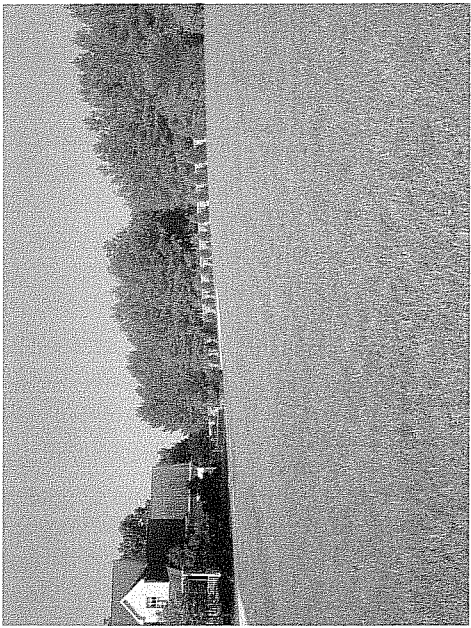
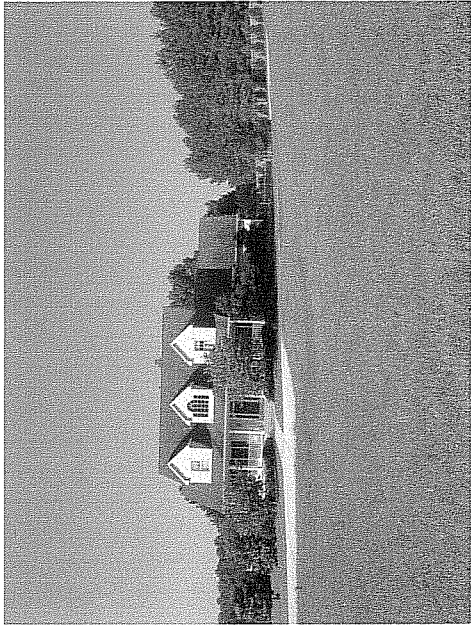
unsuitable this driveway is for this purpose. We would like to ask the planning department to research if this width is consistent with a commercial usage permit. I also have concerns about the proximity of the driveway, as it exists, to our property line, and would like that to be researched, as we believe it is not in compliance with county ordinances.

Also, this access is provided via an easement on a residentially zoned lot, separate from the business zoned lot. The easement is currently an "express easement". I would like to ask Planning Board for a legal review of the deed granting right of way and easement, as well as to provide me with a copy of the Road Maintenance Agreement recorded in Book 611, Page 227, of the Chatham County Registry. I would like to question the legality of allowing a business to use an entrance which runs through a residentially zoned lot.

I would also like to question the discrepancy in the enclosed CUD/CUP map prepared by the Chatham County Planning Department and the ACTUAL location of the road. The CUD/CUP map indicates the road to be about a third of the way into the residential lot granting the easement. In fact, as can be seen from the pictures provided by the applicant that the road runs directly alongside our property line.

I am also concerned about security. I have two small children, and many more live in our neighborhood. Should this request get approved, we will have an unfenced, unsecured facility abutting our backyard, which our children could easily wander into, with potential for serious injury. Also, the applicant indicates that no employees will be present at the business, and therefore security will be minimal at best. Therefore, we will have an unsecured facility, filled with expensive, desirable equipment, which will be extremely attractive to any thief. I believe this will also increase the potential for break-ins in our neighborhood.

When we purchased our home, based on the zoning in place, we believed it would be a safe and tranquil environment to raise our children, not one which would abut a commercial operation, generating noise and increasing the potential for crime in our neighborhood. I believe that proposed location of this business will have a negative impact both on my family's quality of life and on any decision a future home buyer may make about purchasing our property. I urge the county commissioners to reject this request.



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Comments on the issue submitted by:

Phoebe Shih

295 Farrells Creek of the Farrells Creek subdivision
362-1366

My name is Phoebe Shih, my address is 295 Farrells Creek. I am opposed to the rezoning request and the proposed storage facility of Mr. Jeff Goodwin.

According to Chatham County zoning atlas, the entire Martha's Chapel Rd is zoned as RA-40. Rezoning to a B-1 commercial in this residential area is not appropriate and inconsistent with county planning. Furthermore, if this rezoning were allowed to proceed, it would potentially lead to other businesses to follow and thus adversely affect the tranquil setting of this area.

In addition, in Mr. Goodwin's rezoning application, he repeatedly (6-7 times) referred his proposed storage facility as either a family business or a home-based business. I just want to clarify that the proposed facility does not qualify as a home-based business. The applicant's proposed storage facility is planned in a lot separated from the lot of his own residence. None of the activities associated with this business can be conducted in the applicants' home except perhaps paper work. In fact, if it were a home-based business, his request for rezoning would not be necessary.

Thank You,

Phoebe Shih

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My name is Pat LaSala, my address is 274 Farrell's Creek, in the Farrells Creek subdivision. My Property adjoins the property under discussion. I am opposed to the proposal submitted by Mr. Jeff Goodwin.

When my husband Joe and I were looking for a home in the South for our retirement we did extensive research. We read about and explored many communities in Virginia, North Carolina, South Carolina and Florida and decided North Carolina would be ideal for us. We didn't want a typical retirement community but we did want peace, quiet, safety and privacy.

We wanted a private subdivision with a covenant in an area that had restricted zoning laws that is residential/agricultural. After reviewing the zoning laws in Chatham County and the Farrell's Creek covenant we believed we had found an extremely pleasant place to live and we purchased our home.

We believe that all the reasons we chose Chatham County, and the Farrells Creek subdivision, as a desirable place to retire to will be seriously impacted by any approval of this request.

July 17, 2006

Re: Request by Jeff Goodwin to change an existing residential tract to a Conditional Use B-1 Business District

Comments on this issue by Denise Ward (phone 919-362-9261)

My name is Denise Ward and I live at 1805 Martha's Chapel Rd, Apex, NC. I am an adjacent property owner as my property is across Martha's Chapel Road from the entrance to the proposed commercial facility.

I am opposed to this rezoning request because it would place a commercial facility in an area that is residential/agricultural (RA-40).

I propose two modifications to the application for clarity. First Mr. Goodwin states in his application that "the only lighting at the project will be wall mounted exterior lighting"; I would like to add to that statement "the only lighting at the project will be wall mounted exterior lighting *and that there will be no lighting at the entrance or along the access road*". Second, the applicant states "there will be no sign at the driveway, as this is not the property of the applicant"; I would like this modified to read "there will be no sign at the driveway *or on any other property zoned residential/agricultural (RA-40).*"

In conclusion, I have both stated my opposition to this rezoning request and have made proposals to clarify the application. Let me reiterate; that even if these application clarifications are made I will still be opposed to this commercial facility being located within a residential neighborhood.

RE: Jeff & Patricia Goodwin and Robin Goodwin requesting permission to construct storage for boats, campers and recreational vehicles.

Good Evening. My name is ^{Jennifer} John Harding-I reside @ 480 Farrells Creek and I am OPPOSED to this project.

^{Husband} My wife and I moved to Farrells Creek to get away from the constant development and commercialism that affects most residential areas in Wake and other surrounding counties. We chose Farrells Creek because it offers the pleasant privacy of the country coupled with upscale residential living. We moved to Farrells Creek with long term plans including raising a family and adding on to our home and landscaping our property. The proposed project has definitely caught our attention and has caused great concern on how this business will affect our long term investment plans and property value. When we moved to Farrells Creek, we understood that Martha's Chapel Road was zoned for residential and agricultural use, not commercial.....another quality that attracted us to this area.

We also question the actual NEED for the proposed project. The approval of the John W. Blair request located at the intersection of Mt.Gilead and Hatley Road, more than meets the needs of the surrounding communities. This project is under consideration to provide 10.613 acres of storage for boats, campers and recreational vehicles and is located approximately 10 miles from Farrells Creek. In addition, the Crosswinds Marina at Jordan Lake also provides storage spaces for marine equipment and is only 5.6 miles from our neighborhood. Both of these businesses are properly located in areas zoned for commercial use and roads to support such traffic. The proposed project is not located for commercial use and is in violation of current zoning requirements for this area-which will be covered during this hearing.

Deterioration of property value, questionable need for a storage facility and obvious zoning requirements should be taken in consideration when voting on this project-thank you for your time.