

FINDINGS REQUIRED BY ZONING ORDINANCE

The Chatham County Zoning Ordinance requires that the Board of Commissioners make five affirmative findings to grant a conditional use permit. All five findings are supported by this application.

Finding #1: The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

1. Validation of Use in Zoning Ordinance: The uses requested are all allowable uses within the B-1 Conditional Use Zoning District.
2. Land Development Plan Reference: The application complies with the policies of the Chatham County Land Conservation and Development Plan, thus justifying the request to rezone the property to B-1. The proposal helps to provide for balanced growth. The proposed development promotes tourism and economic development in a proactive, cooperative manner.

The proposed development is located in an area where nonresidential development already exists. The property is located at the intersection of Bob Horton Road (SR 1744) and US Highway 64 East. Three quadrants of the intersection are already zoned nonresidential. The proposed rezoning meets the goal of the section in the Chatham County Land Conversation Plan that encourages cross-roads commercial centers to serve the needs of surrounding rural areas. The proposed location of this development discourages strip development

The location of the proposed development will provide easy access to people wanting to use Jordan Lake. There is no access planned off of US Highway 64. The only access proposed is from Bob Horton Road (SR 1744). The proposed development will not have a negative impact on the surrounding area. From US Highway 64 and Bob Horton Road (SR 1744), the view will be an enclosed building screened with landscape material. There is no outdoor storage. Along US Highway 64, some of the existing plant material will be maintained. The proposed development complies with the design guidelines for Chatham County.

Finding #2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

1. Due to the explosion of growth and development in the Triangle counties and specifically Chatham County, there is a huge unmet need for self storage facilities. In Chatham County alone, according to the Chairman of the County Commissioners, there are approximately 6,500 new homes approved for construction. The Jordan Lake area is a major attraction for

recreational and tourism activities. Most of the approved new residential developments have restrictive covenants that prohibit storage of RV's, boats, and other recreational vehicles. Therefore, the applicant's project will provide a much needed service to accommodate this growth.

2. Conditions show that the existing facilities are full and cannot support the additional demand. The specifics are as follows:

On the West side of Jordan Lake:

- a. American Self Storage at the corner of HWY 64 and Mount Gilead is full, mostly outdoor storage
- b. Blair Storage on Hwy 64 is full and the owner is approved for an additional facility. It should be noted that his written application states that he will develop it in 4 phases over a 4 year period. (40 units per phase)
- c. Crosswinds Marina dock storage and small covered space is full and is land locked restricting expansion;

On the East side of Jordan Lake:

- a. Jordan Lake Boat Storage is full; no covered or outdoor spots are available.
- b. Ferrell Storage, with (new) small covered spots are full; now they only offer outside spaces.

The fact that existing storage businesses are requesting to expand clearly confirms there is a growing unmet need.

3. The applicant will provide a unique and different service for storing high end, larger motor homes, boats, and other recreational vehicles. The proposed facility will offer an increased level of storage than anywhere within the surrounding area. For example, the facility will offer private, secure, enclosed, and covered units with inside amenities, such as 50' garage type storage units complete with automatic overhead doors, inside 50 amp electric, overhead lighting, and paved floors.

To the applicant's knowledge, no existing or proposed facility will offer similar amenities for its customers.

4. The applicant's proposed location is ideal for this type of business. As discussed earlier, on the Western side of the lake, both locations on HWY 64 are successful and full. This confirms that the access on HWY 64 is what the public desires. Three of the four corners at the proposed location at the intersection of HWY 64 and Bob Horton Road (SR 1744) are currently zoned for a commercial business. The applicant believes that

the location meets the Chatham County Land Use Plan and the general practice of encouraging commercial development at an existing crossroad.

5. The applicant believes this facility will provide additional TAX REVENUE for Chatham County. Currently zoned residential, the subject property has a 2005 tax value of \$215,111.00 and the property generated tax revenue to Chatham County of \$1,398.00. The applicant projects that the tax value upon completion of the facility will be approximately \$1,500,000. At the 2005 tax rate, that valuation would generate tax revenue of approximately \$9,750.00 per year. Additionally, the applicant believes that, due to the project location, the proposed business will attract customers from surrounding cities. This would increase the Chatham County tax revenues from surrounding counties.

Finding #3: The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.

1. Emergency Services: This type of development will have limited impact on services such as police, fire and emergency services. If these services are needed, the site is very accessible given its location at the intersection of Bob Horton Road (SR 1744) and US Highway 64 East.
2. Traffic: The proposed use will have very little impact on traffic in the area. There will be no access from US Highway 64. The only access will be from Bob Horton Road (SR 1744). The driveway entrance lines up with the driveway for the business across the street. Peak traffic from the site will be on weekends. No speed limit change on Bob Horton Road (SR 1744) is anticipated. Bob Horton Road (SR 1744) can accommodate the proposed use. The ADT for Bob Horton Road (SR 1744) is 80+/- vehicles per day. Based on the ADT, there does not appear to be the need for any turn lanes as long as the entrance storage is sufficient enough as not to cause any backups in the DOT Right of Way. (Refer to enclosed letter from Mr. Jessie Knight with DOT.)
3. Visual Impact & Screening: The proposed development will have little or no visual impact on surrounding properties. The requested permit will not impair the integrity or character of the surrounding or adjoining properties. Screening and buffering of the site is as per Chatham County's design guidelines. A 15-foot Type A buffer is proposed adjacent to the properties zoned residential. The proposed self-storage facility is enclosed thus minimizing any negative impact to the area. There is no outdoor storage. Nonresidential development already exists in the area. This development proposal is consistent with existing development patterns in the area.

4. Lighting: The lighting plan is shown on the Landscape/Lighting plan. There will be four (4) double floods interior to the site. There are four (4) mercury vapor lights mounted on the fascia of the building. Two (2) wall mounted lights are proposed at the entry. The sign is interior lit. The proposed lighting will have no negative impact on the surrounding properties. The lighting is primarily for security purposes. The lighting will comply with all requirements of the Chatham County Draft Lighting Ordinance.
5. Noise: Any noise generated from the site will conform to the Chatham County Noise Control Ordinance.
6. Chemicals, Biological and Radioactive Agents: No chemicals, biological and radioactive agents will be stored on the site.
7. Signs: The proposed signage is located on the site plan. The project identification sign is 6'x8' supported by brick columns with a metal roof and is 12'4" tall.

Finding #4: The requested permit will be consistent with the objectives of the Land Development Plan.

1. Land Conservation and Development Plan. This proposal is consistent with the Land Conservation and Development Plan and supports the request to rezone the property to B-1.

The proposal helps to provide for balanced growth. The proposed development promotes tourism and economic development in a proactive, cooperative manner.

The proposed development is located in an area where nonresidential development already exists. The property is located at the intersection of Bob Horton Road (SR 1744) and US Highway 64 East. Three quadrants of the intersection are already zoned nonresidential. The proposed rezoning meets the goal of the section in the Chatham County Land Conversation Plan that encourages cross-roads commercial centers to serve the needs surrounding rural areas. The proposed location of this development discourages strip development

The location of the proposed development will provide easy access to people wanting to use Jordon Lake. There is no access off of US Highway 64. Access is only planned from the existing Bob Horton Road (SR 1744). The proposed development will not have a negative impact on the surrounding area. From US Highway 64 and Bob Horton Road (SR 1744), the view will be an enclosed building screened

with landscape material. Along US Highway 64, some of the existing plant material will be maintained. There is no outdoor storage. The Plan complies with the Chatham County design guidelines.

The proposed development does not negatively impact the availability of groundwater and surface water resources. The proposed use has minimal impact on the County's infrastructure.

2. Watershed and flood Consideration: The plans provide for a BMP which will be either a wet pond, reconstructed wetlands or bioretention structure and will be sized to meet the 2 year 24 hour storm. The site is not located in a flood hazard area.

Finding #5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

1. Water Source and Requirements: An existing well will be used for outside use only.
2. Wastewater Management: No wastewater use is planned. (No bathroom is proposed.)
3. Water/Sewer Impact Statement: No public utility is being requested.
4. Access Roads: The property will be accessed from the existing Bob Horton Road (SR 1744).
5. Stormwater Runoff: Stormwater management shall meet the 2 year 24 hour storm when preparing the area for the stormwater retention area.

The information presented in this application supports the Five Affirmative Findings necessary to grant approval of the request.

Name of Applicant: _____

Signature: _____

