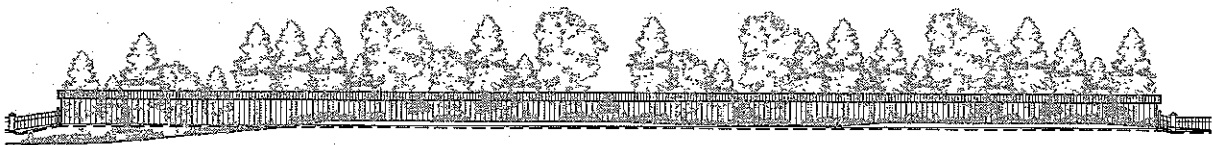


CHATHAM DEVELOPMENT
CORPORATION

REQUEST FOR
CONDITIONAL USE DISTRICT

± 15.16 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF
U.S. HWY 64, 0.92 MILES WEST OF N.C. HWY 751



August 17, 2007

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Wetlands & Stream
Delineation

STATEMENT OF PURPOSE

The Applicant, Chatham Development Corporation, is applying to Chatham County for approval of a conditional use B-1 district for use of an approximately 15.16 acre site to be developed as a boat and RV storage facility. The facility will consist of covered storage buildings for boats, recreational vehicles, trailers, and other vehicles. All storage areas will be covered, with both open front and fully enclosed storage available. See the enclosed Exhibit Map 1 – Illustrative Plan.

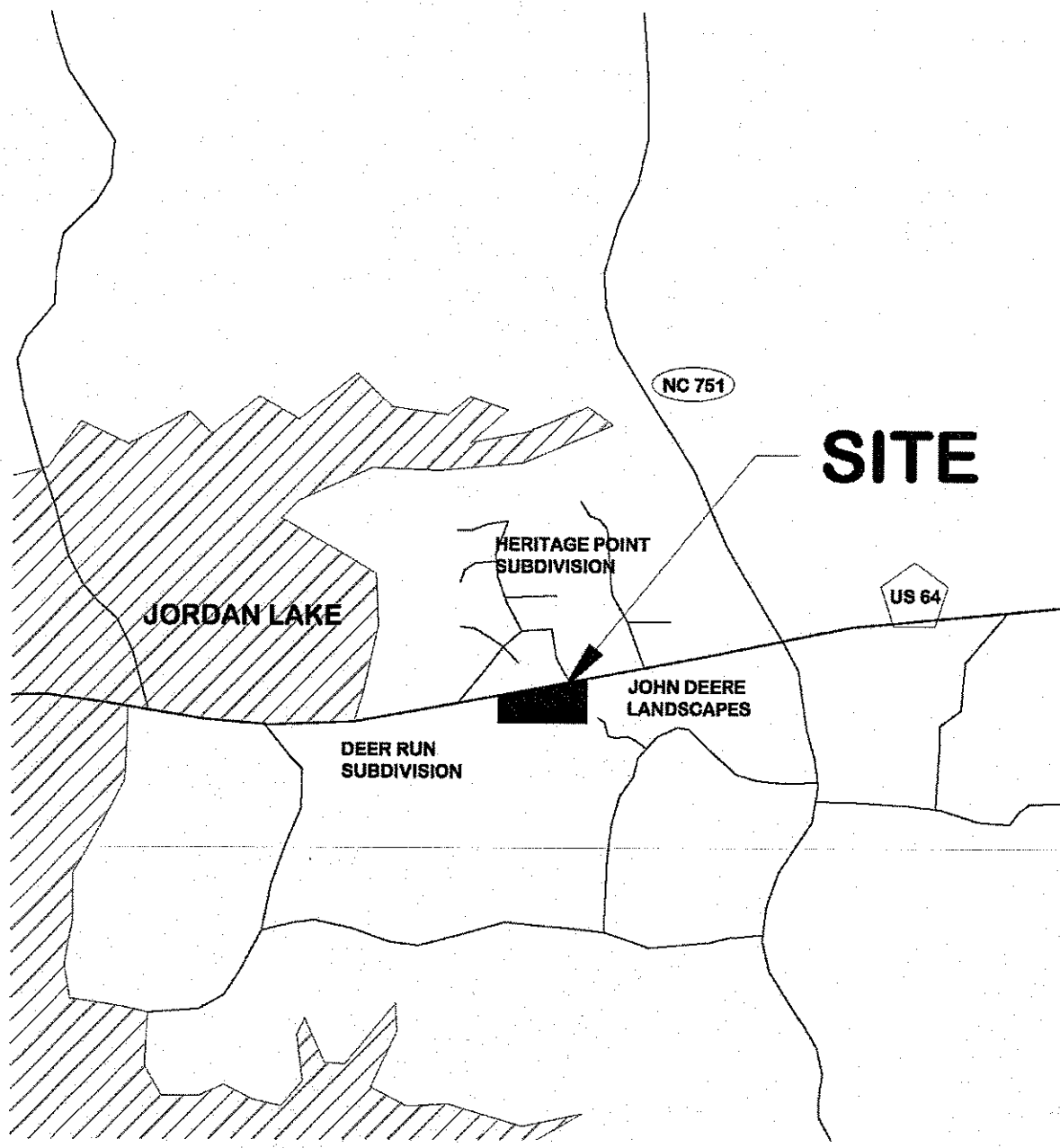
The property is located on the south side of US Hwy. 64, 0.92 miles west of NC Hwy. 751, as indicated on the attached site plan. Following is a Vicinity Map that illustrates the general location of the site. The site is located immediately west of John Deere Landscapes and across Hwy. 64 from The Extra Garage storage facility currently under construction. The proposed conditional land use district and permit are for the following anticipated uses: boat, recreational vehicle, trailer and other vehicle storage facility. This request is to convert the Property to a conditional use B-1 district.

Formed in 1994, Chatham Development Corporation is a locally owned, family operated business. All of the principles with the company are Chatham County residents. Chatham Development Corporation has successfully developed five large scale communities in the area, including The Hills of Rosemont.

Every effort has been made to ensure that this project will blend harmoniously with the rural/commercial feel established by the adjoining John Deere Landscapes project. The proposed use is also consistent with the nearby commercial properties, including existing and under construction storage facilities, building supply and contractor facilities along the Highway 64 corridor. The project will have a 50' building setback along the public right-of-way, which will allow retention of existing trees and shrubs. This natural buffer will be supplemented with additional planting to improve the screening of the site from the highway. The signage is intended to be compatible with the existing and proposed signage of other commercial properties in the neighborhood. The frontal elevation of the facility will have limited visibility from the highway due to the topography and the screening within the setback.

Due to the increasing need within Chatham County for funds to support education, infrastructure and other community services, many in the County have expressed support for more commercial development. This project would generate additional revenue for the County without creating a significant demand for County services.

The request is consistent with the Chatham County Zoning Ordinance and is described in detail in the following sections.



VICINITY MAP

DESCRIPTION OF LAND

The development parcel is comprised of the following parcel.

Parcel # 80203 is described as follows:

Commencing at an existing iron rod on the northern right-of-way of US Highway 64, said iron rod being the southeastern corner of Heritage Pointe Subdivision – Phase I (Plat Slide 2003, Page 244) and running South 00°09'11" West 204.11 feet to an existing iron pipe on the southern right-of-way of US 64, said iron pipe being the point of BEGINNING; thence leaving US 64 and running with the line of Jeffery Cosgrove South 04°21'49" West 631.18 feet to an existing concrete monument (a common corner with Zane Abernathy, Jr. and Donald Goodwin); thence with the line of Donald Goodwin North 89°21'10" West 1363.47 feet to an existing concrete monument (a corner in the line of Deerfield Subdivision); thence with Deerfield Subdivision North 02°40'15" East 334.32 feet to an existing iron pipe on the southern right-of-way of US 64; thence with the southern right-of-way of US 64 North 78°39'26" East 1423.64 feet to the point and place of BEGINNING, containing 15.158 acres, and being subject to NC DOT Drainage Easement as noted on plans for project #8.t520904.

DESCRIPTION OF PROJECT

The applicant's intentions are illustrated on the enclosed Exhibit Map 2 – Site Plan. The property will be used for a covered storage facility for boats, recreational vehicles, trailers, and other vehicles. A portion of the covered storage buildings will consist of open front bays, while others will provide fully enclosed storage bays with lockable garage-type doors.

Upon establishment of the B-1 conditional use district, Applicant requests a conditional use permit approving the previously stated uses in accordance with the enclosed site plan.

Location:

- A. Public Highways. The property adjoins US Highway 64 East. The Project will have two (2) one-way driveways on U.S. Hwy. 64, the western driveway will be right-in only and the eastern driveway will be right-out only. The approximate distance between the two driveways will be 725 linear feet.
- B. Private Roads. There are no private roads adjacent to the project site.
- C. Current Zoning. The current zoning of the site is RA-40.
- D. Watershed Classification. The watershed classification is WS-IV-PA. Within this

watershed, impervious surface is limited to 24% for projects with a curb and gutter system. The maximum is 36% for projects without curb and gutter. Since this project does not propose to use a curb and gutter system, the maximum impervious surface allowed by the ordinance is 36%. The actual projected impervious surface area for the project is approximately 23.3%.

- E. Major Wildlife Areas. This site is not in or adjacent to any area designated as a natural area according to the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina."
- F. Size in Acres of Site. The size of the development site is approximately 15.16 acres.
- G. Utility or Other Easements. The right of way for Highway 64 runs along the northern boundary of the site. The applicant is not aware of any utility or other easements within the project site.
- H. Current Use. Currently, the site is not in use.
- I. Current Contents of Site. Currently, the site is vacant.
- J. Other Conditional Use Permits Granted for the Site. None.

Description of Use:

The proposed use is a boat, recreational vehicle, trailer, and other vehicle storage facility. The facility will consist of both enclosed storage bays with lockable garage-type doors; and storage bays with open fronts. The facility will have security fencing around the perimeter of the buildings and internal drive aisles, with gates at both the entrance and exit driveways. There will also be 24-hour video surveillance of the storage facilities.

Site Plan and Drawing:

The enclosed preliminary site plan (Exhibit 2) describes the site in detail.

- A. Existing Buildings. There are no existing structures on the site.
- B. New Buildings. There are three proposed storage buildings, totaling approximately 75,500 square feet. All parking, landscaping, lighting and signage will conform to the County ordinances, including the Draft Lighting Ordinance.
- C. Landscape Plan. The enclosed Conceptual Landscape Plan (Exhibit 5) illustrates the proposed use of existing and new plantings to provide intermittent

screening along the Highway 64 frontage and to screen the rear of the facility from adjoining properties. Large areas of existing vegetation increase the width and screening effectiveness of the proposed plantings, well beyond the Landscape Buffering Requirements of the Chatham County Design Guidelines.

- D. Screening/Buffering Plan, Setbacks. See Item C. above for screening and buffering. All setbacks for the B-1 district in the Zoning Ordinance will apply for this project. Those setbacks are listed on the appropriate Exhibit Maps enclosed at the end of this document. As proposed, the facility will be located approximately 425' from the nearest existing residence in the Deer Run subdivision on the south side of Highway 64. The existing vegetation within the two stream buffers will be retained, further adding to the screening of the facility.
- E. Natural Preserved Areas. Approximately fifty percent (50%) of the total site will remain in its existing natural condition.
- F. Site Boundaries with Adjacent Properties. The boundary lines depicted on the enclosed exhibit maps for the project site and adjoining properties are taken from the Chatham County GIS system. The description of land in a previous section of this document is from deed references.
- G. Parking. Aside from the storage bays themselves, no additional parking is provided.
- H. Sign Location, Type and Size. A double-sided sign is being proposed near the entrance drive as indicated on the Site Plan. Exhibit 3 shows a concept sketch for the proposed sign. The sign monument will be constructed of masonry columns with a stucco finish and aged copper caps. The signage will consist of a panel with the facility name along with a smaller panel with moveable lettering.
- I. Areas Reserved for Future Development or Improvements. The balance of the property is reserved for possible future development, although no other future use is anticipated at this time.
- J. Lighting Plan. See the enclosed Exhibit 6 – Conceptual Lighting Plan. This plan illustrates the approximate location of outdoor fixtures for lighting this facility. The Chatham County Draft Lighting Ordinance will be followed.
- K. Percentage of Impervious Surface. The proposed plan includes approximately 23.3% of impervious surface. Since a curb and gutter system is not being proposed, this is well below the allowable impervious surface of 36%.
- L. Topographical description/drawing of current site and after improvements have been made to the site. The Site Plan (Exhibit 2) illustrates the existing topography on the site. The topographic information shown is from the NCDOT. A Preliminary Grading Plan has been prepared for the proposed improvements.

See Exhibit 4 enclosed at the end of this document.

- M. Designate streams and wetlands and any required water hazard setback areas. A preliminary wetland delineation and stream buffer evaluation was performed by Soil and Environmental Consultants, PA. These features are depicted on the enclosed exhibit maps.
- N. Vicinity Map showing property location. A vicinity map is included in the front of this document. A reduced vicinity map is also included on the exhibit maps.
- O. County tax map with location of property identified. A copy of this map is included in this document.

Start and Completion Preliminary Projections:

Summer 2007	Preliminary Site Plan and Conditional Use Approval
Spring 2008	Completion of Site Permitting
Summer 2008	Commence Construction of Storage Units
Fall 2009	Complete Construction of Storage Units

Reference to Existing County Plans:

The project meets and conforms to the Chatham County Land Conservation and Development Plan, commonly referred to as the Land Use Plan.

The Land Use Plan states that development should be designed appropriately and guided to suitable locations. This proposal is certainly in a suitable location in that it is near the intersection of Hwy 64 and Hwy 751. It will join pre-existing commercial uses in this area including the Ferrell's Rent-All and Apex Self Storage, Extra Garage John Deere Landscapes, 1st Source Building Supply Company, S.T. Wooten Corporation and the Sprint PCS tower site. This parcel is ideally suited to a commercial use with frontage on US Hwy 64. For reference, a map illustrating the existing zoning of the surrounding properties is enclosed in this document. The location is suitable and the design will conform to or exceed all County standards set forth in the design guidelines and other applicable ordinances.

The Land Use Plan also encourages the development process to be open, proactive, and cooperative. The Applicant is planning to voluntarily meet with adjoining property owners and business owners prior to the Planning board meeting. In addition, the Applicant has met with Planning Staff to address any concerns.

Additionally, because the application is a request for a conditional use permit, a public hearing will be held. For this, a public advertisement will be published, the property will be posted with signs giving notice of the public hearing, and notice will be given to all adjoining property owners.

In addition to being consistent with the general policies of the land Use Plan, this project as proposed is in harmony with additional applicable recommendations of the plan as it relates to commercial development. The site is located in one of the areas defined as an economic development center. The document identifies "the area just to the west of the Chatham/Wake County line near the US 64/NC 751 intersection. This area may link to infrastructure and build on the economic activity in western Wake County."

The configuration of the site plan provides for protection and conservation of Chatham County's existing natural resources. Development of this project meets the County Strategic Plan goals of effective growth management, minimization of transportation and infrastructure costs, preservation of open space, and the growth of acceptable small businesses based on tourism.

We think that since there will be more growth in Chatham County and the neighboring counties that there will be a continuing need for this kind of business.

Watershed Considerations: The watershed classification is WS-IV-PA. Because this project does not have a curb and gutter street system, up to thirty-six percent (36%) impervious surface or "built-upon area" is allowed. The actual projected impervious surface is approximately 23.3% -- well below the allowed limit.

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CONCLUSION

The proposed application is consistent with the directives of the Land Conservation and Development Plan and it also meets several goals of the Chatham County Strategic Outcomes and Goals. It will enhance the area by adding needed, attractive commercial and recreational/tourism uses. The applicant respectfully requests that the request for a conditional use district and permit be granted.