

# The Extra Garage III

## Attachment A

01/03/2014

1. The site is located at 41 W H Jones Road- New Hill, NC 27562. It is a combination of two parcels PIN #'s 5131 and 74879. They total 11.17 acres. A recent survey was completed by Robert Jones Surveyors located in Mebane, NC. The parcel is located within the Jordan Lake State Recreational Area. Specifically, it adjoins the New Hope Boat Ramp Recreational Area on the North side and the Jordan Lake State Recreational Area on the West and East sides.

The parcel is being developed into The Extra Garage III- a Covered Boat and Motor home storage facility. The Extra Garage has two other locations surrounding the Jordan Lake area. It has been in business since 2007 offering similar services at the other facilities. They draw customers from the Raleigh, Durham, Cary, and Apex neighborhoods. Additionally customers from Angier, Holly Springs, and even Fayetteville utilize the TEG facilities.

The Extra Garage III will be opening a new market when it comes to storage. This location is perfect for the Southern area/region of customers that come to the Jordan Lake State Recreational areas. Due to The Extra Garage III southern location this will provide them the closet high quality storage facility available. Customers from Sanford, Pinehurst, Southern Pines, etc. will no longer have to drive home with boats, campers, and motor homes. No longer will they have to go out of their way with additional driving, expense, and wasted time when trying to get to Jordan Lake. The proposed driveway will be on W H Jones road. This will provide a safe entrance way as it is the slow driving area upon entering the New

Hope Boat Ramp. The Extra Garage III will enhance their experience when visiting the Jordan Lake Recreational Area.

The site 74879 is currently owned by Russell and Lisa Jones. It has been in the family for a long period. It was previously owned by his mother and before that her father. It has a very old farm house on it currently. It will need to be removed. There are several old down buildings that have fallen on the parcel. It has some open grass area and also some hardwood trees. A portion of it has a natural pine forest on one side of it. It is a mostly flat parcel with gentle sloping towards the west side of property.

The site 5331 is currently owned by Colon Hobby. He inherited it from a family estate years ago. The site is a natural stand of some pine and some hardwood trees. There has never been anything built on the property. It has some slope on the southern side but becomes mostly flat towards the north end.

The combined parcel is located next to the New Hope Boat Ramp entrance at Jordan Lake. It is surrounded by the Army Corp of Engineers on the north, east, and west borders. It has an easement leading to the two southern neighbors. This easement will be left as is undisturbed. There is a natural stand of trees along this easement that will remain in place.

A rezoning package has been presented to Chatham County requesting the approval for a Boat and Motor Home Storage facility. It will require a zoning change from Residential to a Neighborhood Business use with a specific approval for a Covered Boat and Motor Home Storage facility. The site will have the timber removed per the approved Erosion Control and Storm Water plans. Additionally, the site will be graded and the Storm Water drainage system will be installed per the Chatham County approved plans. After numerous people have walked the property and after conversations with people who have lived in the area, the site shows zero evidence of any negative previous use or any negative materials.

The project is designed and built within the approved Watershed requirements. It has no water or sewer on the property. It will meet or exceed the local and state building codes. It is the 3<sup>rd</sup> location for The Extra Garage Self Storage Center offering Covered Boat and Motor Home storage services.

The project is deemed to be in support of the Chatham County planning for businesses and another valuable addition to supporting the Jordan Lake Recreational Area customers.

2. Location map included
3. Site plan included
4. In Attachment A
5. There are no public facilities on the property. It benefits the public by providing an outstanding facility for covered boat and motor home storage within the Jordan Lake Recreational Area. The project is located at the entrance to the New Hope Boat Ramp. It will provide a much needed facility for the southern lake area serving the clients that come from areas south of the lake.
6. Total land disturbed is approximately 6.394 acres
7. The project will consist of 2 buildings approximately 11,200 square feet each. Additionally 2 buildings of approximately 10,416 square feet each. All four buildings will be one story tall
8. The facility will be used to provide Covered Boat and Motor Home storage services.
9. NA
10. On the site plan included
11. On the site plan included. No sewer on site. Only will be connected to Electric utility.
12. On the site plan included
13. On the site plan included
14. On the storm water and erosion control plan included. All water runoff will be into underground pipes that are designed to flow into the storm water pond at the southern area of the parcel per the design

Alternatives:

1. The site has an old run down farm house on it currently. It could be demolished and another home could be built on it. The boat and motor home storage facility does not require any water or sewer. Therefore there

will be no restrooms on the project. The location at the entrance of New Hope Boat Ramp make it ideal for the proposed use.

#### Existing Environment and Project Impacts-

1. Geography- a GIS topo is included. The parcel is relatively flat with a gentle sloping towards the south and west areas of the property. All areas to be graded are shown on the site plan included.
2. Soils and Prime Farmlands- A County GIS is included detailing soil types. The soil is typical for the Jordan Lake area and has limited potential. The site will have Erosion Control measures installed per the approved plans. No contamination is expected. There are no Farmland soils on the parcel or nearby
3. Land Use- The land was zoned Residential but will be rezoned to Neighborhood Business with a Permit for Covered Boat and Motor Home Storage. This use fits in with the County development of services for the Jordan Lake Recreational Area customers. This will serve local clients as well as visiting guests from all over the state. No zoning or land use plans will be changed after the completion of the project.
4. Wetlands- There are no wetlands on the tract.
5. Public Lands and Scenic, Recreational Areas- The tract sits next to the Jordan Lake Recreational Area. See attached map. This is a highly used boating and camping area where customers cannot leave the boats in the water overnight. Therefore, a Covered Storage facility next door is a big benefit and provides a valuable service to the customers.
6. Areas of Archaeological or Historical Value-there are NONE relevant on the project location.
7. Air Quality- There is no impact on the air quality. There are no required traffic studies. A burn permit will be obtained to allow for successful burning of the remaining stumps on site. This has been completed on the 2 previous TEG parcels successfully with no problems at all.
8. Noise level- The parcel is surrounded by government land except for two houses to the western side. They are situated away from the project and will have very little impact of the proposed project. No noise level

increases are expected. There is currently road traffic on Pea Ridge that will continue on the South side. Hours of operation will be from 6am to 11pm.

9. Light levels- on the site plan included. The lights will be angled down on the outside of the building meeting the required code. There is a roadway sign that will be near the entrance that will operate on a light sensor timer. The lights on the inside courtyard will activate at night and shine downward to illuminate the driving courtyard area.
10. Surface and Groundwater Resources- GIS Map attached- There is no surface waters in the project area. The river basin is \_\_\_\_\_, map included, for the project tract. There are no drinking water sources on the project tract.
11. Fish and Aquatic Habitats- NA, none on the project tract. None on the surrounding parcels.
12. Wildlife and Natural Vegetation- The parcel has a natural stand of pine trees and hardwood trees on it. There is no observed or noted signs of wildlife on the tract. It adjoins the New Hope Boat Ramp entrance and is surrounded by the Jordan Lake Recreational Area. This acreage provides a huge area (37,000A+/-) for wildlife to live and a good supply of food for them.
13. Hazardous Materials-NA. There are none on site or used for the project development.

References- Attachment A, Site plan, Erosion Control plan, Storm Water plan

Maps- GIS topo, Gis soils, Zoning map, Jordan Lake map

State/Federal Permits- A DOT Driveway permit will be requested and completed prior to project completion.