

OVERVIEW OF THE GRESS STORAGE PROJECT:

Michael Gress is a local landscaper and specialist designing and installing in-ground pools and decorative fountains, having operated his business in the County since 1999.

He has been before the Board previously in order to rezone a portion of his personal residence in New Hill for a Contractor's Yard, when he moved his family business to his Chatham County property from a location in Wake County.

Michael Gress purchased a 6 acre tract of land which lies within approximately 2,000 feet of the US Highway 64 and Beaver Creek Road intersections, and he wishes to create a facility which could serve the multiple storage needs of the community: Boats, RV's, mini-storage, warehouse storage, with open and closed general storage.

Because the 6 acre tract of land slopes to the West, and narrows to a point at the US Army Corps of Engineers acquisition line for the Jordan Lake, the storage facility is set back off Beaver Creek Road.

Berms and extensive landscaping will protect the site and neighbors privacy, which was a concern expressed at the Community Meeting.

Michael Gress addressed the community concerns by making major revisions to the site plan. He completely re-designed the project to internalize the plan: in other words, he revised the plan so that there is no traffic flow on the outer edges of the storage buildings. Instead, the access comes into the triangular shaped project and all storage units are accessed from within that triangle.

With those revisions, the light and sound from traffic using the facility will be completely buffered from the neighbors. Neighboring properties are on the north, south and east are currently residential uses, but the property to the north is zoned commercial even though used as residential currently. This project is located a short distance from the major US Highway 64 commercial node at Wilsonville.

**APPLICATION FOR
CHANGE OF ZONING
OF PROPERTY**

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: MICHAEL GRESS

MAILING ADDRESS OF APPLICANT: 56 Weaver Trail, New Hill, NC 27562

PHONE NUMBER/E-MAIL OF APPLICANT: 919 427-2699 michael@gressinc.com

PROPERTY OWNER INFORMATION (If different from the applicant): ***Owner Authorization Signature Required; See end of application.**

Name(s) MICHAEL GRESS

Address: See Information Provided Above

ZIP _____

Telephone: _____ FAX: _____

E-Mail Address: _____

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: Tract C, Beaver Creek Road, Apex, NC

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 0089671

CURRENT ZONING DISTRICT/CLASSIFICATION(S): R-1

PROPOSED ZONING DISTRICT(S): CD-NB CD-CB CD-RB CD-O&I CD-IL CD-IH

TOTAL SITE ACRES/SQUARE FEET: 6.76 acres

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Storage Facility (multiple uses including Boat Storage, RV Storage, Self-Storage Facility/Mini-Warehouse), and any other use which would be ancillary to such uses.

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. All applications shall contain the following information. Please use attachments and/or additional sheets if necessary to fully explain and detail this project. If you feel any of the below standards do not apply to this application, mark with "N/A" and explain if necessary.

1. **The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

N/A

2. **The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

Please see separate page

3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

Please see separate page

4. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

Please see separate page

STOP!

You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:

<input checked="" type="checkbox"/> Chatham County Appearance Commission	Date of Meeting <u>3/26/2014</u>
<input checked="" type="checkbox"/> Held Community Meeting	Date of Meeting <u>4/30/2014</u>

Answer to Question #2: “The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.”

Each zoning application done in the last few years, starts with a statement about the growth which has come to the County, and specifically to the Jordan Lake Area. After the US Army Corps of Engineers acquisition of the Jordan Lake Project Area, the County has sought uses which would be compatible to the recreational and watershed aspects of the Lake. For many years, very little development occurred in this corridor which was a frustration to the many people whose land was either taken completely or markedly reduced in size due to the takings for the Lake. It has long been a goal of Chatham County to re-coup for commercial uses that which many Chatham County Citizens sacrificed when the land acquisitions were made in the 1970’s.

This project is reasonably necessary to promote that goal: appropriately placed commercial enterprises in the area of the Jordan Lake, to serve the recreational needs of the public and the tax base of Chatham County in particular. Health and Safety Interests are served by the location of a family, neighborhood business for the storage of boats and recreational vehicles and other storage needs close to the Lake, reducing commuting time for boaters, campers and others using the Lake. There are no health concerns with this project, since it has no water use, no septic use, and serves only as a nearby repository for those using the Lake for recreation.

Although there may be other storage facilities located around the Jordan Lake, most are either full to capacity or have waiting lists. This kind of competition serves to improve the quality of such facilities, as they compete with one another for business. The location of this facility fits well with the local businesses catering to recreation at the Lake.

Question #3: “The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.”

This plan will be consistent with and carry out the intent of the land development plan, zoning ordinance and watershed ordinance. Because this property is located within the WS IV Critical Watershed, it is important to have projects in this area which are not water users and not sewer generators, such as this business.

This application is for a Community Business District (CB) which is an authorized District under Section 4 of our Zoning Ordinance. The various storage uses which Mr. Gress intends for this property are allowed as Conditional Uses within the CD-CB per Section 5 of the Zoning Ordinance.

These uses as allowed by the Ordinance are intended to ensure the compatibility of uses with neighboring properties, and this project, by its use and design, is compatible with its neighbors.

The Watershed Ordinance designation of WS IV CA is mandated within ½ mile of the normal pool level of the Jordan Lake (page 16). Permitted uses in a WS IV CA include Boat, Camper, RV Storage and Mini-Warehouse Storage Facilities since they have limited or nominal discharge and water use (Schedule A, Page 89).

This project will not generate additional traffic, but will serve the needs of people already in the area for recreation. As a matter of fact, this project will actually save energy since those utilizing this project will not need to drive back and forth to their homes, from the recreational sites here in Chatham County.

The rural integrity, which has long been a primary goal of the Land Conservation and Development Plan of the County will be preserved by the integral use of berms and the design of the project which keeps it self-contained within the front portion of the property.

This project is located in close proximity to other small family businesses serving the Jordan Lake Recreational Public, which carries out the goal of economic development centers to promote a diversified, sustainable business community. This project will also fulfill the stated Land Development goal of balanced development, encouraging small local family businesses.

Question #4: “All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.”

The project will build out to a value of \$500,000.00, which will increase the tax base and tax revenues for the County. Considering that the County lost the value of lands which were taken by the Army Corps for this project in the 1970's, it is important to re-build this tax base with responsible businesses which will serve to the community without requiring water, sewer and other county – provided services. Because the property is located in the WS IV Water Critical Area, the maximum impervious surface allowed on this tract is 24%, which means that 76% of the tract will remain without impact for the protection of the nearby watershed.

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
- (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in **Section 5 of the zoning ordinance**.
- (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
 - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
 - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
- (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
 - a. Information showing the boundaries of the proposed property as follows:
 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
 - b. Legal Description of proposed conditional zoning district;
 - c. All existing and proposed easements, reservations, and rights-of-way;

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- d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
 - e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
 - f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
 - g. All existing and proposed points of access to public and/or private streets;
 - h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
 - i. Proposed phasing, if any;
 - j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
 - k. Proposed provision of utilities;
 - l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
 - m. The approximate location of any cemetery;
 - n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
 - o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
 - p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
 - q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable.

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:

- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: *In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate _____ to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.*

Signature: _____

Date: 7/2/14

APPLICANT SIGNATURE: *I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.*

Signature: _____

Date: 7/2/14

OFFICE USE ONLY:

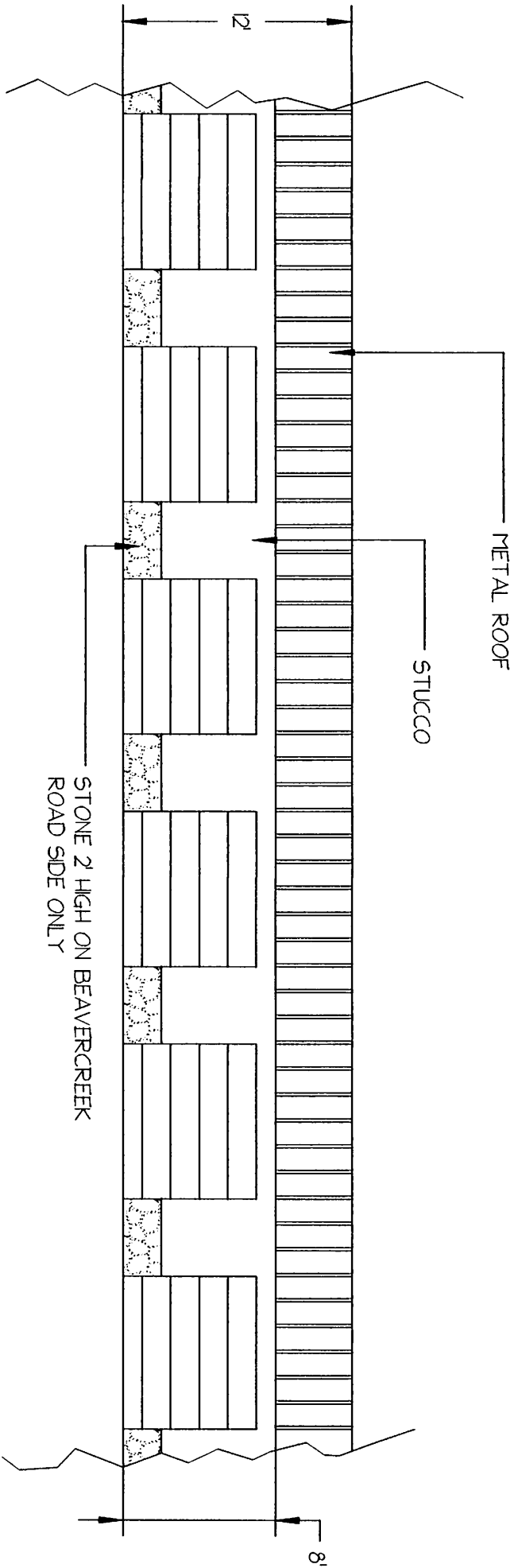
Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Check No. _____ Cash Credit Card Money Order

Application No. PL 20 _____



FRONT BEAVERCREEK ELEVATION DETAIL:

6-7

4/30/14

Gress Storage Community Meeting

Attendees

Name	Address	Phone
Walter & Rhonda Whitfield	238 Beaver Ck. Rd Apex	919-538-0147
GREG STEPHENSON	153 Beaver Creek Rd. (Home add. 103 S. Salem St Apex)	919 362 1332
TONY STEPHENSON	115 Beaver Creek Rd	919 362 5920
Marshall Barnes	103 S. Salem St. Apex, NC	919 362-6233
Sandy Michenfelder	86 Beaver Creek Rd	919-412-2749
Jace Michenfelder	86 Beaver Creek Rd	919-601-0946
Ricky Fitch	153 Beaver Creek	336-512-2749
Jason Stephenson	117 Beaver Creek - arrived late	
Michael & Amanda Gress		
& sons		

Sandy = mechgardens@gmail
 Rhonda = rwhittie@email.unc.edu
 Danette danricf@me.com
 GREG : antiquesonsalem@mindspring.com

Community Meeting

12/15/2011

1. Introduction
 2. Agenda
 3. Minutes
 4. Business
 5. Open House
 6. Next Meeting
 7. Adjourn

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**REPORT OF COMMUNITY MEETING
GRESS STORAGE
HELD APRIL 30, 2014 at 6:00pm**

This community meeting was properly noticed by sending letters dated 4/15/2014 to all adjoining property owners, property owners down an adjacent easement and to several others located nearby the proposed storage site.

Twelve people attended the meeting per the attached listing.

The meeting lasted approximately one hour.

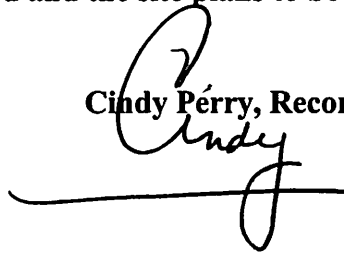
Michael Gress and Cindy Perry introduced the project and the following questions and concerns were raised and/or addressed:

- (1) LIGHTING:** The major concern by the directly adjacent property owners centered around whether there would be large area lights at the storage site. Michael Gress indicated that he did not want large pole lighting, and several neighbors wondered if the Planning Department regulations would require pole area lights. Cindy Perry agreed to call the Planning Department and keep the neighbors apprised of the requirements.
- (2) AUTO LIGHTS FROM SITE USERS:** The neighbors also addressed the idea that they hoped that car lights would be minimized as the cars moved through the facility; Michael Gress explained the berms and buffers, but that did not fully address the neighbors concerns. The concerns centered around clients coming and going at all hours of the night, and their peace being disturbed by the car lights. At the end of the meeting, Michael Gress and the neighbors addressed this issue with revisions to the plans and a limitation of the hours of operation.
- (3) SECURITY ALARMS:** The immediate neighbors hoped that there would not be disturbance from any required security alarms, since they already have several nearby businesses which have security alarms which go off in the middle of the night. Michael Gress told them that he did not anticipate a security system on site. He agreed that good communication was key and promised to keep the neighbors apprised fully on issues which might affect them.
- (4) TRAFFIC:** The neighbors on either side (Whitfield and Michenfelder) expressed concern about clients of the storage facility turning around in their personal driveways if they were looking for the site, or had missed the site's driveway. Michael Gress discussed the sign design and hoped that it would provide sufficient direction so that the direct neighbors would not be disturbed.
- (5) FENCING:** One neighbor hoped that there would not be chain-link fence, and another suggested that if it were chain-link, that green or black would be more attractive than the traditional silver fencing.
- (6) SUPERVISION:** A general thought about Mr. Gress's supervision of the project was expressed; Mrs. Gress is hoping to retire from her job and attend to business matters at the project, along with Mr. Gress. Mr. Gress indicated that his professional landscaping business was an asset to the design and control of this project. He also indicated that he would continue to supervise the project and be on site frequently, as he hunts the property at the rear of the site. There is no office located at the project but rentals will be conducted by telephone.

- (7) **SAFETY CONTROLS:** One neighbor expressed concern about possible fire/explosion from an RV or other unit at the site.
- (8) **SITE PLAN:** During the entire meeting, the site plan, set backs and distances were discussed. One concern was the presence of the smaller units across the front. Mr. Gress agreed that it would be more attractive and less disturbing to the neighbors to have those units at the back of the project, and Gress promised to re-design the site plan to do that, which was greatly appreciated by the neighbors.
- (9) **HOURS OF OPERATION:** In with the discussion of the lights from the project, Mr. Gress agreed with the neighbors that it would be good to limit the hours of operation. It was discussed that such controls would limit the car lights and neighbors appreciated this limitation. It was discussed that hours might be limited to 6am to 10 pm, and may need seasonal adjustment.

This meeting was an extremely fruitful event, with neighbors coming together to express their concerns, their concerns being addressed and the site plans to be modified in accordance with that discussion.

Cindy Perry, Recorder of the Meeting

A handwritten signature in black ink, appearing to read "Cindy Perry", with a long horizontal flourish extending to the left.

1701
0387

Land Description



FILED	
CHATHAM COUNTY NC	
TREVA B. SEAGROVES	
REGISTER OF DEEDS	
FILED	Aug 01, 2013
AT	12:32:30 pm
BOOK	01701
START PAGE	0387
END PAGE	0388
INSTRUMENT #	09100
EXCISE TAX	\$183.00

BOOK 1701 PAGE 0387

Excise Tax: \$ 183.00

Mail after recording to: Grantee at 54 Weaver Trail, New Hill, NC 27562

This instrument was prepared by: Paul S. Messick, Jr., Attorney at Law, Pittsboro, NC

_____ If checked, the property includes the primary residence of at least one of the Grantors.(NCGS §105-317.2)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 29th day of July 2013 between JUANITA WILSON CLEGG, widow, 104 Colchis Court, Cary, NC 27513; hereinafter referred to as GRANTOR; and MICHAEL GRESS, 56 Weaver Tr., New Hill, NC 27562; hereinafter referred to as GRANTEE. The designation Grantor and Grantee as used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

The Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in New Hope Township, Chatham County, North Carolina and more particularly described as follows:

ALL of Tract C containing 6.760 acres, more or less, according to plat entitled "Survey for Juanita Wilson Clegg" prepared by Van R. Finch-Land Surveys, PA, dated June 11, 2013, revised June 17, 2013 and recorded in Plat Slide 2013-105, Chatham County Registry, reference to which is hereby made for a more particular description.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

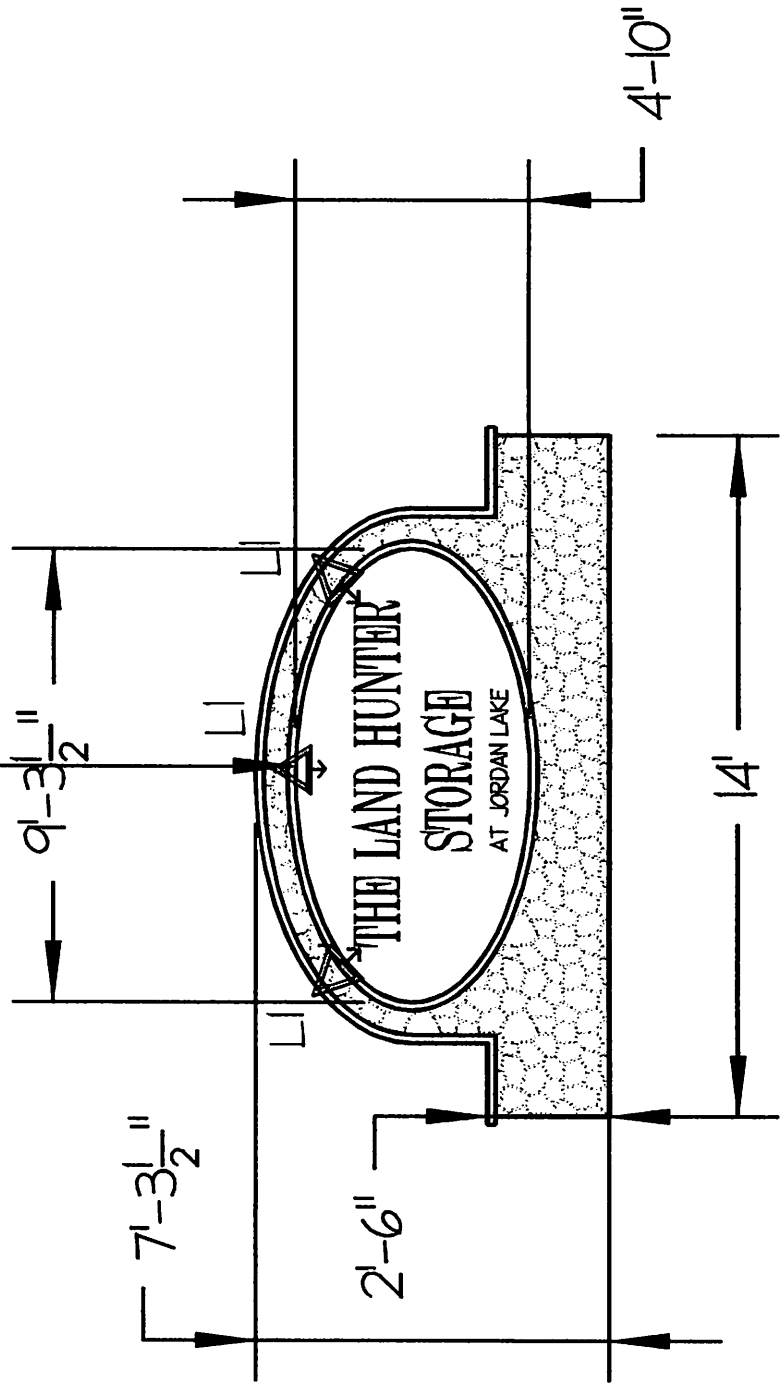
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

The property hereinabove described is the property acquired by Grantor by instrument recorded in Book KG, Page 593 of the Chatham County Registry.

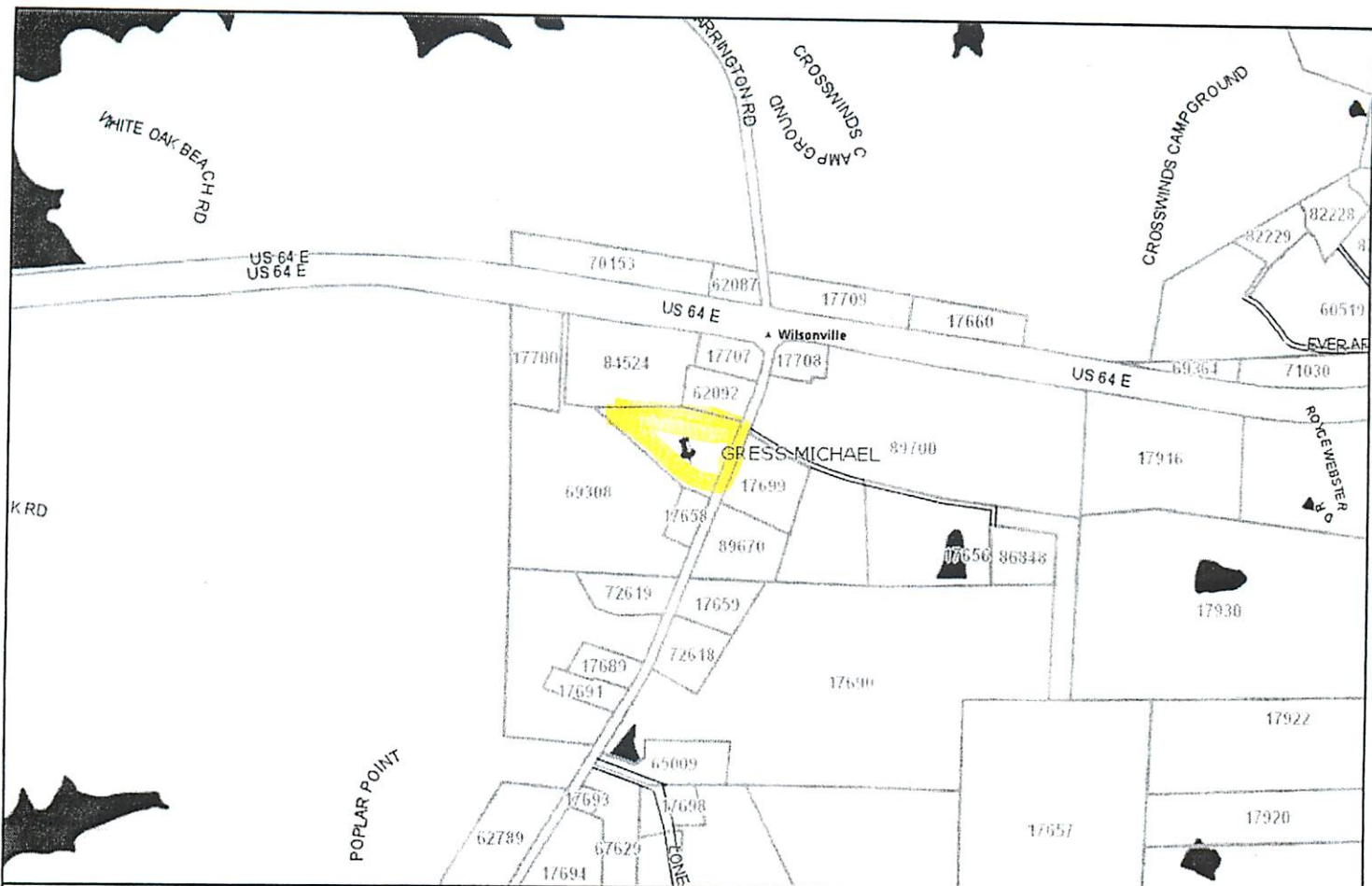
Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

Low-voltage down lights



BEAVERCREEK STORAGE SIGNAGE DETAIL



CHATHAM COUNTY, NC



Gress Storage Site

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel # 0089671



One Inch = 800 Feet

