

Jason Sullivan

From: Angela Birchett
Sent: Monday, September 19, 2016 8:41 AM
To: Jason Sullivan
Subject: FW: Walt Lewis request to approve a boat and RV storage facility on Beaver Creek Road

FYI

From: Nick Robinson [mailto:robinson@bradshawrobinson.com]
Sent: Friday, September 16, 2016 5:46 PM
To: James Crawford; Diana Hales; Karen Howard; Mike Cross; Walter Petty; Renee Paschal; Angela Birchett
Cc: Frank Gordon; wlewis1
Subject: Re: Walt Lewis request to approve a boat and RV storage facility on Beaver Creek Road

Dear Commissioners and Staff,

Attorney Frank Gordon represents Walt Lewis and I have also been ask to consult. Please read the brief and succinct letter from Mr. Gordon and review the attachments from professionals regarding the decrease in traffic and the lack of negative impact on surrounding land values. Without a doubt, there is a definite need for this service near the Lake (see Mr. Lewis' competitor analysis) and it will generate approximately \$1,400,000 in tax revenue over 10 years.

I would also add the following significant and meaningful fact: this tract of land will not perc for traditional, subsurface septic systems and residential use. Thus, it requires an "un-manned" use to allow the parcel to have essentially any utility.

A vote to deny the requested application is a vote to essentially deprive Mr. Lewis of any economic utility for his land. On the other hand, a vote to approve the proposal with some protective conditions would be an ideal use of the very flexible conditional zoning tool. Although the landscaping plan has been approved by the Appearance Commission, perhaps additional buffering can be recommended as a condition.

We request that you take the time to review this matter, to consider conditions of approval and to approve the application with reasonable conditions.

Thank you for your consideration.

Nick Robinson

On 9/16/2016 4:49 PM, Frank Gordon wrote:

My firm represents Walt Lewis regarding the above-referenced matter, which is the second item on the "Board Priorities" section of Monday night's agenda.

I have attached a brief outline of the merits to Chatham County of this proposal, along with supporting factual documentation. **In a nutshell, there is significant demand for this type of amenity around**

Jordan Lake, and this proposal (1) will actually reduce boat and RV traffic and congestion on US 64 and the northern end of Beaver Creek Road and (2) will not damage adjacent property values.

We would appreciate your support of this request. Thank you very much for your consideration of this information.

Frank Gordon

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