

From: Scott Morris <smorris@morriscommercial.com>
Sent: Thursday, October 8, 2020 4:48 PM
To: mayorandcouncil@townofchapelhill.org
Cc: John Morris
Subject: Comments - Town Council Meeting 10/7/20

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Dear Mayor and Council,

I am writing to you today to share our comments on Wednesday's 10/7/20 Town Council Meeting in regards to items 15 & 16 of the agenda being Northwood Ravin's requests to modify their SUP to allow climate controlled self storage facilities on their Carraway Village site G.

We are the developers of the proposed Putt Putt Fun Center and a climate controlled self storage facility on the adjacent property to the East of Carraway Village's site G. Our purpose in commenting is not to oppose Adam Golden and Northwood Ravin's request to build climate controlled self storage. We wish to maintain an amenable relationship as we hope to be beneficial neighbors for many years, but, we do want to make sure the Council is aware that we formally submitted our SUP application on July 28th, 2020, prior to Northwood Ravin's request to modify an already malleable SUP. Our concern is that if Northwood Ravin is approved a quick modification to their SUP allowing for climate controlled self storage that we will not receive a fair SUP process as there are currently three climate controlled self storage facilities proposed in Chapel Hill: ours, Northwood Ravin's, and the Moody property on MLK. Despite these two other proposed climate controlled self storage projects there remains enough unmet demand for climate controlled self storage in Chapel Hill and we remain determined to move forward with our project. And like the MLK climate controlled self storage project, we are further along with our plans and renderings than Northwood Ravin and we are subject to the full SUP process.

In response to Chad Love's comments as the HOA president for the 14 home Ramsley community across Eubanks:

1) the current pandemic has not had anything to do with our decision to develop climate controlled self storage or the Putt-Putt family fun center with go-kart tracks. We have been searching for a site in Chapel Hill for both of these opportunities for over 5 years now and only a couple years ago there was a text change allowing climate controlled self storage as an accessory use. Our project aims to knock out two uses that have yet to be met in Chapel Hill: family recreation and climate controlled self storage.

2) Our facilities will not be loud as Chad suggests as we will be using electric go-karts and the site itself is far from Eubanks, behind Carraway Village's apartments, and our site sits lower than the apartments. We will also not be visible from I-40 so the comment that storage and go-kart tracks would be an eye sore to the community's main gateway doesn't really hold for our project.

We greatly appreciate the opportunity to send comments by email due to the current virtual Town Council meetings.

Best Regards,

John & Scott Morris
Optimal Ventures, LLC
Putt-Putt Fun Center

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