

SUTTON CHILDREN LLC SELF STORAGE

Project overview: Sutton Children LLC (“SC”) wishes to develop a self storage facility located on Mooresville Rd. (Hwy 150) in the Locke Township area of western Rowan County. This will be a state-of-the-art climate control (90%) storage facility which is designed to service the community in a 5-mile radius. Our operation and appearance are designed to offer a safe and aesthetic pleasing facility that provides a valuable service to its neighbors.

Western Rowan County appears to be poised for more housing growth in the next 5 years and HWY 150 will eventually be widened. We believe that this type of low impact business will be an excellent fit for the community; while adding to County’s tax base since this project will cost over \$5 Million.

Developer: SC is a family business that will be the developer/owner of the property. The land has been passed down through four generations, and the Sutton/Miller family has maintained an active role in the Salisbury/West Rowan community for over 75 years. SC’s owners have a strong connection to the community and want to own the property long-term. Frank Sutton is the Manager of SC.

Property / Zoning:

Rowan County Parcel ID: 463A289

Acreage: 6.01 acres

Current Zoning: Residential

Proposed Rezoning: Commercial (CBI-CD)

Adjacent commercial land uses (see pictures attached):

	#1	#2	#3
Parcel	463A004	463008001	463A056
Zoning	CBI	CBI	RR-3
Usage	Convenience Store	Cell Tower	Auto Repair Parcel
Business	Raja Market	NA	Masingo’s Motor Company

Self-Storage Facility: The proposed facility consists of a total of 4 buildings (two 1-story and two 2-story) with heights not exceeding 30 feet. The buildings will contain approximately 80,000 gross square feet of self-storage space (72,000 sq. ft. of climate controlled and 8,000 sq. ft. of standard). The buildings will be utilizing the newest steel construction which will provide a safe, clean, and inviting atmosphere for its customers.

Site Plan: See attached site plan which includes proposed driveway, setbacks, buffers, storm water retention pond, and a septic field to meet Rowan County development guidelines.

Landscape Buffers: We have increased the required 20-foot landscape buffers from 25 to 30 feet allow for more screening to neighboring properties. Such buffers will include natural wooded areas where possible and the addition of new trees where needed to address our neighbors' concerns. Fencing adjacent to nearby residents will be wood or vinyl. (See site plan for buffers and pictures of adjacent existing wooded areas)

Front Building Elevation Rendering: The attached rendering shows the view of the property from Highway 150. Given the topography of the site and the reduced density, the property will blend in well with the neighborhood and will not overshadow the adjacent properties. As you can see, the first building facing Highway 150 will have a split façade which utilizes split face block, glass and textured panels to provide a professional appearance. We are confident that this will be one of the nicest storage facilities in the county based upon its design and high-quality construction.

Management: SC will hire a full-time on-site manager for the facility to oversee its sales and operations. Our family has years of operations experience in hotel, convenience store, and apartment businesses and takes great pride in our facilities and their neighborhoods.

Security and Lighting: We plan to install a fence around the perimeter of the property and a camera system (inside and outside buildings) to provide for a safe environment for both customers and neighbors. In addition, we will install building lights that allow for safe access but utilize light shielding so as to not disturb neighbors after dark.

