

From: SeamlessDocs [<mailto:noreply@seamlessdocs.com>]

Sent: Saturday, June 17, 2017 3:03 PM

To: Lindsay Ray

Subject: [Chatham County, NC] Public input form submissionJune 19, 2017

This document has been sent on behalf of Chatham County, NC by SeamlessDocs.

Form Submission

Public input form submissionJune 19, 2017

BOC Public Input Signup & Comments

CONTACT INFORMATION:

First Name: Alison

Last Name: Jesse

Daytime Phone Number (optional)

9196194623

Email Address (optional):

ahopejesse@gmail.com

RESIDENCY: Are you a resident of Chatham County?

Yes

MEETING DATE SELECTION

June 19, 2017

PUBLIC INPUT SELECTIONS:

Written Comments

LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:

Rezoning for Polks Landing property at Polks Landing Road and 15-501

YOUR COMMENTS: Additional information can be uploaded below or emailed to lindsay.ray@chathamnc.org

I am opposed to the rezoning from residential to commercial of the parcel on Polks Landing Road and 15-501. The parcel is integral to the integrity of the Polks Landing neighborhood as a wooded, peaceful, environmentally sensitive area. Tampering with the bucolic setting by

zoning commercial will create damage to the water ecosystem of the creeks, and ignore the plethora of commercially zoned sites already available on 15-501 south between Cole Park Plaza and Fearington. Our property values will go down and our tightly knit community will be upended. Please vote no on this measure. Alison Hope Jesse Concerned Resident

June 14, 2017

Chatham County Board of Commissioners and Planning Board
c/o Jason Sullivan, Planning Director
P.O. Box 54
Pittsboro, North Carolina 27312

Dear Commissioners and Board Members:

On behalf of Polk's Village, Inc., the owner of Polk's Village, I am writing in support of the rezoning request submitted by Morgan Property Group referred to as Chatham County Retail. The proposed retail development will be situated to the south of Polk's Village on the west side of 15-501 at the junction of Lystra Road.

1. Complementary Retail

The type of retail proposed for Chatham County Retail is complementary to that of Polk's Village. Polk's Village has a mix of uses, including senior living, a daycare, and office and retail uses. On the other hand, Chatham County Retail proposes service retail uses, including approximately 50,000 square feet of grocery use. A grocer will attract other tenants to this commercial node along 15-501. It will make shopping and other services more convenient for residents and visitors to Polk's Village. In other words, good complementary retail will help ensure the success of other retail and services in this vicinity.

2. Improved Circulation

The Chatham County Retail proposal contemplates its primary access from the intersection at Lystra Road and 15-501. The traffic study recommends several improvements at this intersection with dual left-turn lanes heading north on 15-501 into the new development and dual left-turn lanes heading out of the development north on 15-501. Currently, vehicles heading south on 15-501 make U-turns at Lystra Road, which can be unsafe. The lack of signalized intersections along 15-501 allowing southbound vehicles to head north are common along the corridor so the proposal will help alleviate this situation. In addition, the proposal will allow interconnectivity between Polk's Village and Chatham County Retail, improving egress and ingress along 15-501.


3. Planning Goals

Several key sources identify this location as an ideal commercial node. For example, the draft Future Land Use Map designates this area as a Community Center, which shows retail hubs along key corridors such as 15-501 to accommodate regional retail tenants. This concentrates commercial uses in compact areas, which avoids strip development along the corridor. Chatham County is seeking through a corridor study to establish transit service along 15-501, which requires additional trips generated from nonresidential uses, particularly at mixed use and commercial nodes. The corridor study also promotes the clustering of commercial uses north of

Pittsboro. Finally, Chatham County has other policies seeking to achieve a better balance between residential and commercial tax base, requiring more service retail to accommodate a growing population.

Again, Polk's Village looks forward to a new neighbor that makes commercial uses more convenient and successful for the area.

Very truly yours,



H. Brantley Powell
Polks Village, Inc.

BOC Public Input Signup & Comments

Submitted On: 2017-06-16 11:52 America/New_York

CONTACT INFORMATION:	Chris Tommerdahl
Daytime Phone Number (optional)	919-971-2196
Email Address (optional):	ctommerd@gmail.com
RESIDENCY: Are you a resident of Chatham County?	Yes
MEETING DATE SELECTION	June 19, 2017
PUBLIC INPUT SELECTIONS:	Written Comments
LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:	
YOUR COMMENTS: Additional information can be uploaded below or emailed to lindsay.ray@chathamnc.org	Results of a door to door petition against rezoning the corner of Polks Landing and 15-501 are attached and will be presented at the hearing on Monday. There are 155 households in Polks Landing, Polks Trail, Hidden Valley and Scarlet Oak. Only ten have not been reached at this point and of the remaining 145, 97% oppose rezoning (of those who did not sign, all were neutral on the issue; none were in favor of rezoning).
UPLOAD ATTACHMENT: You may upload additional comments as a file in Word or PDF format.	https://seamlessdocs.s3.amazonaws.com/attachments%2FCO16051000015177468%2FuRvCJThcSmzLSkZXXuyQ_Petition+FINAL+06.15.2017.pdf

seamless 

Honorable Commissioners,

I write to you to object, in the most emphatic terms possible, to the approval of a proposed residential rezoning for a strip mall in Polk's Landing. The Morgan Property Group application (item 17-2210) contains material omissions, mischaracterizations and inaccuracies, as I will further note below. It defies credibility that a strip mall meets any reasonable definition of a "community center" as the applicant claims, and the Board should view claims within the application with deep skepticism, if not alarm for the bad precedent that approval of this request would set.

Approval of the request would be actively detrimental to the public health, safety and welfare, not merely for citizens in the immediate residential vicinity but for adjoining neighborhoods and the county as a whole. This poorly-executed proposed development is anathema to public welfare and offers no meaningful convenience beyond what is already provided within three-miles of the location, and contains no persuasive or substantive arguments for future need in this location, because there are none. Given the changing retail environment due to e-commerce, historical commercial retail models are not accurate, reliable or desirable blueprints for future planning as noted in credible business publications such as The Economist and The Wall Street Journal. It's imperative that we consider evolving commercial models in determining future development needs, and this application fails to address any reasonable necessity for the zoning change, now or in the future.

The proposed Polk's Landing location is the wrong site for a commercial strip mall, period. Contrary to assertions in the applicant's EIA, the development is NOT compatible with surrounding residential uses, which are ignored entirely. The EIA, prepared by the McAdams company, a firm that appears incapable of finding any negative implication for any development for which they are paid to assess, treats the "study area" as if the twenty three acres at issue exist almost as an imaginary island, independent of contiguous residential neighborhoods and environments. There are far more than the six residential units noted in the EIA that would be negatively impacted by a rezoning to commercial, and it is disingenuous and wrong to ignore dozens of existing, adjacent homeowners and the contiguous environmental areas that would be negatively impacted by this proposal, but about which the EIA is virtually if unsurprisingly silent. I urge the Commissioners to look beyond the minimal scope of the McAdams assessment, and to consider the surrounding neighborhood. The foreseeable potential for adjacent environmental damage from the conversion of a recreational pond into a storm-water management pond is just one example which demonstrates the EIA is inadequate in its scope to support any reasonable conclusions about the total environmental impact and safety of the plans.

Moreover, the application itself demonstrates, in multiple places, a profound disregard, ignorance, and mischaracterization of the current and proposed future

uses of the Chatham County portion of the 15-501 corridor, and the most desirable future planning outcomes under the pending comprehensive plan for that gateway. Perhaps this disregard and ignorance stems from the fact that the applicant has no ties to this community and no vested or long-term interest in the quality of life of this county, its citizens or its need for planned and rationale economic development. As the county and its citizens consider what development changes are necessary to promote the public health, safety and welfare and convenience, we need to acknowledge that not all sites along the 15-501 corridor will be appropriate for commercial development. The applicant utterly and completely fails to demonstrate that the proposed change to commercial zoning is warranted in this location.

Accordingly, I offer the following specific rebuttals to the applicant's assertions in the application addendum as extracted and copied in black below:

3. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.

While there is no purported error in the Ordinance being addressed by this request, the Applicant notes that the County is undergoing an update to its Comprehensive Plan. **The update includes a recommendation to designate the area where this project is proposed as a Community Center**, in recognition of the inadequacy of the current plan's treatment of this area. A more detailed description of how the proposed amendment meets the call of the Community Center designation can be found in Section 7 below.

Response: Chatham County is in the process of developing a comprehensive plan, and this request richly demonstrates the reason why the commissioners should neither permit nor approve ad hoc requests that seek to unilaterally define the terms of development and establish bad precedents for the county, It is the responsibility of elected officials and the citizens of Chatham County, not the applicant, to define development terms for planning purposes. This strip mall proposal meets no reasonable or rational person's definition of a "community center" and I respectfully ask the board to decline to recognize this proposed definition by the applicant as unfounded, unsupported and frankly, preposterous.

4. The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

Development along this section of the 15-501 corridor has generally been geared towards non-residential uses, and mostly commercial. Because of this, residential uses fronting onto 15-501 in this corridor are neither practical nor desirable. Moreover, the need for goods and services in this area is growing as more residential neighborhoods are being built in the vicinity. For example, a study

conducted by the County regarding the US 15-501 Corridor reveals that since 2000, there has been rapid population growth along the corridor and that residential growth has outpaced non-residential in that same period. The requested rezoning meets these changing conditions by offering more goods and services for nearby residential uses.

Response: The applicant's assertion that development is "generally geared towards non-residential uses, and mostly commercial" is not accurate and can be easily verified simply by driving the length of the corridor. There is a strong mix of agriculture, existing residential, new residential developments, and commercial, and it is important to maintain a balance of uses, especially since there is already adequate existing commercial zoning within three miles in both north and south directions of this site, and a new commercial development of a nearly identical nature has already been zoned and begun two miles south.

As a county, we simply can't allow unnecessary, ad-hoc, laissez-faire rezoning, such as this request represents, to turn the 15-501 gateway to Chatham into a ten-mile long eyesore of strip malls, environmental damage, and incompatible land use. This site is particularly unsuited for the applicant's stated purpose and moreover, simply making the assertion that "offering more goods and services" for changing conditions doesn't meet the definition of promoting health, safety or the general welfare: it addresses none of those things and is merely an argument for convenience (and a weak one), which is not the same thing. What this assertion fails to identify or establish is any real need, now or in the future, and how this change is necessary to promote health, safety and welfare.

5. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.

Morgan Property Group analyzed various plans that have been adopted by the County to assess the appropriateness of this location for non-residential development. The Land Use Strategic Plan lists different goals the County has, but not necessarily a plan to achieve those goals. For example, Part X., Goal 3 of the Land Use Strategic Plan recognizes Chatham County as a desirable site for commercial development. The proposed amendment is in line with this stated goal inasmuch as a commercial district is being requested. The County also has a stated goal of establishing transit service in this area. The Applicant submits that the proposed amendment would help justify transit services in this area by proving a destination for such transit other than merely residential areas.

The County is undergoing an update to its Comprehensive Plan. Though not yet adopted, the Applicant found various items related to the update informative for this project. Perhaps in recognition of a lack of clear guidance for development along US 15-501, the County conducted a corridor study as part of its Comprehensive Plan update. Among other things, the Corridor Study identifies US 15-501 as being the appropriate location for the expansion of non-residential uses that could provide goods, services, and employment opportunities. Consistent with adopted plans, the study recognizes that additional trips to this area stemming from non-residential uses might help justify

the establishment of transit service along the corridor. Additionally, the Study suggests that clustering non-residential uses along intersections at major thoroughfares is an appropriate arrangement of land uses that will result in the most efficient use of land.

Finally, in selecting the site, Morgan Property Group reviewed the proposed update to the Future Land Use Map for this area. Under the proposed plan, the area would be designated as a Community Center. A Community Center is characterized as having retail hubs along key roadway corridors to accommodate regional retail tenants. Morgan Property Group submits that the proposed plan meets the call of the scant guidance in other currently adopted plans, the Corridor Study, and the Proposed Land Use Map Amendment.

Response: This request completely ignores established and ongoing county guidelines relating to Chatham's values, balanced development goals, and preserving the character of Chatham County. It focuses on narrow and in some instances outdated descriptions of commercial growth to the exclusion of any other purpose save transportation. Insofar as transportation is concerned, not an iota of evidence has been submitted or cited by the applicant to demonstrate that this request would uniquely spur public transportation in any manner whatsoever, though it surely will add vehicular congestion and noise to the existing residential neighbor behind it. Nowhere else in the application is the Morgan Property Group's narrow focus and ignorance of Chatham County's stated values and goals more glaringly evident than in the applicant's response to this item, which should be cause enough for the Commissioners to deny this application. It is incorrect to say that a generalized county-wide goal for balanced commercial development should translate into, *a priori*, approval for any change request that happens to be commercial. Commercial rezoning requests should demonstrate, in addition to a compelling need for change, how the change aligns with the "intent and purpose" of the county's adopted plan for Chatham's values. Last, superfluous "clustering nonresidential uses", made without regard to existing residential neighborhoods in the manner that this application proposes, is sure to result in a "cluster" of a kind not anticipated or encouraged) by the county, followed by a word unprintable in a public submission.

6. The requested amendment is either essential or desirable for the public convenience or welfare.

The requested amendment is desirable for public convenience and welfare. By allowing commercial uses, the request expands the ability for retailers to locate conveniently within Chatham County. As expressed in its study of the US 15-501 Corridor, the County has recognized that there is a lack of retail uses on the ground in this corridor. Additionally, the study makes clear that the tax base is unbalanced, with an undue portion of the tax burden falling on residential property owners. Thus, the amendment is essential to the public welfare to help balance the tax burden.

Response: As I note above in several places, this poorly-executed proposed development is neither essential nor desirable for the specific location subject to the rezoning request. No meaningful convenience beyond what is already

provided within three-miles of the location is demonstrated, and it contains no persuasive or substantive arguments for future need in this location, because there are none.

The request acknowledges that there are already three existing grocery stores with associated non-grocery retail space within three miles of the location, but fails to note that there is an existing proposal for a fourth grocery and retail location in a site two miles to the south at Andrews Store Road.

This is a material omission that the Commissioners should consider in evaluating the request. The Andrews Store Road location is already zoned commercial and in the process of grading, so the Morgan request actually proposes an unnecessary fifth grocery location, at the expense of the public welfare and quality of life of the many citizens in Polk's Landing and the contiguous residential neighborhoods.

Moreover, projected population growth along the 15-501 corridor that MIGHT justify a fifth request is expected to be further south toward Pittsboro and Chatham Park, not at this location. It is unreasonable, unfair, unwarranted and unnecessary for this request to burden the existing neighborhood of Polk's Landing with a superfluous rezoning for the highly speculative "convenience" of future residents many more miles to the south, while ignoring the damage to the welfare of residents in Polk's Landing that approving the request would create.

In addition, given the changing retail environment due to e-commerce, historical commercial retail models are not accurate, reliable or desirable blueprints and predictors for future planning, as noted in credible business publications including *The Economist* and *The Wall Street Journal*. In determining future development needs, It's imperative that we consider realistic projections of need that take into account the impact of e-commerce in terms of retail convenience and public welfare. As an alternative to traditional retail, e-commerce has already demonstrated superiority in convenience over a wide class of goods and services, including grocery, and this trend can be expected to continue, not diminish. E-commerce also has the potential to be environmentally preferable, including reduced traffic, reduced need for parking and other impervious surfaces, and less burning of fossil fuels.

I ask the commissioners to look at the convenience and welfare of the community as relates to planning, and specifically this request, not just for the immediate, short term, but for the longer term., and reject it.

A rezoning request for a strip mall makes no rational sense in the requested location, now or in the future. Approval could lead to future blight if building in the wrong locations leads to oversupply and unbalanced development, as it has elsewhere. In that regard, I offer the example of Fayetteville from my direct, personal experience after spending nine years living in the Fayetteville area. I

have observed what untrammled, ad hoc development does to existing communities, and I can personally attest to how poor individual development decisions cumulatively lead to negative effects for health, safety, the environment, quality of life and property values, and incrementally destroy a community's livability and desirability over time.

7. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

The developer of this project, Morgan Property Group, set out to find a suitable location for a retail development in Chatham County in response to the community's growing needs. The subject site was selected due to its ideal location on the "going-home" (southbound) side of US 15-501. What is more, US 15-501 has had significant road improvements which further factored into Morgan Property Group's selection of the site. Proximate to the site is a traffic signal which would facilitate movements at and near the site. These factors, paired with the relatively flat topography and lack of sensitive environmental features on the site ultimately led Morgan Property Group to select the site for the proposed retail development.

Prior to going to Public Hearing, the development team made efforts to gather public and adjacent property owners' input. For example, in addition to having the required neighborhood meeting, the development team had several meetings with homeowners in the adjacent neighborhoods. Not only were those meetings helpful in shaping the various proffers and design elements in the application materials, but they also were very positive

Response: My objection to this application is not a "NIMBY" response. I don't live in Polk's Landing- I live in the Briar Chapel neighborhood- but I stand in solidarity with dozens if not hundreds of my neighbors and fellow citizens who live there and object to this rezoning. This strip mall isn't right for Polk's Landing, or for the citizens and greater good of Chatham County. The location doesn't support it, the topography doesn't support it, and the community doesn't support it, despite the self-serving assertions by the applicant to the contrary.

Commissioners, it would be a grave mistake to turn Chatham County into another Fayetteville. I chose to move to Chatham County to embrace its culture, not to stand idly by and watch it destroyed by out of town developers who think their financial interests merit more consideration than the welfare of Chatham citizens. .

Yes, population growth means that we will need to have a balanced, smart approach to development that respects the existing Chatham culture and promotes fiscal and environmental responsibility, but this request is not balanced, not responsible, not appropriate and not smart. I ask you to reject this proposed change.

Sincerely,
Shelley Colbert
157 N. Serenity Hill Circle

Dear members of the Chatham County Planning Board,

I'm writing to express my opposition to the rezoning of the residential parcels at the corner of Polks Landing Road and 15-501 South.

My wife and I have lived in Polks Landing since 2008. We now have two little ones, aged 4 and 1, whom we're raising in Chatham County—on Polks Landing Road, no less. We moved from Carrboro because we love the character down here; the county's rural roots stand side by side with its positive trajectory of responsible development.

This rezoning seems to fly in the face of that last point, and I ask you to consider my three specific concerns:

1. Property values. My research has shown that the impact of commercial development on property values for residential parcels in the immediate vicinity is decidedly mixed. I beseech you to protect my rights as a property owner and keep our tiny corner of the county residential. We invested everything in our lot and home.
2. Safety. With a daughter just learning to ride a bike, dogs to walk, and a toddler son who'll soon be doing who knows what, I have a visceral fear of the traffic that a commercial node will introduce to our street. Polks Landing Road is a wonderful strip of country blacktop that culminates in a dead end, and the number of children, runners, bikers, walkers, and pets that we see from our front porch is a testament to the safety of our neighborhood.

I won't get into any reactionary fear-mongering on this point, though I know my neighbors are worried about how a strip mall might introduce other negative factors, human elements among them. That's a concern for any parent, but it's enough for me to worry about our quiet road becoming a sideshow in a strip mall's traffic pattern.

3. Market oversaturation. Northern Chatham County is no food desert. Within a mile or so of our home, there are already two grocery stores, a hardware store, multiple pharmacies, and more—everything we need, and Briar Chapel is bringing more. There are also empty storefronts, some of which have remained empty for an awfully long time. I'm not interested in turning a residential sliver of the county into a developer's revenue-driver and tax write-off. It's a win-win proposition for them, but it won't be so rosy for those of us left to live with, and next to, the consequences. Especially when we don't even need the commercial options in the first place.

On a personal note, I am an executive with a pharmaceutical consulting company in RTP, and my wife is a therapist in Chapel Hill who is completing her PhD at UNC. We are pro-growth individuals who want to see further development in Chatham County, and we previously lived in Carrboro, Chapel Hill, and Boston. We sing the praises of our community to contacts everywhere as we compare it to Durham, Raleigh, and other attractive locales.

We see in Chatham County a place to exercise our family- and community-oriented values, to take part in a school system with a rising reputation, and to spend both our disposable income and tax dollars. A place to make a life, in other words. We like it here and plan to stay.

I ask that you and your colleagues, as individuals entrusted with the significant responsibilities of our local government, stand by us and reject this effort to change the very fabric of our community.

Many thanks,

Eric Bolesh

109 Polks Landing Rd

919-360-0414

From: A Bond <angelabond200@gmail.com>
Sent: Wednesday, June 07, 2017 8:08 PM
To: Karen Howard; Mike Dasher; Diana Hales; James Crawford; Walter Petty; warthur2@nc.rr.com; elzaj@earthlink.net; glucier@earthlink.net; jmhager@gmail.com; Jmspoon5@gmail.com; Allison.weakley@gmail.com; kineticgardening@gmail.com; Tginpbo@gmail.com; brian.lex.bock@gmail.com; ggalin@gmail.com
Cc: Jason Sullivan; Angela Birchett; David Bond
Subject: Polks Landing Proposed Rezoning Application

Categories: CityView Planning Attachment

Dear Chatham County Commissioners and Planning Board Members,

Thank you for taking the time to visit our neighborhood, Polks Landing, in reference to the rezoning application for parcels 2719, 2720, 2721, 69884, 60612, 2508. We hope that your visit on June 8 is an opportunity for you to see, first hand, why our neighborhood is concerned about the rezoning application.

The potential commercial development of this land will have significant negative impact on the quality of life for residents of Polks Landing. This residential neighborhood of 40 years, with 157 residences, is a true treasure. When we purchased our home in this neighborhood, 5 years ago, we were ecstatic. While we initially were seeking a larger home than what we purchased in Polks Landing, the neighborhood was ideal. It is peaceful, quiet, full of nature, and has abundant bird life.

The rezoning application stands to destroy our oasis. The 15-501 corridor is expanding and seems poised to become as unsightly as the 15-501 North corridor between Chapel Hill and Durham. While this may be growth, it has severe costs - environmental impact, noise pollution, aesthetic appeal, and quality of life.

Thank you in advance for visiting our neighborhood and for being open to hearing our concerns. Unfortunately we are not able to attend tomorrow's on site visit; however, we will be in attendance on June 19 and look forward to the opportunity to be part of the discussion

Sincerely,
David and Angela Bond
111 Creeks Edge
Chapel Hill, NC 27516

To: Chatham County Planning Board
Chatham County Commissioners

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning at the corner of Polks Landing Road and Highway 15-501 South.

I write to express my opposition to the rezoning of the parcels 2719, 2720, 2721, 69884, 60612, and 2508 and I appeal to you to keep the area Zoned Residential in order to save the Polks Landing community as viable, thriving, healthy environment for the working adults, children, retirees, students, professionals, and others who live here.

Rezoning commercial would allow the development of a shopping center on confined space and a scale that will overwhelm our modest 150+ home neighborhood and destroy the unique character of Polks Landing and our residents' quality of life, and safety. Rezoning will lead to: degradation of water quality, traffic congestion, traffic hazards, noise and air pollution, green spaces replaced by loading & unloading zones and 18 wheelers. The community will be degraded substantially.

It is my understanding larger properties zoned commercial are already available along 15-501.

I appeal to Chatham County Planning Board and the Chatham County Commissioners to decline the proposal to rezone the Polks Landing Road - Hwy 15-501 South development project and keep the specific properties zoned residential.

As a 40 year resident of Chatham, thank you for your consideration and especially your leadership.

Janice Keene
206 Creeks Edge, Polks Landing
Chapel Hill, NC 27516

From: Joe Kinder <jkinder@gmail.com>
Sent: Wednesday, June 21, 2017 7:59 PM
To: Karen Howard; Mike Dasher; Diana Hales; James Crawford; Walter Petty; warthur2@nc.rr.com; elzaj@earthlink.net; glucier@earthlink.net; jmhager@gmail.com; Jmspoon5@gmail.com; Allison.weakley@gmail.com; kineticgardening@gmail.com; Tginpbo@gmail.com; brian.lex.bock@gmail.com; ggalin@gmail.com; Angela Birchett; Jason Sullivan
Subject: Polks Landing/15-501 Rezoning Support
Attachments: Letter to Commissioners and Planning Board, 6.21.17.pdf

Categories: CityView Planning Attachment

Dear Chatham County Commissioners and Chatham County Planning Board members:

Please accept the attached letter which outlines my support for the rezoning of the 27 acres of land at the corner of Polks Landing Road and Highway 15-501.

I understand many in my neighborhood have contacted you regarding rejecting the rezoning request. I would like to share with you an additional view and opinion on the subject.

Please feel free to contact me with any follow up questions or discussion.

Thank you,
Joe Kinder
112 Hidden Valley Drive
Chapel Hill, NC 27516
jkinder@gmail.com

Dear Commissioners and Planning Board Members,

I moved into this neighborhood more than 7 years ago. What attracted me to this area was the abundance of nature, people who cared about the neighborhood, and safety.

There is a reason why residential areas are residential and commercial areas are commercial. It defies the purpose of zoning (either residential or commercial) if somebody can just apply for rezoning. Unless there is an urgent need for rezoning or similar, rezoning should not be allowed.

My main concerns are:

- unnecessary destruction of land, fauna, and flora
- significant increase of cars, trucks, people causing increase in pollution
- impermeable surfaces which are sealed concrete pavements do not allow for water to flow into the ground; runoffs into lower areas which can cause floodings; contamination of the environment including air pollution will occur
- nutrients which usually stay in soil for an appropriate amount of time and is utilized by different microorganisms and insects will continue into water run offs (Stroud Water Research Center, 2017)
- the decrease of plants in this area causes less water to be transported into the atmosphere and less carbon dioxide conversion to oxygen
- significant delays due to congestion in and out of the area in question (accident increase?)

I hope you take these consideration to heart and understand that rezoning residential area to commercial area in Polks Landing is not in the best interest of people and the environment.

Sincerely,

Marisa Labanca
311 Creeks Edge
Chapel Hill, NC 27516

From: Karen Leclair <leeclair@bellsouth.net>
Sent: Saturday, June 17, 2017 7:58 PM
To: Karen Howard; Mike Dasher; Diana Hales; James Crawford; Walter Petty;
warthur2@nc.rr.com; elzaj@earthlink.net; glucier@earthlink.net;
jmehager@gmail.com; Jmspoon5@gmail.com; Allison.weakley@gmail.com;
kineticgardening@gmail.com; Tginpbo@gmail.com;
brian.lex.bock@gmail.com; ggalin@gmail.com
Cc: Jason Sullivan; Angela Birchett
Subject: Polks Landing Rezoning Safety Concern

To: Chatham County Board of Commissioners and Chatham County Planning Board

I am contacting you regarding proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South in Chatham County.

I have lived in Polks Landing for 19 years, and I am deeply concerned about the safety of all in the neighborhood as it would be impacted with the drastic increase in traffic if these parcels and Polks Landing Road are rezoned.

Polks Landing Road is the primary access road to this neighborhood and is used by emergency services/vehicles - Chatham County Sheriff, Chatham County Fire Department, and any ambulances responding to 911 emergency calls. Rezoning for commercial use would lead to the type of traffic congestion that would impede emergency responders and/or vehicles in reaching a person or home in jeopardy in this neighborhood.

Emergency responders should not have to confront that level of congestion while responding to a 911 call in this residential neighborhood. Nor should citizens living in this neighborhood be subjected to unwarranted delays in emergency help arriving to a scene when such time delays could lead to increased risks for loss of life or home, increased risks caused by the inability of emergency responders to navigate around a congested corner and/or large delivery trucks on Polks Landing Road.

For the safety of all people in this residential neighborhood, I firmly oppose the rezoning of the above noted parcels and Polks Landing Road from their current residential use. Thank you for your consideration.

Karen LeClair
115 Polks Landing Road

Sent from my iPad

From: Luna Mountainsea [<mailto:9goldenmoon@gmail.com>]

Sent: Thursday, June 01, 2017 9:25 PM

To: Karen Howard; Mike Dasher; Diana Hales; James Crawford; Walter Petty; Jason Sullivan; Angela Birchett

Subject: Rezoning issue at Polks Landing

Dear Chatham County Commissioners;

We are completely opposed to the rezoning of parcels 2719,2720,2721,69884,60612,2508, at the SW corner of Polks Landing Road and Highway 15-501 South. Issues of concern are numerous, all of which are potentially damaging to our unique neighborhood and the quality of life of the residents of Polks Landing, Polks Trail and Hidden Valley.

Residents have chosen to locate here because of the peaceful and natural setting, which has been a place safe for children to play and neighbors to walk. We place a high value on our environment, conserving our mature trees, maintaining open spaces and keeping our creek healthy for wildlife. The proposed development would permanently ruin the very character of our community and would be devastating to the local environment. In reading the application for rezoning, it states in several places that the plan is "designed to limit interference with existing residential uses" but that "interference" would be immediate and permanent. The projected 3 year destruction/construction phase alone would be devastating.

In the Environmental Impact Study, the following statements are included: "no soil contamination is anticipated"; the site "will not have any direct impact on ambient air quality"; there will be "no increase in odor levels"; the "increase in noise levels will be negligible"; "groundwater quality issues are not known". This project would be literally in people's back yards, so noise, sound, odor, air pollution, light pollution and water pollution will directly, negatively impact the neighborhood. Additionally, until such time as a barrier is in place, we would have to see the devastation from the neighborhood side as well as the street side. The clear cutting of the mature trees would also remove the ability of the trees to help mitigate both pollution from traffic and noise pollution.

The same issues would continue to be problems after the site is built out, likely increasing since the plan calls for a fast food drive through, which would increase pollution from cars and more odors from cooking, in addition to dumpsters creating odor and attracting vermin.

Water pollution, including run-off into Pokeberry Creek would negatively impact the wildlife in our area. The creek is a living habitat and water supply for fish, crayfish, salamanders, frogs, toads, snakes, turtles, songbirds, wading birds, water fowl, raccoons, possum, red and gray foxes, coyote, deer, beavers and river otters and myriad of other water life. The application mentions an inadequate study of wildlife impacts. The application also states that "no compensatory mitigation is planned in case of unavoidable impacts". As out of state corporations and developers, they have no reason to care about our neighborhood. "Quality of life" is mentioned in the application, but nothing about it, just the phrase.

Other issues that seriously concern us are the traffic nightmare with the planned site, safety and security within the neighborhood and concerns about property values.

Given that there are several parcels already zoned for commercial use within 2 miles of this corner that would not impact any residences, it is hard to imagine the necessity for the ruin of our neighborhood. Please uphold the residential zoning of these parcels.

Thank you. Respectfully,

Luna Mountainsea
Gary Ace
104 Stone's Throw Rd., Polks Landing
Chapel Hill, NC 27516
(919)933-2676

SUSAN O'HARA-BRILL
113 Hidden Valley Drive
Chapel Hill, NC 27516
(919) 423-8943

Walter Petty
P. O. Box 167
Bonlee, NC 27213

Dear Mr. Petty,

I am a 21 year resident of Polks Landing and I am very fond of the wooded, friendly, family oriented quiet neighborhood that we have enjoyed living in, and also raised our daughter in. We are extremely concerned about the proposed retail development on the southern corner of Polks Landing Road and 15-501S. It is overwhelming in scale in relation to our neighborhood; the increase in traffic alone, both commercial & retail, the trucks delivering to the proposed Publix grocery store pose a hazard to the safety and wellbeing of Polks Landing residents and the daycare center in Polks Village on the northern side of Polks Landing Road. Its appearance with the parking lot on the corner will dramatically impact the experience of returning home to the neighborhood.

We don't want to live with the change in quality of life that such a development would bring, don't want to live abutted to that or any other commercial project. There is a resident on my street whose house would be about 20' away from the back wall of the parking lot and buildings. His son has asthma and any change in air quality would negatively impact the child's health.

The developers have applied for rezoning of this parcel of land; the plan is for a relatively large retail development that will abut, crowd & overwhelm this residential neighborhood when there are bigger parcels of land which would far better accommodate their plans and those are available just to the south of Polks Landing. They have not ruled in or out the establishment of a fast food outlet in one of the outparcels; any food service could negatively impact our air quality.

In a door-to-door poll of 133 houses that some of my neighbors discovered that 97% oppose the rezoning, with only 6 households saying they were neutral, reflecting the negative sentiment of most of those affected, which includes my husband and myself. I would understand if this development would fulfill a need for an underserved community but this is not the case since we have 2 NC based supermarkets within easy distance. We are asking that you and your fellow commissioners reject this proposal.

Sincerely



From: Lauren Rose <laurenprincerose@gmail.com>
Sent: Wednesday, May 31, 2017 8:12 AM
To: jmehager@gmail.com
Cc: Jason Sullivan; Angela Birchett
Subject: Proposed rezoning and development - Polk's Landing

Categories: CityView Planning Attachment

Dear Jamie,

My name is Lauren and I live in Hidden Valley, a small neighborhood next to Polk's Landing and adjacent to the proposed rezoning and development on Polks Landing Road. My husband and I have rented here for the past year, and we like the neighborhood so much that we just last week closed on our first home, on Polks Landing Road, down the street from the proposed development project.

I'm writing to express my strong opposition to the rezoning of residential land, which would make way for the proposed development project. One of the reasons this neighborhood is special is because of its natural beauty; right now I'm sitting on my porch, listening to different types of birds, watching the sun rise through the trees. At night we can hear owls; we can clearly see constellations. In the neighborhood you'll find people going running and riding bikes, walking their dogs, and kids playing. Well cared-for gardens are on display. There is a real sense of community here; as soon as you turn off 15-501, you can feel it.

A strip mall pushed against the neighborhood would not only inhibit this community, it would destroy natural habitat, create light and noise pollution, and replace the pine-scented air with exhaust fumes from the delivery trucks and stream of traffic. I'm extremely concerned about these issues, and all my neighbors are, too.

There are several commercially zoned plots of land very close to here, which are not next to neighborhoods. We would like for the developers to please consider a piece of land that isn't next to a beloved neighborhood.

Thank you very much!

All the best,
Lauren Rose
(818) 370-2965

Jason Sullivan

From: Rich & Marsha Scherubel <rich@scherubel.com>
Sent: Tuesday, June 13, 2017 3:10 PM
To: James Crawford
Cc: Jason Sullivan; Angela Birchett
Subject: Polks Landing

Commissioner James Crawford

The proposal to develop the 27 acres abutting Polks Landing Road strikes us as an extremely poor choice of location. It is questionable from a business point of view considering how the Polks Village development and the Lowes area continue to have so many vacancies. Also there are plenty of shopping opportunities from one to four miles away, as well as other undeveloped commercial parcels nearby looking for tenants.

But mainly, this is a residential area with a great natural environment. When we moved into Polks Landing in December of 2014 we were delighted with the variety of foliage and wildlife as well as the peace and quiet. We felt we had finally found our retirement home. Now, if the proposal goes forward, we are not so sure.

We strongly oppose developing the area as proposed. We fear the likely noise, traffic, pollution, and nature destruction. Nearly all our neighbors agree that this development would seriously degrade our quality of life. We urge that this proposal be denied, scrapped, and closed.

Marsha and Rich Scherubel
202 Creeks Edge

“There are no passengers on spaceship Earth. We are all crew.”
Marshall McLuhan, 1965

Dear Planning Board Members,

We have lived in Polk's Landing for approximately 23 years and are very unhappy with the plan to rezone our neighborhood area. There are already too many grocery stores in our area – Harris Teeter, Lowes Foods (which is not very busy much of the time), Walmart, and Weaver St. Market are all very close. There are a lot of empty stores in the Harris Teeter and Lowes Foods Shopping Centers. There are also a lot of plots of land within five miles where developers are planning to develop grocery stores. If Publix doesn't make it (similar to what happened when Whole Foods and Earthfare were too close together in Chapel Hill and Earthfare closed down), what would go in a large empty store there? Probably nothing. It doesn't make sense for all these stores to be so close together and so scrunched in next to a neighborhood where people value nature and that is why they moved to Polk's Landing. From our neighborhood, we will see bright lights, hear trucks all night, there will be noise and odor pollution from the 10 fold increase in traffic and overflow water will pollute our creeks. There is not enough of a natural buffer between us and the proposed development. There is a buffer between us and Briar Chapel. It would completely change the feel of Polk's Landing and would be unfair to squish such large commercial area into such a small space.

It is already hard to get in and out of our neighborhood due to the heavy traffic on 15-501. In the past, there were a lot of accidents where the grocery store would be. The traffic light situation is not good, with the Harris Teeter light being so close to where the Publix and other stores would be - it would create traffic backups. I believe Publix would be better off being closer to Fearington, Briar Chapel and Chatham Park, all very large neighborhoods (further down 15-501, where there are no grocery stores, rather than being so close to so many other already existing grocery stores).

97% of Polk's Landing residents don't want this to happen. Thanks for your consideration on this.

Heidi Zehnal

Polk's Landing Resident
Chatham County, NC

P.S. I have also sent this letter to the Chatham County Commissioners.

BOC Public Input Signup & Comments

Submitted On: 2017-06-18 12:52 America/New_York

CONTACT INFORMATION:	Gretchen Smith
Daytime Phone Number (optional)	
Email Address (optional):	
RESIDENCY: Are you a resident of Chatham County?	Yes
MEETING DATE SELECTION	June 19, 2017
PUBLIC INPUT SELECTIONS:	Written Comments
LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:	17-2210 Legislative Public Hearing on rezoning request by Morgan Property Group
YOUR COMMENTS: Additional information can be uploaded below or emailed to lindsay.ray@chathamnc.org	<p>Do we really need another grocery store when there are already two in less than a mile? Do we really need to rezone property from residential to commercial and tear down useable housing when there are already properties zoned for commercial within three miles that sit empty? What is local government's role in economic development that doesn't lead to dying shopping centers? The proliferation of shopping centers we have experienced in this vicinity has led to a lot of shuffling around of existing businesses from one center to another. Some examples: Great Clips moved from Chatham Crossing to Chatham Downs, UNC Internal Medicine moved from Chatham Crossing to Polks Village, Triangle Vision Center moved from Chatham Crossing to The Veranda, The Original Mattress Factory and Town & Country Hardware moved from Chatham Downs to North Chatham Village. All of these businesses may have had good reasons to move, but all of this shuffling has left empty retail space in existing shopping centers, space that sits empty for a long time. My point is not that businesses shouldn't move, but that the shopping centers in this area basically siphon off tenants and customers from each other because the population density just isn't there to support growth in more shopping centers at this location. I live in this area, and patronize all of these shopping centers, so I am able to make these observations through firsthand experience. The applicant's market study states "Competition is great for consumers", but at what point is that no longer true when it adversely affects the financial health of the surrounding business community? This same market study begins by stating "Generally speaking, there is the possibility for a market to be oversaturated, but the grocers look at density of population and many other factors before deciding where to locate its stores." We already have a Walmart, Lowes Foods, and Harris Teeter within two miles of each other. Locations at already zoned commercial property at Briar Chapel or across from Fearrington Village, both of which are located off the southbound lane of US 15-501 but sit empty, are next to large residential developments without grocery stores and make more economic development sense to me than tearing down housing to build another grocery store across from an existing grocery store.</p>
UPLOAD ATTACHMENT: You may upload additional comments as a file in Word or PDF format.	https://seamlessdocs.s3.amazonaws.com/attachments%2FCO16051000015177468%2FpqZ836bTkSF1NeCck3UA_BOB+Public+Hearing+17-2210+Comments+GDS.pdf

BOC Public Input Signup & Comments

Submitted On: 2017-06-20 00:39 America/New_York

CONTACT INFORMATION:	Heidi Zehnal
Daytime Phone Number (optional)	919-929-5732
Email Address (optional):	heidizehnal@yahoo.com
RESIDENCY: Are you a resident of Chatham County?	Yes
MEETING DATE SELECTION	June 19, 2017
PUBLIC INPUT SELECTIONS:	Written Comments
LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:	<p>There are a few other concerns I wanted to add to my public comment on Publix at Polk's Landing -</p> <ul style="list-style-type: none">* Crime – attracting more people to our neighborhood* Home values – I wouldn't be attracted to our neighborhood if Publix or another development is at our entrance, due to traffic, noise, crime, light concerns. It could be hard to sell a Polk's Landing home and prices could go down (and they are already not increasing much).*10,000 new cars a day is a ridiculous increase in traffic for an already too busy intersection/area. It is usually a long wait to get out onto 15-501 already. Will 15-501 be widened?* Taxes – if Lowes Foods ends up empty, since it is already not very busy, that could hurt the tax base in Chatham County* The sheer size of the Publix complex compared to the size of our neighborhood, which is the complete opposite and entirely incompatible with a busy supermarket. People moved to Polk's Landing expecting the area with houses at the front of the neighborhood to stay residential. We moved here for the peace and natural beauty and seeing the stars, and it is still a wonderful place, 23 years later. This would be such a huge impact on us – very unfair.
YOUR COMMENTS: Additional information can be uploaded below or emailed to lindsay.ray@chathamnc.org	

Chatham County Commissioners
Chatham Planning Board
Pittsboro, NC 27312

June 21, 2017

Dear Chatham County Commissioners and Chatham Planning Board members,

I am writing this letter in support of the request to rezone 27 acres of land at the corner of Polks Landing Road and Highway 15-501, which was presented to the Chatham County Commissioners on June 19, 2017. I spoke at that meeting in support of the rezoning request, due to several reasons that I will outline below.

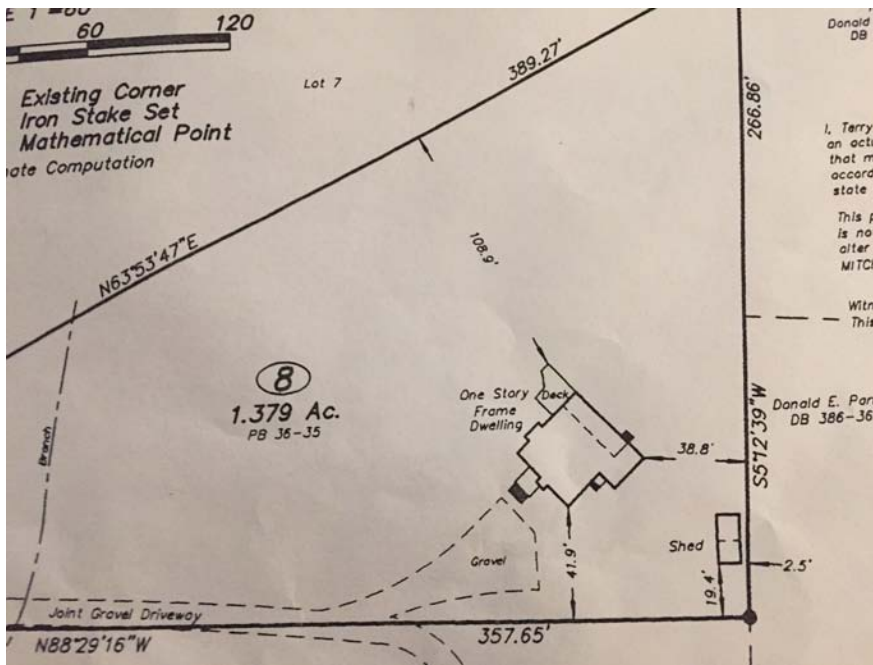
When I look out my kitchen window, I can see the home on 15-501 which is part of the rezoning request, as my property is directly behind the parcel of land proposed for development (see picture below). My home itself is only 38 feet from the property line of the proposed development, as can be seen by the survey picture below. My family and I were incredibly concerned when we first heard about the rezoning request and worried about how it would affect our son's health (due to his asthma), the environment, neighborhood safety, and property values.

After many meetings and adjustments to the plans by the developer, my family and I support the rezoning as it is currently proposed. The developer has reached out to our neighborhood on multiple occasions to discuss adjusting the plans in order to address our health, environmental, and safety concerns. They have agreed to an 8-foot buffer wall all along the proposed land to develop. They have added additional trees and other foliage to the buffer as well. We understand the plans for traffic and sidewalk are being addressed. We also have the availability of using the entrance and exit on Knox Way (Polks Village Shopping Center), which we, and many of our neighbors, already use at this time; it is much easier to navigate than Polks Landing Road. We appreciate the responsive of the developer to address our concerns and do not foresee other developers (residential or commercial) as being as responsive or responsible.

My family and I have lived in Polks Landing/Hidden Valley since the fall of 2002 and have lived in this area since 1995. We have seen many changes to Chatham County during this time. When we first moved to Chatham County, as much as we loved our home and this area, we quickly grew fatigued at needing to travel so far for groceries and supplies every week. We were constantly climbing in the car to drive to Durham and Chapel Hill for goods and services, restaurants and shopping. When friends would ask if we liked living in Chatham County, we would always respond with how much we loved it, but also how much time we spent in the car traveling to other counties for supplies, entertainment, and other home care needs. Over time, as other grocery, shopping, and goods and services options have come to this area, it has become not only convenient, but also time-efficient to be able to travel within our own community for our family's needs.

As development in Chatham County continues to thrive, we know that options for families will be in great demand. The area that is proposed for development is at a central location and directionally appealing due to its placement on the western side of 15-501, as many families head home to the southern part of Chatham County. Like our neighbors, we are anxious about the idea of development coming to our neighborhood. Due to the responsiveness of the developer and the changes that have been made in the proposed plans, we believe that the current plan is the best option. It will allow for responsible growth, address health and safety concerns, and ideally even add to the property values for the entire neighborhood.

Sincerely,
Joe Kinder
112 Hidden Valley Drive
Chapel Hill, NC 27516
jkinder@gmail.com



BOC Public Input Signup & Comments

Submitted On: 2017-06-14 09:48 America/New_York

CONTACT INFORMATION:	Kelly Fuller
Daytime Phone Number (optional)	919-636-0788
Email Address (optional):	fuller3nc@msn.com
RESIDENCY: Are you a resident of Chatham County?	Yes
MEETING DATE SELECTION	June 19, 2017
PUBLIC INPUT SELECTIONS:	Public Hearing (note topic of hearing below)
LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:	Polks Landing re-zoning
YOUR COMMENTS: Additional information can be uploaded below or emailed to lindsay.ray@chathamnc.org	<p>My name is Kelly Fuller and I've been a homeowner in Polks Landing since 2001 and have lived in Chatham County for 20 years. Residents of Polks Landing, Polks Trail, and Hidden Valley had a reasonable expectation when we bought our homes that the land between our neighborhoods and 15-501 would remain residential. The land in question includes many mature oak trees, a pond, and five homes in good condition. This land serves as a buffer between our neighborhoods and 15-501 and without it the rural and natural character of our neighborhood would be lost. In addition to losing this buffer, we would experience increased traffic, light pollution, and air pollution from fast food smells. Our community values the natural environment above conveniences. We already have two grocery stores within walking distance and do not need or desire a third. There are many larger pieces of land nearby that are already zoned for commercial development and would be appropriate for a supermarket. So, denying this rezoning request would not cost the county tax dollars – simply approve Publix in another location like Williams Crossing (across the street), across from Ferrington, or the corner of 15-501 and Andrews Store Rd. Leaving this land residential and the trees undisturbed will allow northern Chatham to retain some of its rural character. Please deny the rezoning request.</p>

BOC Public Input Signup & Comments

Submitted On: 2017-06-18 22:00 America/New_York

CONTACT INFORMATION:	Michael Schiller
Daytime Phone Number (optional)	
Email Address (optional):	
RESIDENCY: Are you a resident of Chatham County?	Yes
MEETING DATE SELECTION	June 19, 2017
PUBLIC INPUT SELECTIONS:	Written Comments
LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:	Rezoning for Publix
YOUR COMMENTS: Additional information can be uploaded below or emailed to lindsay.ray@chathamnc.org	<p>Dear Chatham County Commissioners, I have been a resident of Polks Landing for over two decades and would like to say "No" to the rezoning of the property to allow for commercial businesses such as Publix to move so close to our neighborhood. This would change the feel of our neighborhood and impose upon it. The amount of traffic entering into the neighborhood would dramatically be affected as well. In addition we already have 3 giant grocery store chains within a few miles of this new proposed site (Lowe's Foods, Harris Teeter, Walmart Superstore, Weaver St. Market, etc.). In addition Publix is not known to treat their workers in their supply chain well (failing to sign onto the Fair Food Program, unlike most other big chains like Walmart, Whole Foods, Trader Joes, McDonald's, Burger King, Taco Bell, Subway, Chipotle, etc. who have signed on to the Fair Food Program). The Fair Food Program was set up to treat the farm workers in the supply chain with a minimum standard of decency (including reasonable working conditions, paying their workers the wages they have earned, providing facilities including toilets, not requiring employees to work excessively long hours, etc.) see this article and links below: http://www.ciw-online.org/blog/2016/05/1-4-million-reasons/ http://nfwf.org/wp-content/uploads/2016/07/CIW-Campaign-Packet.updated2016.pdf http://www.allianceforfairfood.org/news/2016/5/19/two-year-federal-investigation-results-in-14-million-fine-for-top-publix-tomato-supplier-for-unacceptable-human-rights-violations It is for these reasons that I strongly oppose the rezoning of this property. Sincerely, Michael Schiller Chatham County Resident</p>

From: Michael S [<mailto:mts4114@gmail.com>]

Sent: Sunday, June 18, 2017 9:51 PM

To: Jason Sullivan

Subject: Rezoning for Publix Comment

Dear Mr. Sullivan,

I have been a resident of Polks Landing for over two decades and would like to say "No" to the rezoning of the property to allow for commercial businesses such as Publix to move so close to our neighborhood.

This would change the feel of our neighborhood and impose upon it. The amount of traffic entering into the neighborhood would dramatically be affected as well.

In addition we already have 3 giant grocery store chains within a few miles of this new proposed site (Lowe's Foods, Harris Teeter, Walmart Superstore, Weaver St. Market, etc.).

In addition Publix is not known to treat their workers in their supply chain well (failing to sign onto the Fair Food Program, unlike most other big chains like Walmart, Whole Foods, Trader Joes, McDonald's, Burger King, Taco Bell, Subway, Chipotle, etc. who have signed on to the Fair Food Program). The Fair Food Program was set up to treat the farm workers in the supply chain with a minimum standard of decency (including reasonable working conditions, paying their workers the wages they have earned, providing facilities including toilets, not requiring employees to work excessively long hours, etc.) see this article and links below:

<http://www.ciw-online.org/blog/2016/05/1-4-million-reasons/>

<http://nfwm.org/wp-content/uploads/2016/07/CIW-Campaign-Packet.updated2016.pdf>

<http://www.allianceforfairfood.org/news/2016/5/19/two-year-federal-investigation-results-in-14-million-fine-for-top-publix-tomato-supplier-for-unacceptable-human-rights-violations>

It is for these reasons that I strongly oppose the rezoning of this property.

Sincerely,
Michael Schiller
Chatham County Resident

BOC Public Input Signup & Comments

Submitted On: 2017-06-15 13:19 America/New_York

CONTACT INFORMATION:	Rebecca Evans
Daytime Phone Number (optional)	919-929-1086
Email Address (optional):	revans103@nc.rr.com
RESIDENCY: Are you a resident of Chatham County?	Yes
MEETING DATE SELECTION	June 19, 2017
PUBLIC INPUT SELECTIONS:	Public Input (Regular Session - usually nights) Written Comments
LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:	Rezoning
YOUR COMMENTS: Additional information can be uploaded below or emailed to lindsay.ray@chathamnc.org	<p>I have lived at 106 Hidden Valley Drive in Polks Landing for 29 years and am strongly opposed to the rezoning of parcels 2719, 2720, 2721, 69884, 60612 and 2508 at the corner of Polks Landing Road and Highway 15-501 South from residential to commercial. I consider Polks Landing and my house there an escape from the busy world in which we live. Just driving into the neighborhood with all the beautiful trees has a calming effect and lowers my blood pressure. Sitting on my back deck looking out on all the trees, listening to the birds is one of the great pleasures in my life. This property that I look out on is directly adjacent to the proposed strip mall therefore causing me great concern--loss of trees, loss of birds and other wild life, pollution (light, noise & odor), storm water drainage just to mention a few. Therefore I ask you not to approve this request.</p>

BOC Public Input Signup & Comments

Submitted On: 2017-06-19 12:01 America/New_York

CONTACT INFORMATION:	Robert Wheeler
Daytime Phone Number (optional)	919-800-7077
Email Address (optional):	rlwheeler521@gmail.com
RESIDENCY: Are you a resident of Chatham County?	No
MEETING DATE SELECTION	June 19, 2017
PUBLIC INPUT SELECTIONS:	Written Comments
LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:	<p>Rezoning of property for Publix development. Please note, I am not a current resident of Chatham County but will be moving to Polks Landing in September. I spent 25 years in new home residential development and have been through numerous rezoning applications. We often had a small commercial portion and not once, did we ever seek to place that adjacent to existing homes. This land is zoned residential and needs to remain that way. The negative impact on Polks Landing and damage to values is significant. Homes will absolutely depreciate and will suffer from noise and light pollution. The environmental impact of installing a septic system on that property can only hurt the existing ecosystem and runs the risk of further damage to Polks Landing. At the end of the day, this is all about economics for the out of state developer. They are undoubtedly paying a substantial amount for the land, but zoned land is available at a higher cost. My question is why an out of state developers economics are taking priority over those of existing residents who have been paying for taxes for years. They talk about convenience and traffic on the way home heading to Manns Chapel road. They are fully capable of backtracking a short distance if the development goes on south of that location. Their slight convenience should not take a priority position over the residents of Polks Landing. If the developer threatens to walk away if they can't have the location, please let them walk. With all the development going on in that area, there must be a grocery store chain that will invest in and build a grocery store and additional commercial space on properly approved land. Publix is not the only chain expanding into this area. Thank you for your time.</p>
YOUR COMMENTS: Additional information can be uploaded below or emailed to lindsay.ray@chathamnc.org	