

IRONCLAD SELF STORAGE

January 25, 2012

Angela Birchett
Chatham County Planning Department
P O Box 54
Pittsboro, NC 27312

Project: Ironclad Self Storage CUP modification and Zoning request
Revision to landscape plan C4 and new landscape plan C5

Dear Angela:

I am submitting these items to you in response to comments made by citizens at the Public Hearing. The first reason for preparing these plans was to take a look at the Vickers Road landscape buffer and improve or enhance it where possible. Another reason was to evaluate the size of the plantings and increase them where they can be most beneficial.

I take seriously the responsibility to develop carefully and respectfully both to the land itself and the community as a whole. The neighbors of my existing facility know how hard I have worked on the facility to promote this and create a facility that belongs. While planning the expansion of my facility, I wanted to offer a buffer on Vickers Road as good as or better than the Zoning Ordinance required. On the original landscape drawing C4, I proposed a type 'A' buffer which is the best buffer option described in the landscape section of the ordinance and better than the required buffer on Vickers Road. Only a type 'B' buffer is required along Vickers Road. This is because the residentially zoned property being buffered is across a public street. The other buffers on the property are all required to be Type 'A'. Instead of showing the required type 'B' buffer, I proposed a type 'A' buffer on Vickers Road because I feel it is important to screen the expansion from Vickers Road. The ordinance describes a type 'A' buffer as "this screen creates a year-round visual barrier such that there are no direct views from the street or from the adjacent properties to the development at any time of year". A type 'B' buffer is described as "this screen breaks up the view such that some elements of the property can be seen from some views and/or during some seasons". So my initial landscape buffer plan offered a buffer on Vickers Road that was more substantial than what the zoning ordinance required. After hearing the concern over the buffer from some of my neighbors, I wanted to see if I could make the buffer even better. I have done that and that is what this revised drawing (C4) and additional detail drawing (C5) demonstrates.

I have added more trees and more shrubs, especially along Vickers Road. The installed size of the proposed trees is larger than what was initially planned. All proposed evergreen trees are 6 – 7 feet at installation and the deciduous trees are 2" caliper. I have added more shrubs and increased the size of the shrubs at planting. On sheet C5, the calculations under "Design Criteria for Type 'A' Buffer" show how we are exceeding the minimum buffer requirements for a type 'A' buffer. At the bottom of that drawing, the landscape architect Paul O'Connor describes the landscape requirement and how we have exceeded these requirements for this project.

Sincerely,

Warren D. Mitchell