

Chatham county hearing for conditional use B1 business Permit for boat and RV storage.
Requested by Chatham Development Corporation.

My name is Paul Vivirito. I live at 111 Doe Court Apex N.C. 27523 and I am an abutting property owner and an interested party to this proposal.

Road Access:

5-19-08

Access roads into the property are to be right-in only on the western portion of the parcel and right-out only on the eastern portion of the parcel. There is only about 725 feet between the two. There is no median cut thru directly in front of this proposed facility. RVs ,boat trailers and campers leaving and wanting to head west would need to use Bob Horton Rd U-turn cut thru and people traveling from the eastern area would require to make a u-turn at the Deer Run entrance cut thru. This will create a real traffic problem.

The permit request estimates the number of trips to be 189 per day. That's from Chatham Development Corp. own figures given in their request for conditional use permit. Take their number of boats and divide into 12-hour days. This is a REAL safety issue, which needs to be averted. By the way Mr. Wasserman of DOT is heading up a US 64 Phase 2 Corridor Study which in the future could possible effect the property with a service road and increase right away set back up to 350-400 feet. I hope that the Chatham County Commissioners will deny Chatham Development corp. their conditional use permit.

On behalf of all land abutters in the county, not just myself, I request that the board of commissioners impose a time limitation of at least 1 year or more between submissions of basically the same request for the same piece of property. It appears that repeated requests for the same thing in a shot period of time places an undo burden on staff, the various review boards, the commissioners as well as the abutting property owners and would be in the best interests of all involved.

I have requested that Chatham Citizens for Effective Communities, review the proposed development and provide you with their additional comments on my behalf.

Thank You
Paul Vivirito
111 Doe court
Apex N.C. 27523.

Community Voice Against Port Side Boat & RV Storag

petition text signatures email friends

The petition

Country living...quiet community...peaceful settings in a pristine area

For these reasons and more, families specifically have chosen to move to Deer Run and Heritage Point. We are now faced with a large boat and RV storage and wash facility encroaching upon us. Residents are standing together and voicing our concern and disapproval against the Port Side storage facility.

Negative impacts of approving Port Side Boat & RV Storage include:

Impact Issues

- 1) Changing the zone from RA-40 to CU-B1
 - (a) Zoning was designed to add buffers and transitions
 - (b) Devalue of homes
 - (c) Increased likelihood of security problems
 - (d) Future expansion plan & its impact
 - (e) Not an income producer for county; it only generates minimal property tax
 - (f) Surrounding businesses provide reasonable buffer zone at this time
- 2) Well & water consumption will impact the cone of depression of the water table and our wells
- 3) Impact the run-off will have on groundwater table
- 4) How will the wash off water / run-off be managed
- 5) Without proper sewer and given the size of the complex human waste is likely to occur
- 6) The quality of life impact this will have on our community
 - (a) Fencing nuisance / aesthetics
 - (b) Lighting nuisance / aesthetics
 - (c) Noise to adjacent homeowners

We respectfully request that the Chatham County Board of Commissioners deny Chatham Development Corporation's application for conditional use B-1 district from the current zoning of RA-40.

Petitioners please add your street address in the address section below.

Sign the petition

Fields marked * are required.

* Name:

* Email:

Comments:

Enter your street address:

Display my name as anonymous on the signatures list

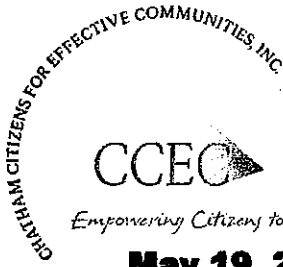
Petition sponsor

Deer Run Residents
Heritage Point Residents
Surrounding Land Owners

Links

Public Input: This meeting public input period at the bi citizens to address any iss limited to 30 minutes and s limited to 5 minutes each. up before the meeting. Wri are accepted. Sign up or a <http://www.chathamnc.org/>

The views expressed in th solely those of the petition do not in any way reflect th iPetitions. iPetitions is sol of technical services to the sponsor and cannot be he any damages or injury or arising from this petition. f adequate sponsor is name will consider the individual holder with which the petit created as the lawful spon



May 19, 2008

To: Chatham County Board of Commissioners

My name is Dr. Rita K. Spina, 12 Matchwood, Pittsboro, VP of Chatham Citizens for Effective Communities and a member of the Major Corridor Ordinance Task Force appointed by the Board of Commissioners.

I spoke as part of the CUP review for the original application for this site on September 17, 2007 at the Public Hearing. It is interesting to note that this application for review tonight is almost exactly the same as the one reviewed back then.

Since then, however, there have been significant changes along the major corridors in the County:

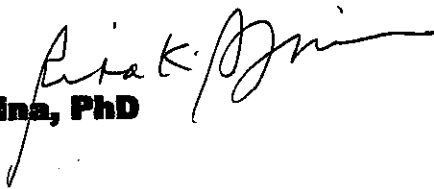
1. A scenic overlay has been enacted which increases protection from major sprawl and strip malls. The idea that other commercial and business operations are in the area, is not a valid reason to create more of the same. The properties on the Western side of the site in question are primarily residential with Deer Run abutting this request. The sites on the Eastern side of the site in question are: John Deer Landscapes (which appears as scenic) Wooten Industry (a cement plant), and Building Sources. Beyond these the area is primarily residential to the intersection of 751 .

2. The original Land Use Plan for the County was never adopted as it was minus a map. That has now been addressed and, therefore, it must be noted that the Rte. 64-751 node is not delineated by the MCOTF as a commercial node as described by the developers in this proposal, but rather as a business node to accommodate corporate office buildings/business park, which is also part of the economic development plan of the county.

There is another issue to consider as well. The DOT is presently providing citizen meetings to explain its long range plans for the 64 corridor. The intersection of Hwy. 64 and NC Hwy.751 is spelled out as a major interchange for this super highway of the future. To do this will no doubt require land acquisition of properties along 64. It would be unwise to ignore the potential effects of these changes to any further commercial development there as the effect would be to decrease the frontal part of this property.

CCEC recommends that this request for rezoning to Commercial by Chatham Development Corporation be denied. This plan does not provide for protection and conservation of existing resources, nor does it follow effective growth management, or preservation of scenic and open space.

Sincerely,
Rita K. Spina, PhD
V.P. CCEC

A handwritten signature in black ink, appearing to read "Rita K. Spina", is written over the typed name and title.

To Chatham county commissioners,

5-19-08

Rezoning of Chatham Development Corporation lot along 64 highway.

On behalf of all land abutters, we are concerned about the spread of commercial, industrial or B1 zoning in this case, spreading to the west along RT 64 towards Jordan lake. John Deere nursery should be the last property heading west along RT 64 on the east bound side and the new storage yard at Horton road and RT 64 on the west bound side. Both sides of the 64 corridor currently have residential developments of Deer Run and Heritage Point. I would like to know the exact area for the 751/64 business node and where is the western most area along RT 64. There seems to be some discrepancies Regarding the western boundary.

On behalf of all land abutters in the county, not just myself, I request that the board of commissioners impose a time limitation of at least 1 year or more between submissions of the basically same request for the same piece of property. It appears that repeated requests for the same thing in a short period of time places an undo burden on staff, the various review boards, the commissioners as well as the abutting property owners and would be in the best interests of all involved.

Thank you.
Paul Vivirito.
111 Doe court
Apex N.C. 27523



May 19, 2008

Chatham County Board of Commissioners:

Re: Chatham Development Corporation CUP Proposal for a RV and Boat Storage Yard

Good Evening. I am Loyse Hurley, President of Chatham Citizens for Effective Communities (CCEC). I reside at 16 Matchwood, Pittsboro. CCEC has been requested to review this proposal by one of the adjoining property owners, Mr. Paul Vivirito. Tonight, I plan to concentrate on several of the environmental aspects of the proposal and Dr. Rita Spina, the CCEC Vice-President will comment on other aspects of it.

Having reviewed what is essentially the same proposal as was the subject of a public hearing last September, and recommended for rejection by our Planning Department, our comments are as follows:

1. The new proposal does not adequately address the environmental impact of the proposed storage facility. A preliminary wetland and stream buffer evaluation has been conducted by S&EC, however the application only contains a map designation of these areas. The S&EC full report was not included. The map shows a perennial stream and a buffer is indicated but there is no indication for the width of this buffer. Perennial streams require a 100 foot buffer and the drawing on the map doesn't appear to meet this standard. There is an intermittent stream on the west side of the property, but once again there is no indication for the size of any buffer. The Watershed Ordinance calls for a 50 foot buffer for intermittent streams. Once again the map doesn't indicate the width for this buffer. The map shows 2 wetlands on the property and does have indications of a 25 foot buffer for these. Our Watershed Ordinance calls for a 50 foot buffer for wetlands. We recommend an Environmental Assessment be prepared and subjected to a peer review before any additional consideration of this project.
2. The application mentions that there is a storm water retention pond, intended to retain ½ inch rain event. This is insufficient for Chatham County rain events. Local rain gauges measured about 2 1/4 inches of rain on this past Mother's Day alone. The application mentions an emergency "spillway" should the rainfall exceed the retention pond capacity but fails to disclose exactly where the spillway water will go, other than the mention of onto a grassy area. Since the property doesn't perk, can the ground adsorb this water from a spillway or will the facility create ponding and a breeding ground for mosquitos on the property? Mr. Vivitrio's property is located downhill from this proposed site and there is concern about the impact to his property from this spillway and the storm water run off. These points need to be addressed.
3. The applicant plans to collect storm water run off from the roof in an underground cistern

PO Box 412 Pittsboro, NC 27312

and then use this water for boat washing. What do they plan to do in the event of a prolonged drought when there is no storm water to collect? Boaters will still use Jordan Lake, especially on a clear, dry, sunny day, and want to wash their boats? No mention is made of any back-up provisions.

4. The boat washings are intended to be filtered and then sent to the storm water retention pond. Remember this pond is only designed to handle a ½ inch rainfall event. Can it hold the additional water from boat and RV washings? The application does not mention what the filtration will consist of, nor does it mention if the filtration will control any algae resulting from the scum washed off the boats. Will the algae result in contamination of the pond? The application does not address disposal of the filters from this treatment.

5. The applicant mentions the benefits for additional revenue without imposing a demand for County services. The facility should provide additional tax revenue, however the application also contains the statement “There will be no employees necessary for the completion of this facility.” So this proposal will not create additional employment opportunities for the County.

6. The applicant mentions that there will not be any detergent used in the boat washing area. How do they plan to enforce this, since boat owners frequently carry their own detergents onboard? This facility is not intended to have personnel on the site for such enforcement. Additionally, there are fire concerns because of the type of proposed storage. There is no mention of any fire suppression measures.

7. Cars, RV's and boat motors are usually associated with oils and grease. The application mentions that storm water run off from the drive areas will be conveyed to a grassed water quality area. Oil and grease are not consistent with water quality. While they mention they plan to use a Faircloth Skimmer on this retention pond as an erosion control measure during construction, they do not mention any oil and grease control measures during operation. What happens when there is use of the pond for the washings, immediately after a heavy rainfall event and the emergency spillway is used? There is some danger of oils and grease getting into the spillway and onto the grassy area.

8 One small picky point - the application indicates that they will meet the provisions of the draft lighting ordinance. This ordinance has been finalized.

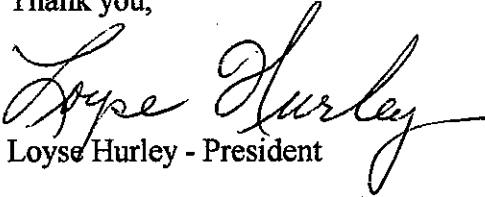
There are some potential problems in the application. They mention a potential future restroom capacity, should they find the need for such. They do not mention what the criteria for this need might be. However, they plan to utilize incinerating toilets in this future restroom. This is an intriguing possibility with a very catchy name, I am attaching some specifications from one manufacturer of such toilets. Please note the 5-30 minute time needed for complete incineration. Now, let's picture a hot, sunny day, with lots of boaters, having enjoyed the lake, and having quenched their thirst. A restroom might be a strong welcome attraction. Given the developer's own estimation of the potential use of this facility, this situation could become somewhat critical. Additionally the application makes no mention of hand washing facilities in this future restroom. Please remember there is no water or septic planned for this site. Any

future addition of restroom facilities needs to be a separate application with appropriate detailed review.

The application also contains the notation that the remaining property will be considered as open space with plans for future development. This also should require a detailed review for any proposed future expansion.

We respectfully submit that this application is inadequate and contains insufficient information for you to judge if it meets the five findings. Specifically there are serious questions about it meeting both findings 3 and 5. We recommend that it be rejected.

Thank you,



Loyse Hurley - President

Attachment: http://www.ecojohn.com/ecojohn_sr.html brochure