

DESCRIPTION OF THE PROJECT

1. Location

- a. Public Highways: The site is located at the northwest intersection of Bob Horton Road (SR 1744) and US Highway 64.
- b. Private Roads: There are no private roads servicing the site.
- c. Current Zoning: The current zoning is RA-40.
- d. Watershed Classification: The watershed designation is WS-IV PA. The amount of impervious surface allowed is 36% or 80,070 square feet.
- e. Major Wildlife Area: The site is not in nor does it border a Major Wildlife Area.
- f. Size of Site: The size of the site is 5.35 acres.
- g. Utility or Other Easements: The parcels are subject to the rights-of-way of US Highway 64 and Bob Horton Road (SR 1744). There is a Town of Cary Utility Easement that along the US Highway 64 road frontage.
- h. Current Use: The site is unimproved.
- i. Current Contents of Site: There is a dilapidated shed and two dilapidated barns on the property.
- j. Other Conditional Use Permits Granted to the Site: No other conditional use permits have been granted to the site.

2. Description of Use

The proposed use is a facility for the storage of recreational vehicles, boats and other vehicular and self-storage uses. The total number of self-storage is 76. All units are enclosed. There is no outdoor storage planned.

3. Site Plan and Drawing

- a. Existing buildings: Dilapidated shed and dilapidated barns
Size: Barns 624 square feet and 885 square feet; Shed is 322 square feet. The existing buildings are shown on the survey.
Construction description: Wood and tin
- b. New Buildings: The new buildings are described on the elevation sheet submitted with the plans. The materials proposed are metal roof and metal siding with factory color. The proposed buildings are shown on the Site Plan and the elevation sheet.
- c. Landscape Plan: The materials used are shown on the proposed Landscape Plan. The plans meet the Chatham County Design Guidelines for the B-1 uses proposed. The Landscape Plan reflects the recommendations of the Chatham County Appearance Commission.

- d. Screening, Buffering, Setbacks: Screening, buffering and setbacks are found on the Site Plan and Landscape Plan. The plans meet all the requirements of the Chatham County zoning ordinance. A 15-foot Type A buffer is proposed adjacent to the adjoining properties zoned residential.
- e. Natural Preserved Areas: An area of existing vegetation is being maintained adjacent to US Highway 64. This area is shown on the Landscape Plan.
- f. Site Boundaries with Adjacent Properties: The site boundaries between the proposed site and adjacent properties are shown on the site plan. These items are shown on the plan.
- g. Parking: Other than the areas interior to the building, there are two parking spaces for automobiles and one space for a motor home. These spaces are paved. Proposed parking is shown on the Site Plan.
- h. Sign Location, Type and Size: The project identification sign is 6'x8' and is supported by brick columns with a metal roof and is 12'4" tall. The proposed sign meet the regulations of the B-1 section of the Chatham County Zoning Ordinance. The sign is interior lit. Sign location is shown on the site plan. The specifics of the sign design can be found on the elevation sheet.
- i. Areas Reserved for Future Development or Improvements: There are no areas for future development proposed. The entire site is shown on the site plan.
- j. Lighting Plan: The lighting plan is shown on the Landscape/Lighting Plan. The plan will meet the requirements of the Chatham County Draft Lighting Ordinance.
- k. Percentage of Impervious Surface: The plans propose an impervious surface of 34.8% or 77,410 square feet.
- l. Topographical Description of the site: This is shown on the site plan.
- m. Streams and Wetlands: There are no streams and wetlands on the site. There is a stream north of the site of which a part of the stream buffer is on our site and is shown on our Grading and Storm Water Map.
- n. Vicinity Map: A vicinity map has been included on the cover sheet with the survey.
- o. County Tax Map: A Chatham County Tax Map is included in the application packet.

4) Start and Completion Projection

Construction will begin within 6 months of the approval date of the conditional use permit and will be complete in one year.

5) Reference to Existing County Plans

This site is not specifically mentioned in any County Plan.