

Why should the Extra Garage proposal for Beaver Creek Road be approved by the Chatham County Board of Commissioners?

1. There is a strong need for covered storage availability in this area.

- Within eight miles of the proposed location, there are presently seven covered storage facilities, and they are all totally full. See Market Study.
- Within 19 miles of the proposed location, there are four additional covered storage facilities, and they are all totally full except for some limited availability at one of them, 9.3 miles away.
- Further, the market demand for covered storage already exceeds the capacity that will be provided by the two facilities presently under construction (small 35 unit facility on Beaver Creek Road and larger 150 unit facility on US 64). The Extra Garage has an existing waiting list of 160 persons, Crosswinds Marina has a waiting list of 180 persons, and American Self Storage will be displacing its 50 covered storage users by converting that space to self-storage space.
- Thus, there is presently a market need for at least 390 spaces and only 185 spaces are under construction.

2. The proposed boat and storage facility may enhance and certainly does not diminish the value of nearby residential real estate.

- Real estate appraisers (not sales brokers) are the recognized experts in the field of valuing residential real estate, particularly in the area of before-and-after market value.
- The value of residential real estate on Beaver Creek Road has been enhanced, not reduced, by the presence of covered storage available on that road. See report of Real Estate Appraiser Frank Leatherman.

3. The proposed boat and storage facility is certain to reduce the amount of boat and RV traffic on US 64 and on the first two miles of Beaver Creek Road.

- Beaver Creek Road is the primary route to the most popular boat ramp at Jordan Lake (Ebenezer Church).
- Owners of boats and RV's already use Beaver Creek Road from US 64 to access the Ebenezer Church boat ramp and Poplar Point campground.
- The approval of the proposed boat and storage facility will result in 200 fewer boats and RV's using US 64 and the first two miles of Beaver Creek Road, because

those 200 vehicles will no longer be brought in and out of the Beaver Creek Road via US 64 every weekend.

- See traffic study.

4. The proposed boat and storage facility encourages tourism in Chatham County.

- The attraction of Jordan Lake is obvious to the County, and the County's own Land Use Plan encourages tourism.
- The Planning Board has recognized that this rezoning proposal advances that objective by promoting growth on side roads and off the main thoroughfares.

5. This proposal will generate substantial tax revenue for the County.

- Approval of this covered storage facility has the significant potential to result in increased tax revenue for Chatham County of at least \$1.4 million over the next ten years.

6. The land in question is not suitable for residential development, as it does not percolate to an acceptable degree.