

For Cullowhee Council 08.05.2024

Figure 1: 40 Ed Norton Road Cullowhee



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The current zoning on 40 Ed Norton Road is SF Single Family Residential MH.

What we request: text amendment that includes mini storage.

The full name of the zoning change from SF Single Family Residential MH to SF Single Family Residential MH and Mini Storage

Why:

- 40 Ed Norton Road is already a mini storage facility
- I will incorporate it into the WCU community with school signage and colors, etc.
- WCU is lacking in mini storage options, students have told me they have to put their belongings in an apartment for their time away.
 - When searching for mini storage in Cullowhee on Google maps, there are two, Figure 2. One of these is the small purple building, Cullowhee Mini Warehouses & Beauty Shop with 21 mini storages, Figure 3. The other is on 441.
 - When searching for mini storage in Boone, where App State is, there are 13 mini storages, Figure 4.
 - Note: 40 Ed Norton Road and others are not listed on Google maps for an unknown reason
- It is ~300 feet from WCU, so students will have easy access, Figure 5 – Figure 6.

Reference Materials:

- Jackson Co GIS, Figure 7.
- Cullowhee Community Planning Area, Figure 8 – Figure 9.
- Jackson Co Tax, PRC, Figure 10 - Figure 12.

Little about me:

- I just got married in May and moved up from GA to be with my wife. I decided to transition out of mechanical engineering and start running my own small business in the area since we plan to set down permanent roots in this region.
- This will be my first business, and I will work there.

Figure 2: Google maps search for mini storage in Cullowhee

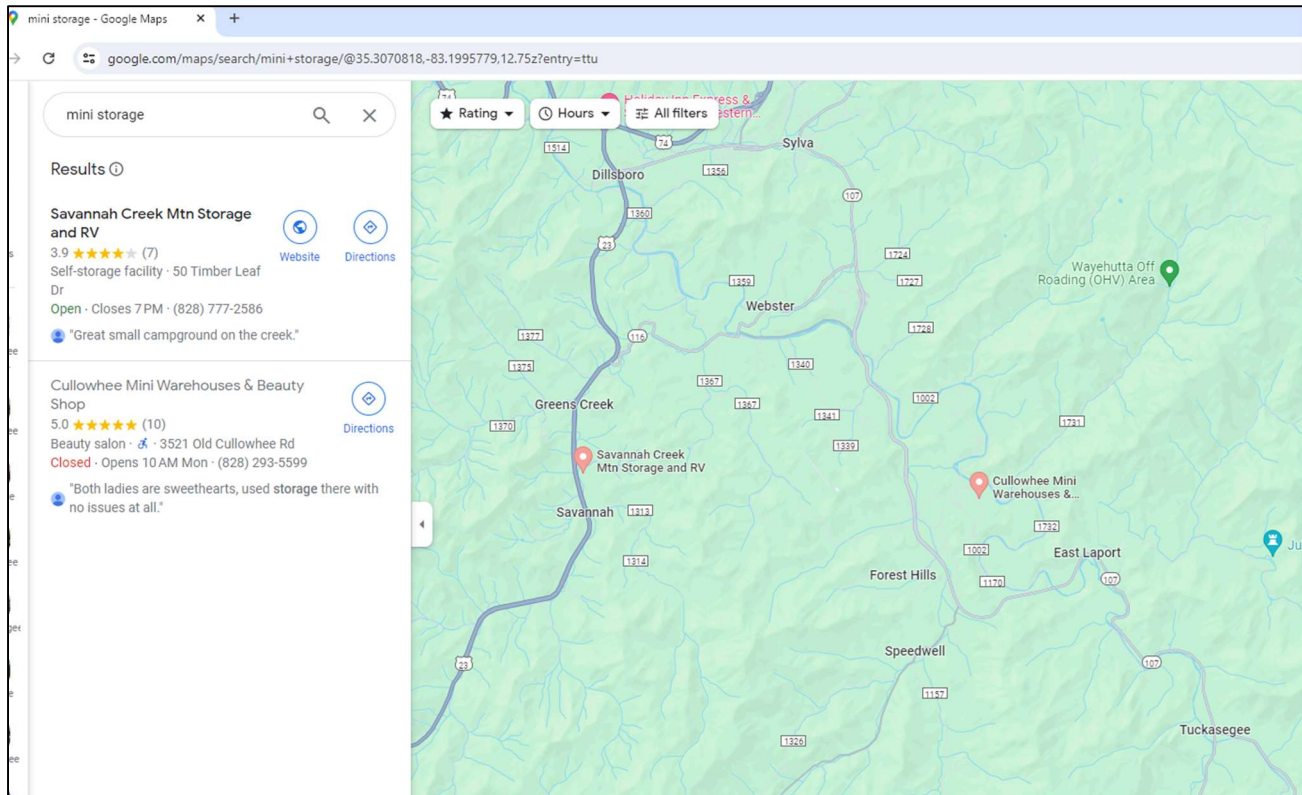


Figure 3: Cullowhee Mini Warehouse and Beauty Shop, courtesy of Google maps



Figure 4: Google maps search for mini storage around App State

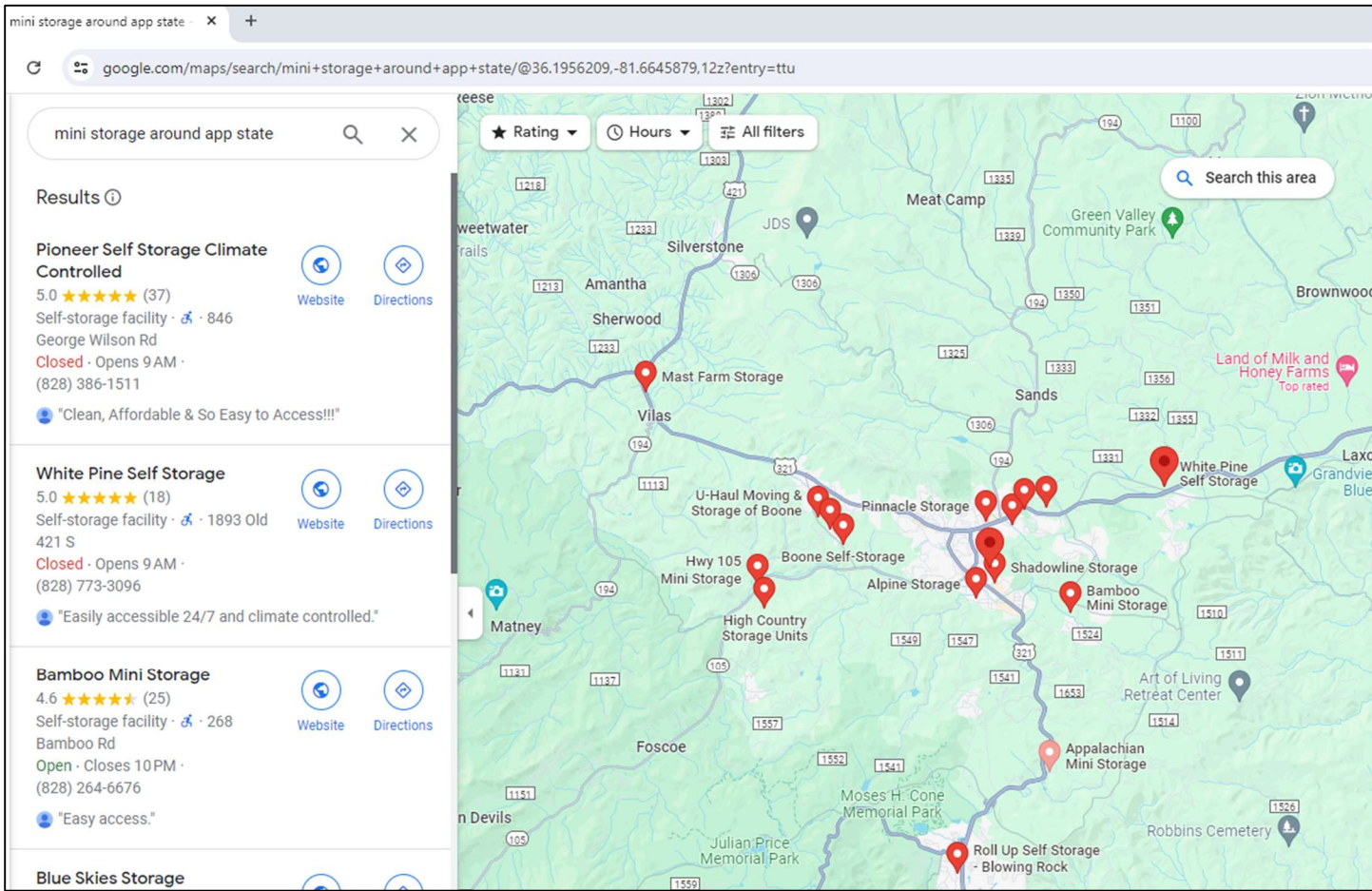


Figure 5: Right next to WCU, you can see Harrill Residence Hall from The Property



Harrill Residence Hall

Figure 6: Entrance off of Old Cullowhee Road



Ed Norton Road

Central Drive

Old Cullowhee Road

Figure 7: Jackson County GIS

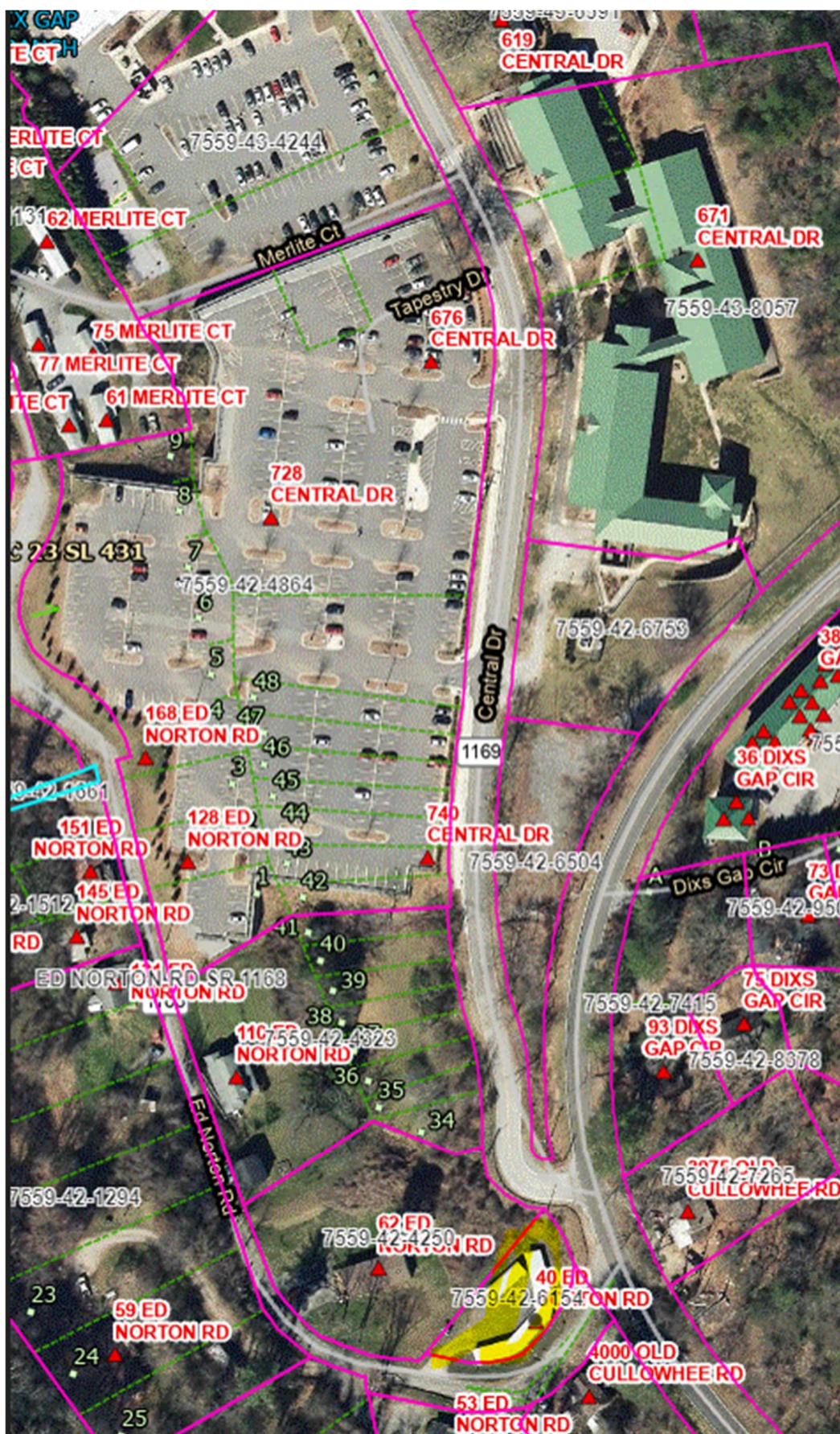


Figure 8: Cullowhee Community Planning Area, zoomed out view

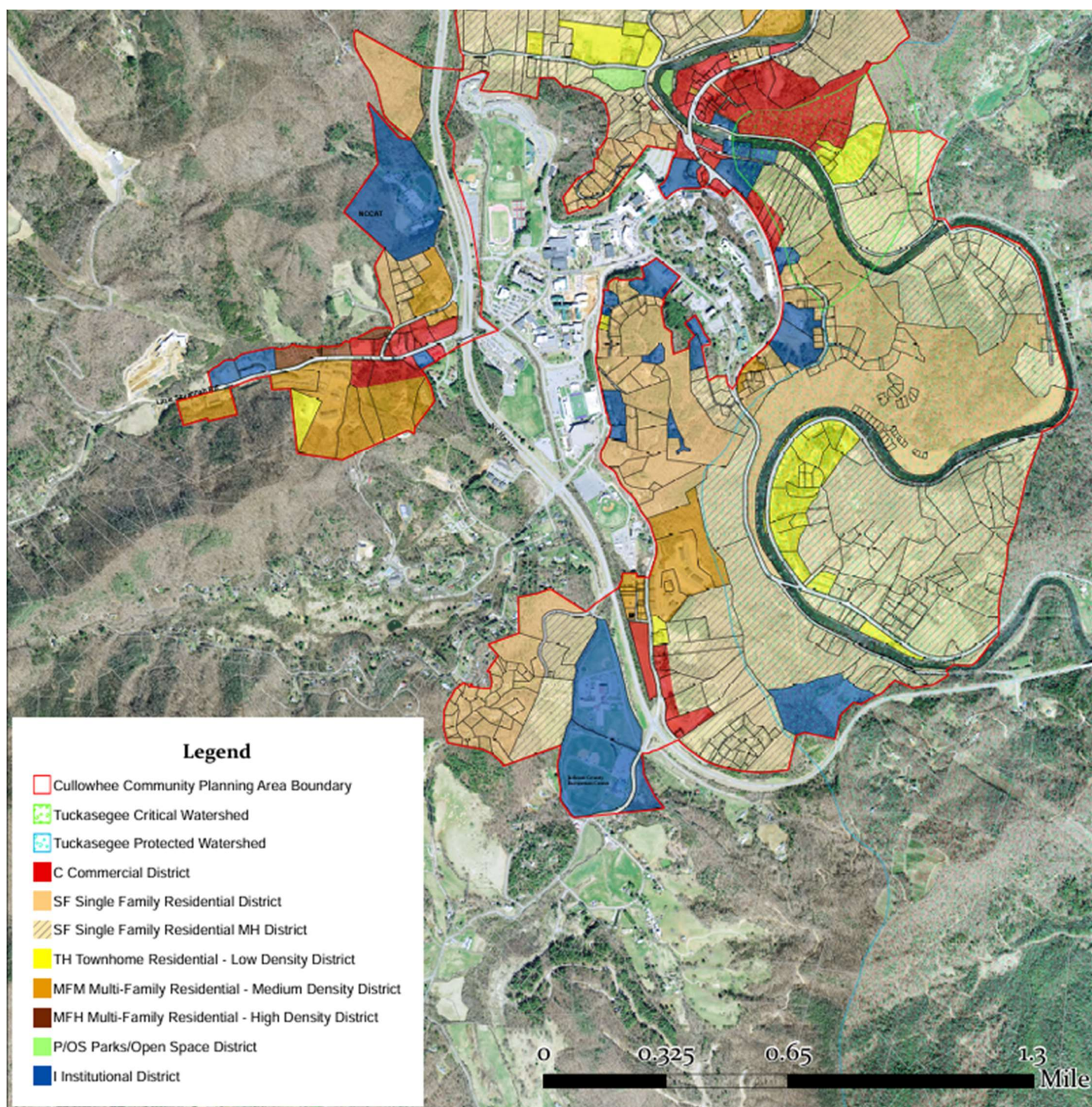


Figure 9: Cullowhee Community Planning Area, zoomed in view

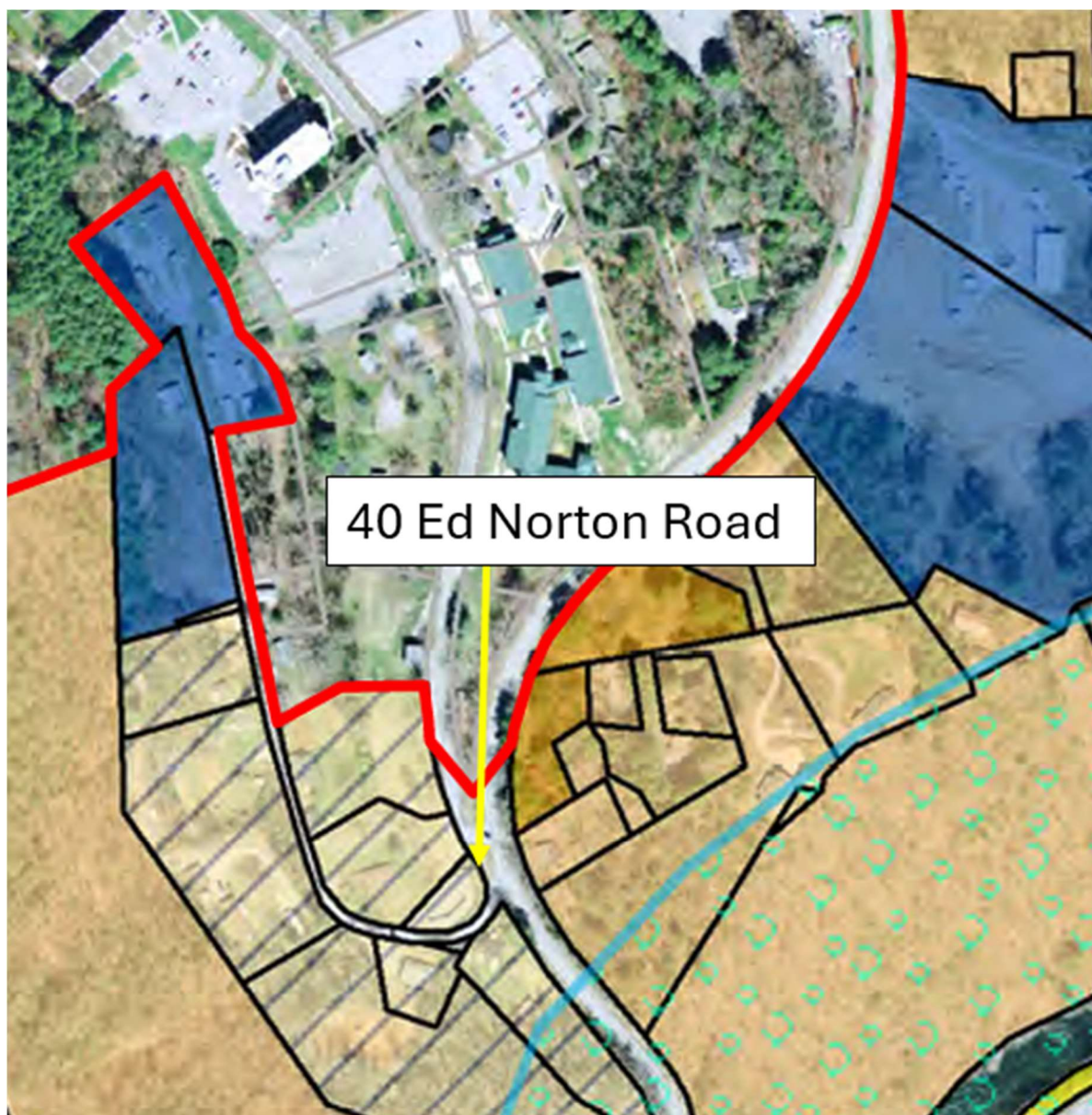


Figure 10: Jackson County Tax Information page 1

PARCEL INFORMATION		PROPERTY DESCRIPTION		VALUE SUMMARY											
Address: 40 ED NORTON RD Neighborhood: 09005 - Cullowhee At Wcu Road Type: S - Paved Secondary Township: 09 - CULLOWHEE Utilities: A-1 View:		ED NORTON RD 0.3500 AC		LAND: 101,060 BUILDING: 47,370 OBXF: 0 MARKET VALUE: 148,430 DEFERRED AMOUNT: 0 EXEMPT VALUE: 0 NET TAXABLE: 148,430											
NOTES		SALES INFORMATION													
		Date	Sales Price	Valid	Book/Page										
		12/2/2020		N	2284/1888										
		1/12/2006	2,000	N	1561/582										
		5/3/1999	20,000	N	1040/672										
		Plat Book:		Plat Card:											
LAND DATA - MARKET VALUE															
MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES				
1	A	0501 Comm Secondary		288,743	0.350					101,060					
				Total Acres:	0.350	Total Land Value:				101,060					
OUTBUILDING DATA															
CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES

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Figure 11: Jackson County Tax Information page 2

BUILDING DESCRIPTION		BUILDING SKETCH													
VALUATION METHOD: C - Commercial USE CODE: C40 - WAREHOUSE MINI STYLE: FOUNDATION: S - Slab EXTERIOR WALL 1: CB - Conc Block EXTERIOR WALL 2: ROOF STRUCTURE: S - Shed ROOF COVER: MT - Metal BEDROOMS: FULL BATHS: HALF BATHS: ADDITIONAL FIXTURES: FIREPLACE TYPE/CNT/OPN/CH: ELEVATOR TYPE/COUNT/STOPS: PHYS OVERRIDE: ECONOMIC DEPRECIATION: FUNCTIONAL DEPRECIATION: SPECIAL CONDITION CODE: SPECIAL CONDITION VALUE: DESCRIPTION: UNITS 1-19 REMARKS: HEATED SQUARE FEET: 1,320															
BUILDING COMPUTATION															
REPLACEMENT COST NEW	48,378														
PHYSICAL DEPRECIATION	100%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	36,730														
BUILDING SECTION DETAIL															
TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C40	1320	8.00	1.0	NO				C	1992	2002	A				34,832

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Figure 12: Jackson County Tax Information page 3

HUNTER, MATTHEW J ETAL		Jackson County, North Carolina		Parcel: 7559426154 Tax Year: 2024											
BUILDING DESCRIPTION			BUILDING SKETCH												
VALUATION METHOD: C - Commercial USE CODE: C40 - WAREHOUSE MINI STYLE: FOUNDATION: S - Slab EXTERIOR WALL 1: CB - Conc Block EXTERIOR WALL 2: ROOF STRUCTURE: S - Shed ROOF COVER: MT - Metal BEDROOMS: FULL BATHS: HALF BATHS: ADDITIONAL FIXTURES: FIREPLACE TYPE/CNT/OPN/CH: ELEVATOR TYPE/COUNT/STOPS: PHYS OVERRIDE: ECONOMIC DEPRECIATION: FUNCTIONAL DEPRECIATION: SPECIAL CONDITION CODE: SPECIAL CONDITION VALUE: DESCRIPTION: UNITS 20-24 REMARKS: COMM. SOLID WASTE WAIVER HEATED SQUARE FEET: 380															
BUILDING COMPUTATION															
REPLACEMENT COST NEW			14,011												
PHYSICAL DEPRECIATION			100%												
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION			10,640												
BUILDING SECTION DETAIL															
TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C40	380	8.00	1.0	NO				C	1992	2002	A				10,088