

June 19, 2006

Ironclad Self Storage

Conditional Use Permit, Light Industrial Zoning

This request is for a revision to an existing Conditional Use Permit for a Self Storage facility at the intersection of US -15-501 and Vickers Road (SR 1719). This Self Storage Conditional Use Permit was approved by the Chatham County Commissioners on August 18, 2003. The first phase (one building) was constructed in 2004 and is now operating near capacity. The Conditional Use Permit approved a maximum of 6 storage buildings with an office. The driveway is located on Vickers Road. The office was never constructed because Ironclad Self Storage operates additional self storage across 15-501 and uses that office to conduct business for both facilities.

This request to modify the existing Conditional Use Permit for Ironclad Self Storage on Vickers Road is asking for the following specific changes:

1. Move the office from the back of the site to the corner of 15-501 and Vickers Road (the approved office was never constructed).
2. Add an additional driveway closer to 15-501 for the new proposed office. NCDOT has given approval of this proposed driveway location.
3. Add an accessory apartment for the on-site self storage manager inside the proposed office.

This modification is being requested because the existing self storage at the corner of Hubert Herndon and 15-501 is being sold. We will no longer have an office on 15-501 and will need to build one on this site that will be visible from the highway. This request will not add self storage to this facility.

General Application Requirements:

- 1) Location: This parcel is located at the intersection of Vickers Road (SR 1719) and US 15-501, southeast quadrant approximately one quarter mile north of Jack Bennett Road.
 - b. NA
 - c. Existing Zoning: CU – IND-L with CUP
 - d. The site is in the WS-IV PA Protected Watershed and is limited to a maximum of 36% impervious area.
 - e. No
 - f. 5.43 acres.
- 2) The purpose of this modification to an existing CUP is to relocate the approved office building on the site and add an apartment to the office building. There is no change to the approved use being requested. The site was approved on August 18, 2003 for self storage and will continue to be used this way.

This proposed project fits appropriately with the existing businesses adjacent to and across 15-501 from this site. Directly across 15-501 from this site is the Ironclad self storage zoned B-1. Adjacent to and south of Ironclad self storage is Countryside Antiques. Countryside has a Conditional Use Permit to operate. Adjacent to the Countryside Antiques is Gallery Marble and tile (Bathrooms by Bonnie) which also has a Conditional Use Permit to operate. South of Gallery Marble is an 18 acre parcel used by Progress Energy as a power transfer station. This use has a Conditional Use Permit to operate as well. Adjacent to and south of our parcel is the Whispering Pines Mobile Home park which carries the MH zoning district. North on Vickers Road is a CU-B-1 zone for a recently approved Veterinary Clinic and north of that on 15-501 is a one acre parcel that was rezoned to B-1 for the Blake plant nursery. The proposed modification being requested is an appropriate request for this existing center of commerce activity.

- 2) See attached site plan and landscape plan.
- 3) The proposed modification (office relocation) is estimated to begin construction in late 2006. One self storage building is existing and 2 more are proposed.
- 4) This site is not specifically mentioned in one of the plans. The Land Development Plan mentions development along US 15-501 in existing centers of economic activity. We are not requesting any change to the existing zoning or use of the property.

Specific Application Requirements:

Finding #1

1. The site is currently zoned for the use requested. No change of use is requested. Specifically, 'Storage warehouses and yards' is a use allowed in the Light Industrial Zoning district.
2. See justification under Finding #4

Finding #2

- 1) The office must be relocated because the owner is selling the office across 15-501 highway and must replace that visibility. The use of the property is not being changed and does not need justification that a new rezoning application would require.
- 2) The use of the property is not being changed and does not need justification that a new rezoning application would require.
- 3) No public improvements will be required for this project. There is no burden on the schools. The project will produce very little daily trips in and out of the site. 15-501 highway is being widened at this time including a new turn-lane / decelerating lane to turn into Vickers Road. The site will maintain one part time or full time employee. The project has very minimal public water requirements and no public sewer requirements.
- 4) The tax comparison does not apply because the relocation of the office on the site does not change the tax consequence.
- 5) There is no change to the potential employment with this request.

Finding #3

- 1) There should not be any unusual or extra demand on emergency services. The business keeps one part time or full time employee. Demand for services is typically low with a storage business no matter where it is located.
- 2) Many improvements have been made recently to US 15-501 highway and Vickers Road. A deceleration lane has been constructed in front of this property to allow cars driving north to safely pull off 15-501 while turning into Vickers Road. There is also a left turn lane in the south bound lane on US 15-501 and we understand that Briar Chapel will be adding a traffic light at this intersection.

We discussed the proposed driveway location with NCDOT. He said that they prefer to have a driveway proposed at a minimum of 100 feet from the main highway when placed on a cross state road such as Vickers Road. We have proposed our site driveway at approximately 200 feet from US 15-501.
- 4) We have made efforts to propose attractive landscaping in front of the proposed office. We are leaving the natural buffer in areas that are not affected by our proposed development.
- 5) We are planning to use site lights designed by and provided by Progress Energy (CP&L). The lights are called Cut-off enclosed which are basic site lights which limit the light spillage to other properties by directing light where it is needed and shielding light from the sides and behind the fixture. The lights will be mounted on 35' tall wooden poles. There will be several small lights on the buildings to light the drive aisles between buildings.
- 6) There should be little to no noise created by this business.
- 7) The State prohibits many chemicals, explosives and other volatile and dangerous materials in self-storage units. We will follow the State law and provide all customers with a copy of the law. Additionally, the Watershed Ordinance states the following for "Mini Warehouse Storage Facilities; Mini-Warehouses shall not be allowed to keep on the premises explosives, inflammable liquid, hazardous/toxic waste and other pollutants, contraband live animals, or other goods prohibited by law."
- 8) A request for a sign proposed along 15-501 is for 4' tall by 8' wide (32 sf). We provided a detail of the sign on the plan sheet. There will also be a smaller sign on Vickers Road (3' tall by 5' wide).

Finding #4

- 1) This site is proposed at an intersection / node where several businesses currently operate.
- 2) We found several relevant sections in the Land Development Plan which apply to this application:

The adopted Chatham County Land Development Plan supports this Conditional Use request for this parcel of land. The adopted Land Development Plan outlines ‘**Policy Objectives**’ which are defined as “specific statements that define what is to be achieved; they are detailed enough to provide clear guidance for developing implementation choices and recommendations.”

‘The policy objectives are the heart and soul of the Land Conservation & Development Plan. They incorporate the desired outcomes and goals and provide the basis for developing specific actions and guidance.’

Two objectives are fundamental to the plan and are considered in every issue that the plan addresses:

1. *Land Conservation & Development In Chatham County Will Reflect Balanced Growth.*

Balanced growth means that new development is welcomed and accommodated, but in ways that ensure that:

- Benefits and burdens of growth are shared as much as possible,
- Growth consists of a mix of different types of development, and
- Development is guided to appropriate locations and is designed appropriately for its setting.

2. *Chatham County’s Approach To Land Development & Conservation Will Be Open, Pro-active and Cooperative.*

To control its own destiny, the County will be prepared for growth and will work closely with other jurisdictions to meet citizens’ aspirations. Citizens will be made aware of proposed land use changes. Chatham County will be pro-active towards development issues; instead of reactive either to specific development proposals or larger influences associated with the growth of the metropolitan region. The County will work closely with the towns within Chatham County, with neighboring jurisdictions, and with regional organizations to seek compatible plans and development and conservation decisions.

Six other objectives define the specific issues on which this plan focuses:

7. *Preserve Both The Form And Function Of Rural Character -- The Landscape, Agriculture, And Home-Based Businesses.*

8. *Encourage Compact Communities With A Mix Of Activities As Development Occurs*

9. *Designate economic development centers in order to promote a diversified, sustainable business community.*

10. *Develop An Integrated Approach To Protecting and Promoting High-Quality Open Space, Recreation, Historic And Tourism Locations.*

11. *Ensure The Long-Term Quality And Availability Of Groundwater And Surface Water Resources.*

12. *Provide Infrastructure In Ways That Support The Land Use, Economic Development And Environmental Objectives: Water Supply, Wastewater Treatment, Transportation and School.*

Consider Policy Objective #1:

'Development shall be guided to appropriate locations and designed appropriately for its setting.' This project is proposed on a parcel within an existing small commercial center that contains an antiques shop, tile store and self storage business. This site is ideally suited for The proposed Mitchell Self-Storage project because it is located on a transportation corridor, US 15-501 as encouraged several times in the Land Development Plan.

Consider Policy Objective #8:

Encourage Compact Communities With A Mix Of Activities As Development Occurs

The following are some of the major concerns of the technical and advisory committees for this objective as listed in the Land Development Ordinance:

- Site commercial uses along major highways in clusters at specific, designated locations; design these commercial sites to retain a rural crossroads or village character; and integrate these uses with other nearby development.
- Site commercial clusters/compact communities so that they might be able to be served by transit in the future, especially along US 15-501 north of Pittsboro and US 64 east of Pittsboro.
- Site commercial clusters so that they extend up side roads off main thoroughfares rather than as strips along main thoroughfares.

This project achieves each of these goals of this Policy Objective.

Consider Policy Objective #9:

Designate economic development centers in order to promote a diversified, sustainable business community.

- review and research which areas are most suitable for business and industry.
 - identify areas of the county which are especially suited for particular businesses; restrict businesses from locations which are less suitable.
 - suitable areas should be tied to transportation and utility infrastructure.
 - minimize the impacts of businesses on other areas of the county.
 - design a process that invites and facilitates the location of businesses in the preferred commercial and industrial sites.
 - ensure that commercial development pays for itself.
- 3) The site is located in a WS-IV PA protected watershed. The watershed ordinance limits the maximum developed impervious area to 36% of the site. In addition, Stormwater management facilities must be constructed to retain the first ½" of

runoff from the developed site. This proposal complies with all watershed requirements.

Finding #5

- 1a) This project will have very minimal water requirements. One employee will be employed for part-time or full-time work. The project will use County water supply.
- 1b) Water requirements for the office is approximately 100 gallons per day. The apartment will also use limited water around 240 gallons per day.
- 2) We have proposed a subsurface septic system using a drainfield constructed onsite. Chandler Soil consultants has evaluated the parcel and determined there exists enough suitable area for a drainfield serving the proposed office and apartment. Please see the letter report enclosed. A valid improvement permit was issued on 3/02/04. We have not applied for the improvement permit for the additional drainfield to serve the apartment.
- 3) Many improvements have been made recently to US 15-501 highway and Vickers Road. A deceleration lane has been constructed in front of this property to allow cars driving north to safely pull off 15-501 while turning into Vickers Road. There is also a left turn lane in the south bound lane on US 15-501 and we understand that Briar Chapel will be adding a traffic light at this intersection.

We discussed the proposed driveway location with NCDOT. He said that they prefer to have a driveway proposed at a minimum of 100 feet from the main highway when placed on a cross state road such as Vickers Road. We have proposed our site driveway at approximately 200 feet from US 15-501.

- 4) The site is located in a WS-IV PA protected watershed. The watershed ordinance limits the maximum developed impervious area to 36% of the site. The Stormwater facilities were designed and constructed to retain the first 1" of runoff from the site even though the ordinance in 2003 required the Stormwater facilities to retain only the first ½" of runoff from the developed site. This proposal complies with all watershed requirements when phase 1 was constructed. We have included a copy of the original Stormwater Report. This proposal shifts some impervious around but the drainage patterns on the site do not change and the Stormwater basin design was not affected by the site plan modifications.

This project involves moving the approved office closer to 15-501 and including an attached apartment inside the office building. We are also adding a second driveway on Vickers Road which will give tenants a second point of access to the site and help traffic flow within the property. There is no change of use to the property being requested with this application. Thank you in advance for your support of this project

Sincerely,

Warren D. Mitchell, PE