

## **NC 55 Storage Center**

7:00 PM Thursday, April 14, 2016

Holiday Inn Express

1006 Marco Drive, Apex, NC 27502

Tim Sivers with Horvath Associates and Peyton Anderson with 919 Storage began to set up for the meeting around 6:45. The meeting began by 7:05 with 4 neighbors in attendance. Tim Sivers had a short presentation to review the proposed site conditions and discuss the approvals needed with Wake County. After that, the floor was opened up to questions from the neighbors.

The following items were discussed:

- The current zone is HD (Highway District)
  - Highway District is only commercial when inside an activity center
- A Land Use Plan Amendment (LUPA) is required to expand the Activity Center
  - 2 Public Hearing for the LUPA
- A Special Use Permit is also required once in the Activity Center
  - 1 Public Hearing is required for the SUP
- Site is currently and will remain in Wake County
- Water will be provided by a well
- Sewer will be provided by a septic system
- In progress of contacting NCDOT to determine road improvement requirements, if any.

The following questions were asked by the neighbors in attendance:

Q: Will a stormwater pond be located on site?

A: The preliminary calculation have determined that this minimal impact will not require a stormwater pond to be constructed. The site will meet all Wake County Stormwater requirements.

Q: I own the storage facility next door, why would you want to move in across the street from my facility when I can expand it in the future?

A: As you stated, you are 90% full. The other storage facilities in the area are also 90%-100% full. A market study has shown us that the need for storage in this area is still high.

Q: I own the parcel to the north and would like to discuss development together to minimize traffic concerns.

A: Since the developer of this site is a self-storage developer and not a retail developer, we are going to proceed with this development as self-storage but can discuss this further after the meeting if you wish.

Q: Will you be managing the site?

A: The developer will own the site, but they will hire a national self-storage management company to run the day-to-day operations.

Q: How will the lighting affect my property line?

A: The lighting will not be permitted to spill over the property line.

Q: How will this development affect my property value?

A: I am not a realtor, so I can only give my opinion as an answer. In my opinion it will have no effect. The amount of traffic is very low and this facility will only be open during the day. If you were to compare this development to an apartment complex, the apartment complex, in my opinion, would decrease your value.

Q: I have spoken to my neighbor and between him and I we live directly to the south of this development. I would rather see this development be constructed than apartments. I knew one day someone would develop this site and this is the best outcome I could hope for.

A: Thank you.

Q: Will any turn lanes be provided on NC 55. Traffic is bad in this area.

A: We will work with NCDOT to see what requirements will be made. The traffic count on a storage facility is very low and this development will not have a huge impact on the current traffic.

Q: A sanitary sewer line is proposed to run through this area. Will you connect to it?

A: We will be utilizing a septic system for this development.

The meeting lasted for about 2 hours with one neighbor staying behind to discuss his adjacent property to the north. Colored 11x17 rendering were provided to the neighbors along with my business cards and I asked to give them to other neighbors who were not able to attend. I thanked the neighbors for coming out for the meeting. Overall, the conversation was great and I enjoyed speaking with the neighbors about our proposed self-storage facility.