

The following are my comments regarding the Portside Storage proposal.

My name is Walt Lewis and I own The Extra Garage Storage Center, which is being built at the intersection of Highway 64 W and Bob Horton Road. The facility is on the north side of Highway 64 across from the proposed Portside Storage application site.

I had the property for The Extra Garage rezoned and the business plan approved by Chatham County last October and began construction in the second quarter of this year. My business will offer covered, enclosed, and indoor Motorhome and Boat storage. The Portside Storage proposal is for the same business plan to be built on property directly across the highway from The Extra Garage. While I support business growth and competition, I believe that the location proposed by Portside Storage is unsuitable for two large storage centers.

There are a number of storage facilities along Highway 64 to serve the boating population living around Jordan Lake. On the west side of the lake are the American Storage center and next door is the Blair Storage Center, which is currently expanding and is approved to build up to another 140 spaces. These businesses are located at an intersection that has a stoplight, which controls access onto Highway 64. Farrell's Storage is located on the northern side of Highway 64, which is expanding to accommodate the Chapel Hill or/and northern Chatham county needs. There is a stoplight that controls traffic in and out of Farrell's as well. I selected the east side of Jordan Lake as the location for the Extra Garage because there were no covered, enclosed, and private storage facilities for boats and motor homes, etc. My plan is to serve the Apex, Cary, and Wake county customers coming into the area.

The Extra Garage Storage is located at a corner intersection with a crossover, which is the safest traffic pattern for customers. However, the Portside Storage proposed location will require a double U-turn on Highway 64. Currently, most of the requests to reserve spaces at the Extra Garage have come from people who live in Apex, Cary, and Wake county areas, which is the same demographic that would be interested in the Portside Center.

Using the traffic study as a guide, the County should assume approximately 189 U- turns per day. People coming from Apex, Cary, and Wake County will need to make a U-turn (95) to pull into the Portside Storage proposed location. Presumably, the customer will be operating one vehicle requiring one lane and crossing onto oncoming traffic.

When the customer leaves the Portside Storage proposed site to drive to the lake, he or she will need to make a second u-turn (94) at the Bob Horton intersection, presumably while pulling a boat, trailer, or motor home, requiring two lanes to complete the turn. In addition, there is a small rise at the Bob Horton intersection that limits the oncoming traffic's view to approximately 1/10 of a mile. The oncoming traffic will have nowhere to go if a driver doesn't have enough space or time to make the turn. Suppose an 18-wheeler truck is approaching the intersection going 55 mph and encounters another large vehicle making a U-turn. The truck driver may not be able to stop in time to allow the

customer to make the U-turn safely. Again using the traffic study numbers, 189 U-turns on an average weekday would increase the odds for a disastrous wreck.

In addition, several other businesses, including a concrete plant, landscaping nursery, and a building material store, are located at the Bob Horton intersection and use the crossover already. As I personally have observed during my construction visits, the reality of competing with the huge concrete truck or a landscape truck pulling a utility trailer while trying to make a U-turn into oncoming traffic creates a very risky intersection.

Finally, traffic coming from Farrell's storage will add to the congestion. Although Farrell's has a safe controlled entrance onto Highway 64, it will create more competing traffic, thus causing delays for anyone attempting to make the U-turn.

Can you imagine the congestion on a Saturday morning as customers pull in and out of yet another storage facility? I can envision 5/6 cars pulling boats or trailers backed up trying to make a U-turn and competing with both the Bob Horton traffic as well as the oncoming traffic on Highway 64. I can predict backups and delays caused while customers wait for a safe, clear chance to turn. If the area continues to grow as projected, the problem would only become worse.

As the owner of The Extra Garage and on behalf of my future customers, I am opposed to the application. I do not want the intersection at my business to be known as a traffic problem or an unsafe intersection. If the application is approved, the Highway 64 and Bob Horton intersection would become a dangerous intersection.

In closing, several questions need to be considered.

1. Are the current design requirements going to meet the soon to be released Highway 64 corridor study including increased traffic flow, buffers, setbacks, landscaping, etc?
2. Is this a good location for this business with all the potential traffic problems that will be created?

I believe that Chatham County needs to and will make the safest and best long term decision for the people traveling its roads and using its existing business facilities. Thank you.