

COMMUNITY CONCERNS AND SOLUTIONS



Aesthetics

- 10-foot masonry wall with design/color scheme consistent with existing community aesthetics
- Additional screening to ensure RVs have minimal visibility from street view
- Substantial landscaping to bolster wall/screening, with a demonstrated focus on the south side of the Property
- Paved facility with canopy shades for all RV spaces

Security

- 10-foot wall serves as a significant security barrier
- Keypad access with a unique code for each customer creates detailed log of who enters and exits the site and when
- 32 high-resolution digital cameras and property manager will ensure the site will have active security in the short-term and long-term

Location

- RV storage facility would serve as a buffer use between high-traffic commercial/retail development on our east and residential on our west
- Minimal traffic impact (similar-sized projects generate less than 10 trips in peak hours)
- Development of RV storage would facilitate commercial development along Hunt Highway because it develops the inferior commercial land that is away from Hunt Highway, behind those frontage properties

Existing Zoning and Alternate Uses

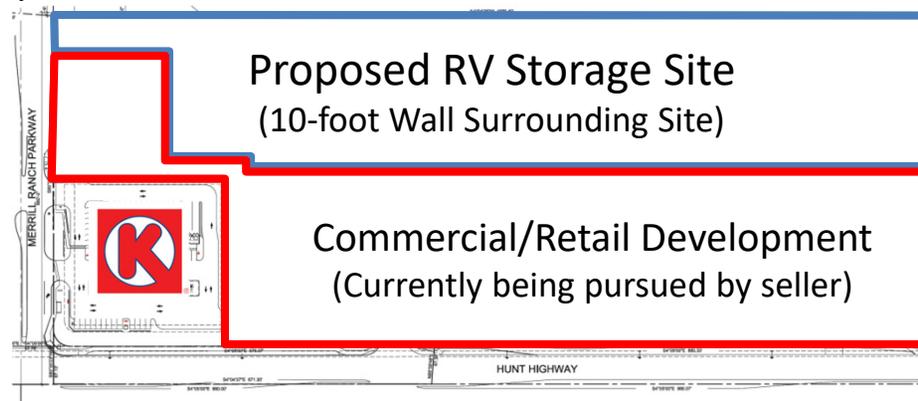
- Under the existing zoning code, no public hearings would be required for the site to develop with various uses such as RV dealerships, public utility buildings, light manufacturing, etc.
- This request is not to rezone the property. Instead, it is to obtain a conditional use permit within the existing zoning.
- The parcel's size, shape, and location away from Hunt Highway make it very unattractive to other types of developments

RESPONSE TO QUESTIONS FROM COMMUNITY

- ❑ Why do we need RV storage?
 - To service a significantly undersupplied area, with approx. 5,900 RVs+ with no space to park. This will attract families to the area that have RVs and will help to stimulate further commercial development on Hunt Highway.

- ❑ Why does it need to be in this location?
 - This commercial parcel is located behind the frontage commercial along Hunt Highway. It is an inferior commercial property that is harder to develop, but it works for RV storage. By taking this back portion, we are making it easier for the front area to develop because the front area is no longer too deep. The seller of that land is currently securing buyers for this commercial/retail area along Hunt Highway.

 - This RV facility will also act as a buffer use between the high-traffic commercial pads along Hunt Highway and the residential to the west of our site. RV storage centers have low activity (especially since we're limiting the hours of access to 7am-7pm) and the activity of commercial pads is high. Thus, having a use in between will make the residential land west of our site less exposed to the type of back-of-house activity that comes from commercial uses.



- ❑ How will development of the commercial/retail area affect visibility of the proposed RV storage site?
 - The development of the commercial/retail area (shown in red above) will significantly obstruct views of the storage site. Not only will the storage site already have a 10-foot wall and additional screening (see final question on final page of this document) but the commercial center will also have buildings and walls as well as trees along Hunt Highway and throughout the parking lot. All of this will significantly decrease visibility of the storage center. Additionally, not only will the visibility be blocked from many angles, the eye will naturally be drawn to the buildings and landscaping in the foreground rather than the wall in the background, which will be a football-field distance away from Hunt Highway.

RESPONSE TO QUESTIONS FROM COMMUNITY

- ❑ What is the depth of the remaining commercial/retail land between the subject property and Hunt Highway and what can be in that space?
 - From west to east, the distance between our eastern property line and Hunt Highway is about 319 feet. That is more than enough space for commercial centers and commercial pads for restaurants and retail. The seller of that land is actively pursuing land deals to bring commercial development to that land.
 - For example, the center shown below, which features a CVS, restaurants, shoe repair, nail salon, dry cleaners, etc. would fit within that space because it is about 310 feet deep.



- For a sense of comparison, the commercial pad buildings on the other side of Hunt Highway from the subject parcel (McDonald's, bank, gas station) sit on about 207 feet of depth, meaning that commercial developers on our side of Hunt Highway will have even more space to develop within the remaining 319 feet of depth.
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- ❑ Is this going to create a significant traffic clog with RVs pulling in and out of the facility all day?
 - No. RV storage is a low traffic use. Based on national averages, our traffic study projects that at build-out this project will generate an average of 114 daily trips (9 during the weekday AM peak hour and 14 during the weekday PM peak hour).
 - If the 16.91-acre site were to develop with commercial, it could fit 185,000 SF of commercial space. Based on national averages, that would generate an estimated 6,846 of total daily trips (155 during the weekday AM peak hour and 629 during the weekday PM peak hour).
 - Our project would generate 114 daily trips and commercial development in that space would generate 6,846 daily trips.
 - Plus, we are proposing restrictive gate hours (7am – 7pm), which will limit traffic and noise for nearby residential.

RESPONSE TO QUESTIONS FROM COMMUNITY

- Will you have restrictions on the age of the RVs that may be stored on the site?
 - We do restrict the RVs that can be on the site, but not by age. Some RVs have been maintained well over time and even improved, meaning that they still look nice and function well. Thus, an age restriction would improperly exclude quality RVs. Instead, we restrict RVs based on their operation.

- Are there other vehicles that may be stored at the site?
 - We also allow boats, toy haulers, and trailers to be stored.

- Will you allow short-term rentals?
 - We typically do not allow any term shorter than one month. Moreover, we anticipate this center will fill up and will generate a wait list, meaning that there wouldn't be openings for short terms rentals (such as a single weekend). RV parks are more suited for that type of rental term.

- How can you prevent users from using the emergency access gates onto Hunt Highway?
 - These gates will be locked and our customers will not have access codes to open them. Instead, the codes will be provided to emergency agencies.

- Have you considered installing solar panels on the canopies?
 - We have considered this but do not have any plans to do so at this time. Such panels are often associated with schools and offices where the school or office utilizes the energy produced. We do not have a need for nearly the quantity of energy that would be produced from such panels.

- What are the hours of the office and gate access for users?
 - The office would be open during typical office hours and the gate would only be accessible between 7am and 7pm as an accommodation to the community.

RESPONSE TO QUESTIONS FROM COMMUNITY

- ❑ Will this be an ‘eyesore’ to the community? Are they being held to any development standards?
 - As an experienced RV storage developer backed with institutional capital, we are dedicated to developing facilities of the highest quality that will allow residents to store their RVs with no security concerns, while also maintaining the current community aesthetics
 - Measures such as a 10-foot wall with additional screening from tree landscaping will be utilized to mitigate visibility from RVs from the street view (as well as increase security). This was a change based on feedback from the community. Renderings of the updated design have been created, which are accessible at www.earlcurley.com/florenceRV

- ❑ Will this bring crime to the area? What about people sleeping in their RVs?
 - With several years of experience operating RV storage facilities, we have never experienced issues with crime at our facilities.
 - Security measures such as high-resolution cameras, unique codes on keypad for entry/exit, limited gate hours, and an on-site roamer provide exceptional security for these facilities.
 - No tenants are allowed to live in their RVs. The facility only functions as a storage space. Macritchie has never had anyone live in an RV on site. Additionally, the parking spaces will not have power hook ups, except for minor amperage that is only enough to keep the battery from dying. It is not enough to run the RVs.

- ❑ Will the canopies along the perimeter extend down from the roof to shield even more of the RV?
 - Yes, where canopies are along the perimeter of the site, we will extend the RV canopy vertically as shown below so there is a shield between the top of the wall and the top of the canopy.

