

Response to Chatham County Comments
February 26, 2016

1. *There does not appear to be an acceptable fire access around the building. These are extremely long structures and they must be able to reach within 150 feet of any point of the structure.*

The site plan and building configuration were designed with maximum customer access and convenience in mind; this also results in maximum access for fire and emergency vehicles. We have provided the following:

- a) The buildings are approximately 70' from Beaver Creek Road so that fire fighting equipment will have access along the entire frontage of the building.
 - b) There are two (2) entrances to the storage facility that lead to a large, wide courtyard which will allow fire fighters to access both the front and rear buildings. If one is blocked, access can be achieved at the other entrance.
 - c) There will also be gated openings in the central part of the courtyard and at the rear of building A. (We will amend the plan at the appropriate time).
 - d) The fire department will be furnished security codes for access to the interior of the facility.
2. *Building Inspections stated there needs to be rear exits. You will need to eliminate a few bays for fire access and safety.*

We have proposed two (2) exits from the front plus one rear exit. We now propose two (2) additional gated exits in the central area of the courtyard. This would be a total of five (5) possible exits from the facility.

3. *Within the required landscape buffer, are there any utility lines or will any be put in? If the existing vegetation is showing as remaining on the site plan, you can't later go in there and take them out just to put in other features or plantings. You must retain the existing and supplement as approved by the CCAC.*

The only utilities would be electricity and telephone. We believe these will be close to the entrances or, since they will be under ground, they can be hand trenched through the existing trees to minimize the damage to the root zones.

4. *Is the ice machine a holding box only or will it actually produce ice?*

The ice machine will hold bagged ice for sale to customers (ice manufactured off site).

5. *No mulch or other combustible materials are permitted around the fuel tanks or dispenser area.*

This area will be turf.

6. *The EIA does not appear complete. There is a lot of information missing or not supported based on the guidelines provided on how it is to be written. Rachael Thorn can discuss this part further with you or your representative if needed.*

The EarthCentric Engineering firm has been retained to revise the TEG IV EIA report previously submitted. It will be revised as requested and include the necessary required information with the supporting documentation. Phil Koch from EarthCentric has been in touch with Rachael Thorn. He will be preparing and submitting the updated completed report.

7. *Because there are already several boat and RV storage options either approved and constructed or approved and still under construction or approved and not yet started, the support you've provided in the standards is inadequate. The Board is going to want to see and know how much is out there now, what's left to construct. Are they all full or have waiting lists to occupy? If you can't prove standard No. 4 better than the two sentence statement listed, it more than likely will not get approved. (See Below #8, Addendum to Standard 4 on Application)*

Based on site observations we have provided a list of several boat and RV storage facilities that have been approved but not completed or open; this list is attached here:

Note: The question marks (??) indicate that these statements are speculative as it is impossible for our company to know factual information on other companies' proposed development plans.

1. Farrell's Storage- HWY 64-expansion previously approved, facility has been sold to a new owner (Apex Storage now), current tenant knows of no plans to expand by new owner?? No land clearing or construction work done, not sure timing or if it will ever happen??
 2. Outdoor storage- approved off Pea Ridge road- never built? Future plans unknown??
 3. 540 Flex Storage- Olive Chapel road, in Apex zoning area, developer redesigned site plan from 250 boat/RV units down to 76 units. (174-unit reduction), not started building yet, developer focused on retail and flex office space??
 4. Land Hunter Storage- Beaver Ck. Road- approved over a year ago, mini storage and some boat/RV spaces, small facility, only timber has been removed on parcel, no construction completed, not sure future plans or timing??
 5. Space Station- HWY 64- approved for 3 story Mini storage tower, boat sales facility, boat service facility, boat/RV storage spaces some being outdoor and some being partially covered – *half of the parcel is listed with real estate broker for resale??* A portion of the parcel has been cleared of timber, no building or construction completed?? Not sure of future plans or timing??
8. *Also, if you're going to mention the growth in the eastern part of the county and the western part of Wake (and I'm assuming you're including that), then specifics need to be provided that better supports the need.*

Addendum to Standard #4 on Application

A major factor in our justification is the tremendous growth in population that has occurred over the last decade and that is projected over the next few years. The following are some facts and statistics that attest to this rapid growth. (Sources: Wake County Census, Demographics, and Population Data; and Apex Development Report, January 31, 2016).

- Wake County grew from 900,993 to 974,289 during the period of 2010-2013 and is projected to have a population of 1,090,988 by 2019. Sixty-two percent of Wake County citizens are age 20-64; these people have above average income and an active lifestyle.
- 2010-2013 growth rates for the western Wake towns closest to the lake are listed below:
 - Apex 12.6%
 - Cary 11.7%
 - Fuquay Varina 18.6%
 - Holly Springs 17.2%
 - Morrisville 18.1%
 - Wake County 8.1%
- In the Town of Apex, the population has increased from 40,003 to 46,447 from 2012 to 2016 which is 16.1%. It is projected that Apex's population in 2020 will be 56,678 and in 2025 will be 69,290.
- The Town of Pittsboro has approved a development plan for Chatham Park that will ultimately add 22,000 homes or between 40,000 and 60,000 people.
- Industry standards assume that 10% of upper middle class persons may have a boat, hence the great need for boat storage facilities.
- Finally, *the three existing Extra Garage facilities are full*. Additionally, there are waiting lists for each site for prospective customers. The applicant has no space to accommodate these prospective customers and sees the need to expand his business.