

From: Chris Tommerdahl <ctommerd@gmail.com>
Sent: Tuesday, June 27, 2017 10:56 PM
To: Angela Birchett
Cc: Jason Sullivan
Subject: email to Commissioners
Attachments: GIS_Map_MorganPropertyAeri.pdf;
GIS_Map_MorganPropertyRezo.pdf; Wegmans, Sprouts, Lidl_ New
Triangle grocery stores will bring better prices, change _ News &
Observer.pdf

Categories: CityView Planning Attachment

Angela and Jason,

I just sent an email to each of the Commissioners to follow up after the public hearing. Please find the text below. FYI the two map attachments were taken from the county website for this proposal.

Thanks!
Chris

Dear Commissioners,

I want to extend a huge thank you from all of my neighbors in Polks Landing. We are so grateful to be part of the discussion that will determine the future of our neighborhood and we truly appreciate the time that all of you have devoted to reading our comments and listening to us.

We estimate that at least 80 of our neighbors were able to attend last Monday night's meeting; given that there are only 155 homes in Polks Landing, it is exciting that so many of us are committed to participating in this conversation!

There are a few items we wanted to follow up on from the public hearing:

1) Sidewalks. The discussion at the end was somewhat ambiguous and seemed to allude to a sidewalk into our neighborhood. As far as we know from previous discussions with the developer, this sidewalk will only border their own property and will essentially be a 'sidewalk to nowhere' from 15-501 part way down Polks Landing Road. We fear that with the influx of cars that a strip mall would bring, we would no longer feel safe walking on Polks Landing to even get to this sidewalk; it appears that the sidewalk is acting as a bargaining chip.

2) Water. It remains unclear where the stormwater runoff from the outparcels will go. Will it be diverted to the stormwater facility? How will they grade the land so that the water will go around the 'corner' of their site (from the lower end to the top of the '7' shape)?

The developer explained how the stormwater management system would capture all of the water and hold it for slow release. These facilities are only required to hold water for several days and are not required to control for nutrient pollution or turbidity. It seems disingenuous to suggest that water would be as clean when it exits as it was when it fell as rain after such a short time.

Currently, the site is mostly vegetated and much of the water is able to infiltrate the soil. We would like to point out that the proposed impervious surface area would drastically increase the amount of stormwater runoff and their facility would therefore capture and release a much larger volume of water than the existing pond does. Although the facility would manage the speed at which this water is released, this greater volume of water would all end up passing through the streams in Polks Landing. Introducing more water into these paths would further exacerbate erosion and degrade habitat due to channelization and increased sediment load.

3) Impact on Neighbors. There was a lot of discussion about buffers on Monday night but no matter how tall the wall, this proposed development is still going to impact a lot of homeowners. I don't know about you, but looking out at an 8 ft high concrete wall in my backyard would make me feel uneasy. We bought homes in Polks Landing for the natural surroundings, not to feel like we're in prison (!).

It is compelling to compare the site plan to that of the other nearby business areas (see attached GIS maps from the proposal). This site abuts two dozen homes, more than any of the other shopping areas, and it isn't even particularly large.

The way that it wraps around Polks Landing creates the maximum impact on existing residents. Notice that Polks Village and Harris Teeter are both on lots that more closely resemble a square. This allows the stores to be situated on the road at the front so that the buildings won't be as close to homes. In contrast, the proposed site is shaped like a 7 so that the store has to be shoehorned into one of the sides. Admittedly, the developer has been very creative in squeezing everything in, but this is not in character with the other stores in our area and it is definitely not conducive to maintaining privacy and the quality of life of Polks Landing residents.

4) Complementary Uses. In bringing up the idea of competitive vs. complementary uses, we postulated that another grocery store would merely shift tax revenue from the existing grocery stores nearby. Morgan Property Group suggested that their proposal would instead be complementary because it would benefit the Polks Village shopping area.

Polks Village was originally approved as a sister development to Williams Corner. This plan has clearly not come to fruition as proposed and bailing out one mismanaged idea with yet another shopping center sounds like the perfect recipe for strip malls and blight. Before doubling down on more retail at Polks Landing, should we consider that the sub-optimal performance of Polks Village might indicate that the demand for more retail is weaker than they claim?

5) Competition. I've had personal communication with Unison Realty, the company that recently acquired the Chatham Crossing (Lowe's Foods) shopping center in March 2016, and I know that they are extremely concerned about further competition in the immediate vicinity. Walmart and Harris Teeter are each within one mile of their location. All three of the grocery stores near Polks Landing are on the east side of 15-501. If there is an advantage to being on the 'going home side' of 15-501, it seems somewhat unfair to 'change the rules' and allow a new shopping center on land that previous investors had respected as residential zoning. The two approved sites that are hoping for grocery stores on the west side of 15-501 are farther to the south (Briar Chapel mixed use at Andrews Store Road and Ferrington Place) and would not compete quite as directly with the existing stores. At a recent meeting, Lee Bowman confirmed that Briar Chapel is in discussions with several grocers for its new retail area. Morgan Property Group's TIA even notes "Ferrington Retail is

expected to consist of a grocery store and retail development." Ferrington Place has taken a long time to build and approving a sixth store along a 5 mile stretch of 15-501 could impact the site's viability, attractiveness, and value.

Grocery chains are highly motivated to enter our area because there is fierce competition as regional stores jockey to increase their foothold in the Triangle (see recent article from the N&O: <http://www.newsobserver.com/news/business/article154006074.html>). Grocers are willing to risk money to enter these new markets as part of the price of doing business; are we willing to risk the character and quality of the land where we live to indulge these businesses' battles? Unlike a financial risk, once an area is rezoned and developed, the effects on the land cannot be reversed. With such strong competition among grocers, denying the rezoning proposal for the Polks Landing property is unlikely to scare any of these chains away from Chatham County.

During the June Board of Commissioners meeting, we heard from Mr. Jeff Surrency of Morgan Property Group that their tenant desires to directly compete with Harris Teeter. They've seen how profitable that location is and want "a piece of the pie." From the county's perspective, this sounds like it would merely shift tax revenue from one store to two. If this is the goal, then why not put the proposed store at Williams Corner across Lystra Rd from Harris Teeter so that the two stores would be on even footing?

Mr. Surrency went on to say that their tenant's target demographic is the upper middle class. They are not proposing making food more affordable for those who can't afford it. Are the imperceptible benefits of increased competition (say, a difference of pennies on a jar of peanut butter) worth changing the character of our community? Although the Williams Corner site or the other commercial sites along 15-501 may be more expensive for the developer, we urge you to weigh our community's quality of life against the bottom line of a developer from Charlotte and a grocery company headquartered in Florida as you make your decision.

Protecting the interests of homeowners and businesses who have already invested in our area would send a strong positive signal that our county respects investors who are willing to work within the framework of growth that we have laid out.

Polks Landing has stood the test of time and is still a desirable place to call home decades after it was built (in fact, there is an original resident who still lives here, 40 years after buying her home!). We truly don't know what retail will look like in the future, and trends show that we can no longer use historical models as accurate predictions. If we already have an adequate number of grocery stores available in convenient locations- with plans to build two more already in the works- why should we throw our neighborhood's vitality out the window for one grocery chain's 15 minutes of fame as the new store on the block?

We understand that our county is growing and that it would be unrealistic to request to freeze our small corner of it in time. However, the use that we envision is one that respects and maintains the natural integrity of Polks Landing; a big box strip mall does not fit this description. While it is up to developers to bring local, innovative options to the table, our county has nothing to lose by waiting for better proposals to surface.

I realize that this turned into quite a long read, but there were a lot of ideas that surfaced on Monday night. Thanks again for your time!

Sincerely,

Chris Tommerdahl
107 Polks Trail
Chapel Hill, NC 27516

Don & Betty Ledford

105 Shalestone (Polks Landing)
Chapel Hill, NC 27516

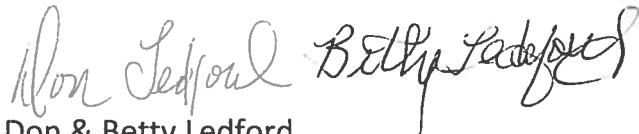
June 9, 2017

To: Chatham County Commissioners

My wife and I have lived in Polks Landing since 1980. When we moved here, 15-501 was a two lane road, Cole Park Plaza was the only commercial development nearby, and it only took 15 minutes to drive to my office at UNC. It remained that way for several years. Then 15-501 was widened to four lanes, Chatham Crossing was built, Chatham Downs was built, Polks Village was built, Walmart opened, and traffic increased commensurately. Now, another commercial venture is trying to encroach on our neighborhood.

I'm sure there are many tracts of land along the Chapel Hill/Pittsboro 15-501 corridor already zoned commercial – why re-zone the residential area bordering Polks Landing to commercial to build a “grocery store” when there are already three nearby (Walmart, Lowes, and Harris Teeter). We would lose the country feel we now enjoy, traffic on Polks Landing road would drastically increase, and the houses in our area that border the proposed commercial development would have to put up with increased noise, lighting, less privacy, etc.

I'm sure that most County Commissioners would balk at having such a development built near their property. Please put yourselves in our shoes and leave our neighborhood the way it is.


Don & Betty Ledford

Copy to: Chatham County Planning Board

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

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South. My neighbors and I agree that one of the primary draws of our neighborhood is the quiet, natural setting. Our homes are incorporated into the mature landscape, it is a safe place for children to play and people to walk, and we are privileged to host and observe an abundance of wildlife in our backyards. Nearly all of the parcels proposed for rezoning have well-kept, occupied (or recently occupied) homes; this rezoning proposal is a complete surprise to many of us who purchased our properties believing that this area would remain residential.

The scale of the proposed development would overwhelm our modest neighborhood and would endanger the unique character of Polks Landing and our residents' quality of life, safety, and wellbeing. From a door to door poll, 97% of us oppose this rezoning for a variety of reasons, some of which are outlined below:

We appreciate what is left of the existing natural buffer between our homes and 15-501. The proposed shopping center would introduce light and noise as well as expose our homes to further pollution and disruption from the growing 15-501 corridor.

The developer will not agree to limit the outparcels to exclude fast food drive-thrus. This would introduce extra traffic, noise and light pollution; longer business hours; and persistent odors in our neighbors' backyards.

There is a stand of mature oak trees along Polks Landing Road. Although both our residents and the Appearance Committee have requested that some of these large old trees be preserved to maintain our sense of place, Morgan Property Group does not appear to be willing to save any of them. Driving past a busy shopping center instead of these trees and more rural setting would dramatically impact us every time we leave and return home.

We place a high value on our environment. A pond that currently provides habitat and resources for wildlife would be replaced by a stormwater management facility under this plan. The proposed amount of impermeable surface would generate a large volume of storm water runoff with compromised water quality. Ultimately, this contaminated water (polluted with hydrocarbons, nutrient overload, and increased turbidity) would end up in the streams that traverse our yards to join Pokeberry Creek and Wetland at the back of Polks Landing.

The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

My neighbors and I strongly oppose rezoning this site along Polks Landing Road from its current residential use. With so much existing and approved commercial space already available nearby, this proposal would place an unnecessary burden on our neighborhood. We appreciate your time and urge you to consider this important issue.

Sincerely,

Felicia Badden
205 Fallen Log

*Resident since
1978!*

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

As a resident of the Polks Landing neighborhood, the proposal to rezone parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South deeply concerns me. This proposal runs counter to one of the two fundamental policies of the Chatham County Land Conservation and Development Plan:

1. Land development & conservation will reflect balanced growth.

Balanced growth means that development is welcomed, but in ways that ensure that: Benefits and burdens of growth are shared... [and] development is guided to suitable locations and is designed appropriately.

Our neighborhood was built 40 years ago when 15-501 was still a small two lane road, so it does not have the extensive buffer that newer neighborhoods in the area have incorporated into their designs. The buffer on the north side of Polks Landing Rd has already succumbed to the Polks Village development; the area across 15-501 (Williams Corner) has been approved for commercial use; and the area across from the proposed site already contains a grocery store (Harris Teeter) and other retail operations. Replacing the less heavily developed residential parcels on the south side of Polks Landing (the fourth corner at our intersection) with another shopping center would unduly burden our residents with the traffic, light, noise, odor and water pollution associated with such commercial development.


Although the proposed site is 27 acres, its configuration as an 'L' shape means that the developers would have to squeeze the primary structure into one of the legs. This is not conducive to maintaining privacy for our residents: the planned primary building and associated paving would sit right next to our neighborhood road and would stretch to the opposite side of the site, leaving only 20 feet for screening next to residents' property lines. We are familiar with this type of buffer at Polks Village on the other side of Polks Landing Road, and the visual screens (even where they are wider than 20 ft as in some areas) do not block the noise, odor, or view of dumpsters, cars, and other activity. The proposed project would have even more direct access to our road than Polks Village does and we do not want to be sandwiched between two shopping centers during every trip in and out of our neighborhood.

The proposed site wraps around the front of our neighborhood such that it directly abuts 21 homes in Polks Landing and three more along 15-501. This is unusual compared to both the space that has already been approved for commercial use nearby (Williams Corner, Fearington Place, and Briar Chapel retail at Andrews Store Rd) and the three grocery stores in the two-mile stretch between the Orange County line and Polks Landing Rd (Walmart, Lowes Foods, and Harris Teeter). These retail areas all sit on regularly shaped sites that provide more natural area as buffer space and directly impact fewer neighbors.

A group of mature oak trees stands along Polks Landing Road. The Appearance Committee requested that efforts be made to protect them to help maintain the rural character of 15-501. Morgan Property Group has not agreed to this request thus far despite residents' and the Appearance Committee's suggestions. Their inability or unwillingness to save any of these trees is further indication that this site proposal is not suitable and/or designed appropriately since it cannot accommodate this minimal amount of flexibility.

The proposed rezoning would directly impact every resident of Polks Landing and would diminish our quality of life. Given the abundance of land better suited to commercial use nearby, it would place an unnecessary burden on our well established neighborhood. My neighbors and I strongly oppose rezoning these lots from their current residential use. We appreciate your time and consideration regarding this important issue.

Sincerely,


105 STALESTONE

RESIDENT SINCE 1980

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

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Sincerely,

Butty J Redford
105 Shalestone
Chapel Hill N.C. 27516

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

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Sincerely,

Betty Homaday
101 Polks Trail *37 years here*

To: Chatham County Board of Commissioners
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Sincerely,

Rondie Demons 208 CREEKS Edge, Chapel Hill NC 27516
Demetris Permy 208 CREEKS Edge, Chapel Hill, NC 27516
Residents @ PolksLanding for 30 years

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

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Sincerely,

Delbie & Steve Sm. 4/10
111 Polks Trail
30+ years residents

There are a lot of empty stores already & competition with Home's, Target, Lowes, Walmart, & Weimer's Market. It would be better closer to Fearrington, Chatham Park & Briar Chapel. I would be not very busy.

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

we don't need another empty store if this doesn't work. I would like to be replaced.

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A group of mature oak trees stands along Polks Landing Road. The Appearance Committee requested that efforts be made to protect them to help maintain the rural character of 15-501. Morgan Property Group has not agreed to this request thus far despite residents' and the Appearance Committee's suggestions. Their inability or unwillingness to save any of these trees is further indication that this site proposal is not suitable and/or designed appropriately since it cannot accommodate this minimal amount of flexibility.

The proposed rezoning would directly impact every resident of Polks Landing and would diminish our quality of life. Given the abundance of land better suited to commercial use nearby, it would place an unnecessary burden on our well established neighborhood. My neighbors and I strongly oppose rezoning these lots from their current residential use. We appreciate your time and consideration regarding this important issue.

Sincerely,

Heidi Zehn
103 Woodcup Oaks

I have lived here for around 24 years & feel this would completely change the quality of our neighborhood. I do not favor to US.

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

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South. My neighbors and I agree that one of the primary draws of our neighborhood is the quiet, natural setting. Our homes are incorporated into the mature landscape, it is a safe place for children to play and people to walk, and we are privileged to host and observe an abundance of wildlife in our backyards. Nearly all of the parcels proposed for rezoning have well-kept, occupied (or recently occupied) homes; this rezoning proposal is a complete surprise to many of us who purchased our properties believing that this area would remain residential.

The scale of the proposed development would overwhelm our modest neighborhood and would endanger the unique character of Polks Landing and our residents' quality of life, safety, and wellbeing. From a door to door poll, 97% of us oppose this rezoning for a variety of reasons, some of which are outlined below:

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There is a stand of mature oak trees along Polks Landing Road. Although both our residents and the Appearance Committee have requested that some of these large old trees be preserved to maintain our sense of place, Morgan Property Group does not appear to be willing to save any of them. Driving past a busy shopping center instead of these trees and more rural setting would dramatically impact us every time we leave and return home.

We place a high value on our environment. A pond that currently provides habitat and resources for wildlife would be replaced by a stormwater management facility under this plan. The proposed amount of impermeable surface would generate a large volume of storm water runoff with compromised water quality. Ultimately, this contaminated water (polluted with hydrocarbons, nutrient overload, and increased turbidity) would end up in the streams that traverse our yards to join Pokeberry Creek and Wetland at the back of Polks Landing.

The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

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Sincerely,



107 Polk Landing

17r and I love it here!

To: Chatham County Board of Commissioners
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Sincerely,


103 NODDING OAK
CITAPER HILL, NC 27516

POLKS LANDING
RESIDENT FOR
20 YEARS

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

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Sincerely,

*Karen Paquetta
202 Nodding Oak*

Resident since 1989

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

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Sincerely,

Tamie Hughes

109 Shalestone
since 1988

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

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Sincerely,


100 Hidden Valley Dr.

Keep our trees
and Wildlife !!
We love it this
Way.

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

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Sincerely,

William Morris
203 Polks Landing Rd SINCE 1953

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

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Sincerely,

Debbie Smith
111 Polks Trail
30+ years residents

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

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Sincerely,

Betty Hornaday
101 Polk's Trail 37 years

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

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Suzanne Jones
211 Creeks Edge
Resident since 1989

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

As a resident of the Polks Landing neighborhood, the proposal to rezone parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South deeply concerns me. This proposal runs counter to one of the two fundamental policies of the Chatham County Land Conservation and Development Plan:

1. Land development & conservation will reflect balanced growth.

*Balanced growth means that development is welcomed, but in ways that ensure that:
Benefits and burdens of growth are shared...[and] development is guided to suitable locations and is designed appropriately.*

Our neighborhood was built 40 years ago when 15-501 was still a small two lane road, so it does not have the extensive buffer that newer neighborhoods in the area have incorporated into their designs. The buffer on the north side of Polks Landing Rd has already succumbed to the Polks Village development; the area across 15-501 (Williams Corner) has been approved for commercial use; and the area across from the proposed site already contains a grocery store (Harris Teeter) and other retail operations. Replacing the less heavily developed residential parcels on the south side of Polks Landing (the fourth corner at our intersection) with another shopping center would unduly burden our residents with the traffic, light, noise, odor and water pollution associated with such commercial development.

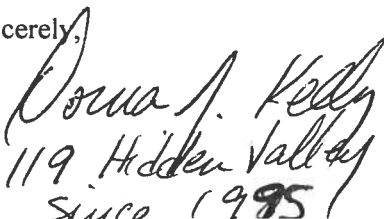
Although the proposed site is 27 acres, its configuration as an 'L' shape means that the developers would have to squeeze the primary structure into one of the legs. This is not conducive to maintaining privacy for our residents: the planned primary building and associated paving would sit right next to our neighborhood road and would stretch to the opposite side of the site, leaving only 20 feet for screening next to residents' property lines. We are familiar with this type of buffer at Polks Village on the other side of Polks Landing Road, and the visual screens (even where they are wider than 20 ft as in some areas) do not block the noise, odor, or view of dumpsters, cars, and other activity. The proposed project would have even more direct access to our road than Polks Village does and we do not want to be sandwiched between two shopping centers during every trip in and out of our neighborhood.

The proposed site wraps around the front of our neighborhood such that it directly abuts 21 homes in Polks Landing and three more along 15-501. This is unusual compared to both the space that has already been approved for commercial use nearby (Williams Corner, Fearington Place, and Briar Chapel retail at Andrews Store Rd) and the three grocery stores in the two-mile stretch between the Orange County line and Polks Landing Rd (Walmart, Lowes Foods, and Harris Teeter). These retail areas all sit on regularly shaped sites that provide more natural area as buffer space and directly impact fewer neighbors.

A group of mature oak trees stands along Polks Landing Road. The Appearance Committee requested that efforts be made to protect them to help maintain the rural character of 15-501. Morgan Property Group has not agreed to this request thus far despite residents' and the Appearance Committee's suggestions. Their inability or unwillingness to save any of these trees is further indication that this site proposal is not suitable and/or designed appropriately since it cannot accommodate this minimal amount of flexibility.

The proposed rezoning would directly impact every resident of Polks Landing and would diminish our quality of life. Given the abundance of land better suited to commercial use nearby, it would place an unnecessary burden on our well established neighborhood. My neighbors and I strongly oppose rezoning these lots from their current residential use. We appreciate your time and consideration regarding this important issue.

Sincerely,


119 Hidden Valley Drive
Since 1985

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

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115 Shalestone

Since May 1993

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Sincerely,

 Kathy Mack
200 Noddling Oak
resident since 1996

To: Chatham County Board of Commissioners

CC: Chatham County Planning Board

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Sincerely,

Molly Brown
202 Fallen Log
Chapel Hill

resident 9 yrs

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

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Sincerely,

Wendy A. Richardson
Kate M. O'Brien
Margaret
Andrea Richardson
Hubertson

To: Chatham County Board of Commissioners
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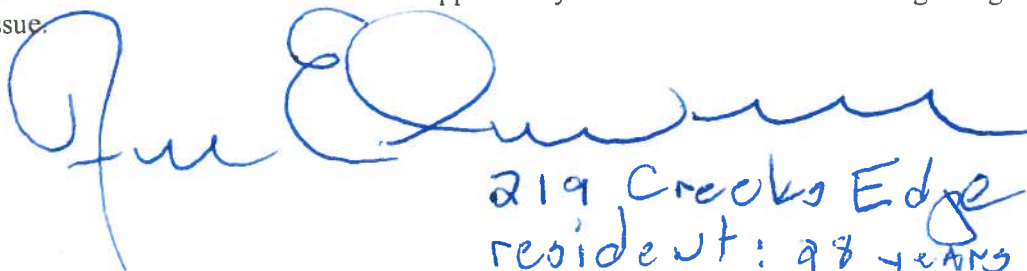
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Sincerely,



219 Creeks Edge
resident: 28 years

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

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Sincerely,

Donna Reilly, 25+ years

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

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The scale of the proposed development would overwhelm our modest neighborhood and would endanger the unique character of Polks Landing and our residents' quality of life, safety, and wellbeing. From a door to door poll, 97% of us oppose this rezoning for a variety of reasons, some of which are outlined below:

We appreciate what is left of the existing natural buffer between our homes and 15-501. The proposed shopping center would introduce light and noise as well as expose our homes to further pollution and disruption from the growing 15-501 corridor.

The developer will not agree to limit the outparcels to exclude fast food drive-thrus. This would introduce extra traffic, noise and light pollution; longer business hours; and persistent odors in our neighbors' backyards.

There is a stand of mature oak trees along Polks Landing Road. Although both our residents and the Appearance Committee have requested that some of these large old trees be preserved to maintain our sense of place, Morgan Property Group does not appear to be willing to save any of them. Driving past a busy shopping center instead of these trees and more rural setting would dramatically impact us every time we leave and return home.

We place a high value on our environment. A pond that currently provides habitat and resources for wildlife would be replaced by a stormwater management facility under this plan. The proposed amount of impermeable surface would generate a large volume of storm water runoff with compromised water quality. Ultimately, this contaminated water (polluted with hydrocarbons, nutrient overload, and increased turbidity) would end up in the streams that traverse our yards to join Pokeberry Creek and Wetland at the back of Polks Landing.

The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

My neighbors and I strongly oppose rezoning this site along Polks Landing Road from its current residential use. With so much existing and approved commercial space already available nearby, this proposal would place an unnecessary burden on our neighborhood. We appreciate your time and urge you to consider this important issue.

Sincerely,

Karen J. Le Claw
115 Polks Landing Rd.
19 years.

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

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126 S Carter Oak Lane
2.5 years

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

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The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

My neighbors and I strongly oppose rezoning this site along Polks Landing Road from its current residential use. With so much existing and approved commercial space already available nearby, this proposal would place an unnecessary burden on our neighborhood. We appreciate your time and urge you to consider this important issue.

Sincerely,

Michelle Queen Hill
113 Polks Landing
5 years

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

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South. My neighbors and I agree that one of the primary draws of our neighborhood is the quiet, natural setting. Our homes are incorporated into the mature landscape, it is a safe place for children to play and people to walk, and we are privileged to host and observe an abundance of wildlife in our backyards. Nearly all of the parcels proposed for rezoning have well-kept, occupied (or recently occupied) homes; this rezoning proposal is a complete surprise to many of us who purchased our properties believing that this area would remain residential.

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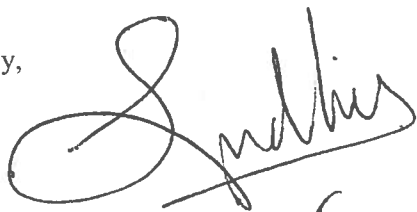
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Sincerely,



(2-3 years)

75 Scarlet Oak Lane
Chapel Hill, NC 27516

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

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Sincerely,

Ryan Scarborough
Pandora Scarborough

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

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1. Land development & conservation will reflect balanced growth.

Balanced growth means that development is welcomed, but in ways that ensure that: Benefits and burdens of growth are shared...[and] development is guided to suitable locations and is designed appropriately.

Our neighborhood was built 40 years ago when 15-501 was still a small two lane road, so it does not have the extensive buffer that newer neighborhoods in the area have incorporated into their designs. The buffer on the north side of Polks Landing Rd has already succumbed to the Polks Village development; the area across 15-501 (Williams Corner) has been approved for commercial use; and the area across from the proposed site already contains a grocery store (Harris Teeter) and other retail operations. Replacing the less heavily developed residential parcels on the south side of Polks Landing (the fourth corner at our intersection) with another shopping center would unduly burden our residents with the traffic, light, noise, odor and water pollution associated with such commercial development.

Although the proposed site is 27 acres, its configuration as an 'L' shape means that the developers would have to squeeze the primary structure into one of the legs. This is not conducive to maintaining privacy for our residents: the planned primary building and associated paving would sit right next to our neighborhood road and would stretch to the opposite side of the site, leaving only 20 feet for screening next to residents' property lines. We are familiar with this type of buffer at Polks Village on the other side of Polks Landing Road, and the visual screens (even where they are wider than 20 ft as in some areas) do not block the noise, odor, or view of dumpsters, cars, and other activity. The proposed project would have even more direct access to our road than Polks Village does and we do not want to be sandwiched between two shopping centers during every trip in and out of our neighborhood.

The proposed site wraps around the front of our neighborhood such that it directly abuts 21 homes in Polks Landing and three more along 15-501. This is unusual compared to both the space that has already been approved for commercial use nearby (Williams Corner, Fearington Place, and Briar Chapel retail at Andrews Store Rd) and the three grocery stores in the two-mile stretch between the Orange County line and Polks Landing Rd (Walmart, Lowes Foods, and Harris Teeter). These retail areas all sit on regularly shaped sites that provide more natural area as buffer space and directly impact fewer neighbors.

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Sincerely,

Yanique Gutherford Carter
Jason Carter

1 yr
72 Scarlet Oak Ln

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

Not with wetlands!
They aren't large enough to
handle what they want to build!

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Sincerely,

102 Hidden Valley Drive.



MY BACKYARD WOULD BE CHANGED QUITE A BIT BY THIS DEVELOPMENT.

To: Chatham County Board of Commissioners
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Sincerely,

Peter Schuaf

201 POLKS LANDING

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

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Just don't want 15-501 to become non-ending strip mall!

Sincerely,

[Handwritten Signature]
203 Fallen Log
CH, NC 27511

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

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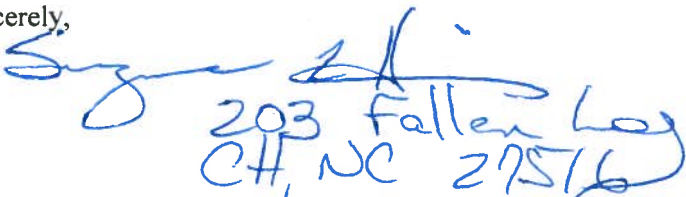
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CH, NC 27516

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CC: Chatham County Planning Board

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Sincerely,

Suprae M. Simmes
201 Holly Ridge
Chapel Hill, NC 27516

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

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Marsara Geist 06-09-17

106 Nodding Oak — Polks Landing

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

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Although the proposed site is 27 acres, its configuration as an 'L' shape means that the developers would have to squeeze the primary structure into one of the legs. This is not conducive to maintaining privacy for our residents: the planned primary building and associated paving would sit right next to our neighborhood road and would stretch to the opposite side of the site, leaving only 20 feet for screening next to residents' property lines. We are familiar with this type of buffer at Polks Village on the other side of Polks Landing Road, and the visual screens (even where they are wider than 20 ft as in some areas) do not block the noise, odor, or view of dumpsters, cars, and other activity. The proposed project would have even more direct access to our road than Polks Village does and we do not want to be sandwiched between two shopping centers during every trip in and out of our neighborhood.

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Sincerely,

D. Deanne Basnett 06/09/17
1060 Dodder Oak - (Polks Landing)

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

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The scale of the proposed development would overwhelm our modest neighborhood and would endanger the unique character of Polks Landing and our residents' quality of life, safety, and wellbeing. From a door to door poll, 97% of us oppose this rezoning for a variety of reasons, some of which are outlined below:

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We place a high value on our environment. A pond that currently provides habitat and resources for wildlife would be replaced by a stormwater management facility under this plan. The proposed amount of impermeable surface would generate a large volume of storm water runoff with compromised water quality. Ultimately, this contaminated water (polluted with hydrocarbons, nutrient overload, and increased turbidity) would end up in the streams that traverse our yards to join Pokeberry Creek and Wetland at the back of Polks Landing.

The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

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Kate M. O'Brien

Margaret Thibaudson

Wendy Richards

Ande Richards

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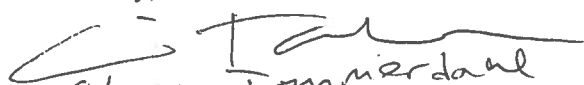
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Sincerely,


Chris Tommerdahl
107 Polks Trail


Keith Gerarden
107 Polks Trl - 12 year resident

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

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Sincerely,


Julie L. Crowe
112 Creeks Edge
Chapel Hill, NC
27516

resident since
2004

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

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Sincerely,

*Lybette Karca & John Ussery
115 Hidden Valley, Chapel Hill 4-1/2 years*

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CC: Chatham County Planning Board

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Sincerely,
Anthony + Jessica DelSarto
100 Nottingham
Chapel Hill, NC 27516

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Sincerely,


Steven Johnson
205 Holly Ridge Rd.
Resident since 2015

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

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Resident since 2015

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Darren Huricatt
105 Holly Ridge

To: Chatham County Board of Commissioners
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Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

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Sincerely,

Yonique Sutherland Carter
Jason Carter

14r
72 Scarlet
Oak Ln

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

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resident since 2010
102 Fallen Log

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Sincerely,

Elizabeth S. Pointner

Elizabeth Pointner
109 Hidden Valley Dr

To: Chatham County Board of Commissioners
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Sincerely,

Maggie Aleixo
212 Creek Edge



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

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Greg D. Overmon

12 years! 109 Hidden Valley Dr.

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Edward A. Ferguson

13 years - 103 Stones Throw Rd.

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Although the proposed site is 27 acres, its configuration as an 'L' shape means that the developers would have to squeeze the primary structure into one of the legs. This is not conducive to maintaining privacy for our residents: the planned primary building and associated paving would sit right next to our neighborhood road and would stretch to the opposite side of the site, leaving only 20 feet for screening next to residents' property lines. We are familiar with this type of buffer at Polks Village on the other side of Polks Landing Road, and the visual screens (even where they are wider than 20 ft as in some areas) do not block the noise, odor, or view of dumpsters, cars, and other activity. The proposed project would have even more direct access to our road than Polks Village does and we do not want to be sandwiched between two shopping centers during every trip in and out of our neighborhood.

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The proposed rezoning would directly impact every resident of Polks Landing and would diminish our quality of life. Given the abundance of land better suited to commercial use nearby, it would place an unnecessary burden on our well established neighborhood. My neighbors and I strongly oppose rezoning these lots from their current residential use. We appreciate your time and consideration regarding this important issue.

Sincerely,

Jen S. Cadiz
105 Polks Landing Rd
Chatham County, GA 31751

2006
RESIDENT

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

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South. My neighbors and I agree that one of the primary draws of our neighborhood is the quiet, natural setting. Our homes are incorporated into the mature landscape, it is a safe place for children to play and people to walk, and we are privileged to host and observe an abundance of wildlife in our backyards. Nearly all of the parcels proposed for rezoning have well-kept, occupied (or recently occupied) homes; this rezoning proposal is a complete surprise to many of us who purchased our properties believing that this area would remain residential.

The scale of the proposed development would overwhelm our modest neighborhood and would endanger the unique character of Polks Landing and our residents' quality of life, safety, and wellbeing. From a door to door poll, 97% of us oppose this rezoning for a variety of reasons, some of which are outlined below:

We appreciate what is left of the existing natural buffer between our homes and 15-501. The proposed shopping center would introduce light and noise as well as expose our homes to further pollution and disruption from the growing 15-501 corridor.

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There is a stand of mature oak trees along Polks Landing Road. Although both our residents and the Appearance Committee have requested that some of these large old trees be preserved to maintain our sense of place, Morgan Property Group does not appear to be willing to save any of them. Driving past a busy shopping center instead of these trees and more rural setting would dramatically impact us every time we leave and return home.

We place a high value on our environment. A pond that currently provides habitat and resources for wildlife would be replaced by a stormwater management facility under this plan. The proposed amount of impermeable surface would generate a large volume of storm water runoff with compromised water quality. Ultimately, this contaminated water (polluted with hydrocarbons, nutrient overload, and increased turbidity) would end up in the streams that traverse our yards to join Pokeberry Creek and Wetland at the back of Polks Landing.

The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

My neighbors and I strongly oppose rezoning this site along Polks Landing Road from its current residential use. With so much existing and approved commercial space already available nearby, this proposal would place an unnecessary burden on our neighborhood. We appreciate your time and urge you to consider this important issue.

Sincerely,

Mary
105 Polks Landing Rd.
Chapel Hill NC 27516

2006
Resident

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

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Sincerely,


213 Holly Ridge Road

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

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Sincerely,


107 POLKS TRAIL

Resident since 2008

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

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Sincerely,


208 Holly Ridge

Resident since 2005

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

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Sincerely,

Jean-Louis Sanjé 102 Noddling Oak.

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

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307 CREEKS EDGE

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

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Sincerely,


Tra M. Whorley
Creeks Edge Polks Landing Trail

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

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Sincerely,

Monica Fleaming
215 Creeks Edge, Chapel Hill 27516

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

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South. My neighbors and I agree that one of the primary draws of our neighborhood is the quiet, natural setting. Our homes are incorporated into the mature landscape, it is a safe place for children to play and people to walk, and we are privileged to host and observe an abundance of wildlife in our backyards. Nearly all of the parcels proposed for rezoning have well-kept, occupied (or recently occupied) homes; this rezoning proposal is a complete surprise to many of us who purchased our properties believing that this area would remain residential.

The scale of the proposed development would overwhelm our modest neighborhood and would endanger the unique character of Polks Landing and our residents' quality of life, safety, and wellbeing. From a door to door poll, 97% of us oppose this rezoning for a variety of reasons, some of which are outlined below:

We appreciate what is left of the existing natural buffer between our homes and 15-501. The proposed shopping center would introduce light and noise as well as expose our homes to further pollution and disruption from the growing 15-501 corridor.

The developer will not agree to limit the outparcels to exclude fast food drive-thrus. This would introduce extra traffic, noise and light pollution; longer business hours; and persistent odors in our neighbors' backyards.

There is a stand of mature oak trees along Polks Landing Road. Although both our residents and the Appearance Committee have requested that some of these large old trees be preserved to maintain our sense of place, Morgan Property Group does not appear to be willing to save any of them. Driving past a busy shopping center instead of these trees and more rural setting would dramatically impact us every time we leave and return home.

We place a high value on our environment. A pond that currently provides habitat and resources for wildlife would be replaced by a stormwater management facility under this plan. The proposed amount of impermeable surface would generate a large volume of storm water runoff with compromised water quality. Ultimately, this contaminated water (polluted with hydrocarbons, nutrient overload, and increased turbidity) would end up in the streams that traverse our yards to join Pokeberry Creek and Wetland at the back of Polks Landing.

The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

My neighbors and I strongly oppose rezoning this site along Polks Landing Road from its current residential use. With so much existing and approved commercial space already available nearby, this proposal would place an unnecessary burden on our neighborhood. We appreciate your time and urge you to consider this important issue.

Sincerely,

Monica Fleming
215 Creeks Edge Chapel Hill
NC

To: Chatham County Board of Commissioners
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George Fleming
215 Creeks Edge
Chapel Hill, NC 27516

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Sincerely,

Salara (Dee) Campbell
202 Holly Ridge Rd.

To: Chatham County Board of Commissioners
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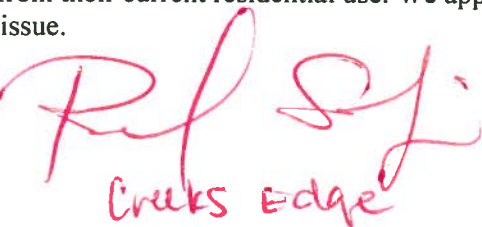
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Sincerely,


Creeks Edge

resident since 2005

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Resident since
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Sincerely,


Keith Gerarden

12-year resident of
107 Polks Trl.

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

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Gracia Labaee

311 Creeks Edge

Resident since 2010

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My neighbors and I strongly oppose rezoning this site along Polks Landing Road from its current residential use. With so much existing and approved commercial space already available nearby, this proposal would place an unnecessary burden on our neighborhood. We appreciate your time and urge you to consider this important issue.

Sincerely,

A handwritten signature in blue ink that reads "Hannah Jackson". The signature is written in a cursive, flowing style.

120 Polks Landing Rd.
Chapel Hill, NC 27516

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

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South. My neighbors and I agree that one of the primary draws of our neighborhood is the quiet, natural setting. Our homes are incorporated into the mature landscape, it is a safe place for children to play and people to walk, and we are privileged to host and observe an abundance of wildlife in our backyards. Nearly all of the parcels proposed for rezoning have well-kept, occupied (or recently occupied) homes; this rezoning proposal is a complete surprise to many of us who purchased our properties believing that this area would remain residential.

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Sincerely,



105 Hidden Valley Dr.
Chapel Hill, NC 27516

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

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Sincerely,


112 HIDDEN VALLEY DR
CHAPEL HILL, NC 27514

WE ARE RIGHT
BEHIND OUTPARCELS
WE DO NOT WANT
THEM.

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

As a resident of the Polks Landing neighborhood, the proposal to rezone parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South deeply concerns me. This proposal runs counter to one of the two fundamental policies of the Chatham County Land Conservation and Development Plan:

1. Land development & conservation will reflect balanced growth.

Balanced growth means that development is welcomed, but in ways that ensure that: Benefits and burdens of growth are shared...[and] development is guided to suitable locations and is designed appropriately.

Our neighborhood was built 40 years ago when 15-501 was still a small two lane road, so it does not have the extensive buffer that newer neighborhoods in the area have incorporated into their designs. The buffer on the north side of Polks Landing Rd has already succumbed to the Polks Village development; the area across 15-501 (Williams Corner) has been approved for commercial use; and the area across from the proposed site already contains a grocery store (Harris Teeter) and other retail operations. Replacing the less heavily developed residential parcels on the south side of Polks Landing (the fourth corner at our intersection) with another shopping center would unduly burden our residents with the traffic, light, noise, odor and water pollution associated with such commercial development.

Although the proposed site is 27 acres, its configuration as an 'L' shape means that the developers would have to squeeze the primary structure into one of the legs. This is not conducive to maintaining privacy for our residents: the planned primary building and associated paving would sit right next to our neighborhood road and would stretch to the opposite side of the site, leaving only 20 feet for screening next to residents' property lines. We are familiar with this type of buffer at Polks Village on the other side of Polks Landing Road, and the visual screens (even where they are wider than 20 ft as in some areas) do not block the noise, odor, or view of dumpsters, cars, and other activity. The proposed project would have even more direct access to our road than Polks Village does and we do not want to be sandwiched between two shopping centers during every trip in and out of our neighborhood.

The proposed site wraps around the front of our neighborhood such that it directly abuts 21 homes in Polks Landing and three more along 15-501. This is unusual compared to both the space that has already been approved for commercial use nearby (Williams Corner, Fearington Place, and Briar Chapel retail at Andrews Store Rd) and the three grocery stores in the two-mile stretch between the Orange County line and Polks Landing Rd (Walmart, Lowes Foods, and Harris Teeter). These retail areas all sit on regularly shaped sites that provide more natural area as buffer space and directly impact fewer neighbors.

A group of mature oak trees stands along Polks Landing Road. The Appearance Committee requested that efforts be made to protect them to help maintain the rural character of 15-501. Morgan Property Group has not agreed to this request thus far despite residents' and the Appearance Committee's suggestions. Their inability or unwillingness to save any of these trees is further indication that this site proposal is not suitable and/or designed appropriately since it cannot accommodate this minimal amount of flexibility.

The proposed rezoning would directly impact every resident of Polks Landing and would diminish our quality of life. Given the abundance of land better suited to commercial use nearby, it would place an unnecessary burden on our well established neighborhood. My neighbors and I strongly oppose rezoning these lots from their current residential use. We appreciate your time and consideration regarding this important issue.

Sincerely,



104 Creeks Edge
In Polk Landing since 2000

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

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111 Shalestone

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

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Sincerely,

Spencer V. Joyherty

*106 Creeks Edge
Chapel Hill NC*

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

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Jamie L. Munn 6.8.17
107 Creeks Edge.

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

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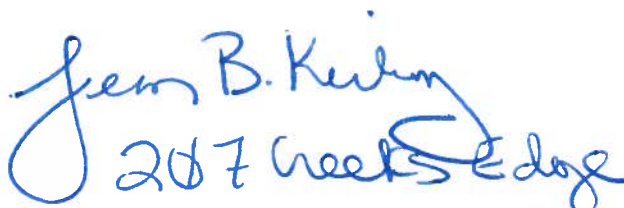
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 James B. Keeling
207 Creeks Edge

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

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Sincerely,



DONALD CHAMBERS
111 POLKS LANDING RD.
CHAPEL HILL, NC 27516

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

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Sincerely,  Corydon Banbrook, 109 Creeks edge
Chapel Hill NC, 27516

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

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Sincerely,



Brian Pointer

104 Hidden Valley Dr.

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

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Sincerely,

Jermaine and Jasmine Ramsey
112 Polks Trail
Chapel Hill, NC 27516

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

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Sincerely,



111 Creek Edge, Chapel Hill, NC 27516

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

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South. My neighbors and I agree that one of the primary draws of our neighborhood is the quiet, natural setting. Our homes are incorporated into the mature landscape, it is a safe place for children to play and people to walk, and we are privileged to host and observe an abundance of wildlife in our backyards. Nearly all of the parcels proposed for rezoning have well-kept, occupied (or recently occupied) homes; this rezoning proposal is a complete surprise to many of us who purchased our properties believing that this area would remain residential.

The scale of the proposed development would overwhelm our modest neighborhood and would endanger the unique character of Polks Landing and our residents' quality of life, safety, and wellbeing. From a door to door poll, 97% of us oppose this rezoning for a variety of reasons, some of which are outlined below:

We appreciate what is left of the existing natural buffer between our homes and 15-501. The proposed shopping center would introduce light and noise as well as expose our homes to further pollution and disruption from the growing 15-501 corridor.

The developer will not agree to limit the outparcels to exclude fast food drive-thrus. This would introduce extra traffic, noise and light pollution; longer business hours; and persistent odors in our neighbors' backyards.

There is a stand of mature oak trees along Polks Landing Road. Although both our residents and the Appearance Committee have requested that some of these large old trees be preserved to maintain our sense of place, Morgan Property Group does not appear to be willing to save any of them. Driving past a busy shopping center instead of these trees and more rural setting would dramatically impact us every time we leave and return home.

We place a high value on our environment. A pond that currently provides habitat and resources for wildlife would be replaced by a stormwater management facility under this plan. The proposed amount of impermeable surface would generate a large volume of storm water runoff with compromised water quality. Ultimately, this contaminated water (polluted with hydrocarbons, nutrient overload, and increased turbidity) would end up in the streams that traverse our yards to join Pokeberry Creek and Wetland at the back of Polks Landing.

The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

My neighbors and I strongly oppose rezoning this site along Polks Landing Road from its current residential use. With so much existing and approved commercial space already available nearby, this proposal would place an unnecessary burden on our neighborhood. We appreciate your time and urge you to consider this important issue.

Sincerely,



103 WODDING OAK

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

As a resident of the Polks Landing neighborhood, the proposal to rezone parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South deeply concerns me. This proposal runs counter to one of the two fundamental policies of the Chatham County Land Conservation and Development Plan:

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Sincerely,



ERIC BOLESH, 109 POLKS LANDING RD

To: Chatham County Board of Commissioners
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 106 STONES THRU

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

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34 JAWSTON ST PBO 27312

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Alison Hope Jesse
105 Stoneo Thron

Resident since 2008

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

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Angela Bond
111 Creeks Edge, Chapel Hill, NC 27516

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

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Rebecca A Hams
106 Hidden Valley Drive Chapel Hill, NC 27016

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

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1. Land development & conservation will reflect balanced growth.

Balanced growth means that development is welcomed, but in ways that ensure that: Benefits and burdens of growth are shared...[and] development is guided to suitable locations and is designed appropriately.

Our neighborhood was built 40 years ago when 15-501 was still a small two lane road, so it does not have the extensive buffer that newer neighborhoods in the area have incorporated into their designs. The buffer on the north side of Polks Landing Rd has already succumbed to the Polks Village development; the area across 15-501 (Williams Corner) has been approved for commercial use; and the area across from the proposed site already contains a grocery store (Harris Teeter) and other retail operations. Replacing the less heavily developed residential parcels on the south side of Polks Landing (the fourth corner at our intersection) with another shopping center would unduly burden our residents with the traffic, light, noise, odor and water pollution associated with such commercial development.

Although the proposed site is 27 acres, its configuration as an 'L' shape means that the developers would have to squeeze the primary structure into one of the legs. This is not conducive to maintaining privacy for our residents: the planned primary building and associated paving would sit right next to our neighborhood road and would stretch to the opposite side of the site, leaving only 20 feet for screening next to residents' property lines. We are familiar with this type of buffer at Polks Village on the other side of Polks Landing Road, and the visual screens (even where they are wider than 20 ft as in some areas) do not block the noise, odor, or view of dumpsters, cars, and other activity. The proposed project would have even more direct access to our road than Polks Village does and we do not want to be sandwiched between two shopping centers during every trip in and out of our neighborhood.

The proposed site wraps around the front of our neighborhood such that it directly abuts 21 homes in Polks Landing and three more along 15-501. This is unusual compared to both the space that has already been approved for commercial use nearby (Williams Corner, Ferrington Place, and Briar Chapel retail at Andrews Store Rd) and the three grocery stores in the two-mile stretch between the Orange County line and Polks Landing Rd (Walmart, Lowes Foods, and Harris Teeter). These retail areas all sit on regularly shaped sites that provide more natural area as buffer space and directly impact fewer neighbors.

A group of mature oak trees stands along Polks Landing Road. The Appearance Committee requested that efforts be made to protect them to help maintain the rural character of 15-501. Morgan Property Group has not agreed to this request thus far despite residents' and the Appearance Committee's suggestions. Their inability or unwillingness to save any of these trees is further indication that this site proposal is not suitable and/or designed appropriately since it cannot accommodate this minimal amount of flexibility.

The proposed rezoning would directly impact every resident of Polks Landing and would diminish our quality of life. Given the abundance of land better suited to commercial use nearby, it would place an unnecessary burden on our well established neighborhood. My neighbors and I strongly oppose rezoning these lots from their current residential use. We appreciate your time and consideration regarding this important issue.

Sincerely,


204 Fallen Log

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

As a resident of the Polks Landing neighborhood, I am deeply concerned about the proposed rezoning of parcels 2719, 2720, 2721, 69884, 60612, and 2508 at the corner of Polks Landing Road and Highway 15-501 South. My neighbors and I agree that one of the primary draws of our neighborhood is the quiet, natural setting. Our homes are incorporated into the mature landscape, it is a safe place for children to play and people to walk, and we are privileged to host and observe an abundance of wildlife in our backyards. Nearly all of the parcels proposed for rezoning have well-kept, occupied (or recently occupied) homes; this rezoning proposal is a complete surprise to many of us who purchased our properties believing that this area would remain residential.

The scale of the proposed development would overwhelm our modest neighborhood and would endanger the unique character of Polks Landing and our residents' quality of life, safety, and wellbeing. From a door to door poll, 97% of us oppose this rezoning for a variety of reasons, some of which are outlined below:

We appreciate what is left of the existing natural buffer between our homes and 15-501. The proposed shopping center would introduce light and noise as well as expose our homes to further pollution and disruption from the growing 15-501 corridor.

The developer will not agree to limit the outparcels to exclude fast food drive-thrus. This would introduce extra traffic, noise and light pollution; longer business hours; and persistent odors in our neighbors' backyards.

There is a stand of mature oak trees along Polks Landing Road. Although both our residents and the Appearance Committee have requested that some of these large old trees be preserved to maintain our sense of place, Morgan Property Group does not appear to be willing to save any of them. Driving past a busy shopping center instead of these trees and more rural setting would dramatically impact us every time we leave and return home.

We place a high value on our environment. A pond that currently provides habitat and resources for wildlife would be replaced by a stormwater management facility under this plan. The proposed amount of impermeable surface would generate a large volume of storm water runoff with compromised water quality. Ultimately, this contaminated water (polluted with hydrocarbons, nutrient overload, and increased turbidity) would end up in the streams that traverse our yards to join Pokeberry Creek and Wetland at the back of Polks Landing.

The proposed development would bring an explosion of traffic onto our entrance road, creating a situation where thousands of drivers (both passenger vehicles and large delivery trucks) unfamiliar with the regular traffic pattern would be making a left turn across our path. Beyond simply making it take longer to exit our neighborhood, it would also be dangerous given the tenfold increase in traffic over current usage predicted by the traffic study.

Our neighborhood embraces the nature that surrounds it; it is highly forested, there is a wetland along the south side, and it is home to lots of wildlife. Many of our residents were attracted to the neighborhood because of these unique features that are conspicuously absent in new developments. Considering that the natural setting is a large part of the draw of Polks Landing, we worry that the proposed shopping center would make our older, smaller homes less appealing and would decrease our property values in our own eyes and in future home sales.

My neighbors and I strongly oppose rezoning this site along Polks Landing Road from its current residential use. With so much existing and approved commercial space already available nearby, this proposal would place an unnecessary burden on our neighborhood. We appreciate your time and urge you to consider this important issue.

Sincerely,

Richard S Schenbeck
202 Creeks Edge
Chapel Hill NC 27516

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

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Robert I. Anderson
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CC: Chatham County Planning Board

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Sincerely,

Marsha K. Scherubel
202 Creeks Edge
Chapel Hill, NC 27516

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

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104 POLKS PLACE
CHAPEL HILL, NC 27516

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

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Sincerely,



101 Creeks Edge

Dear, Sirs and mam,

you

~~we~~ should not sent in a developer,

We would like to keep our neighbor hood as it is. We already have Citys for that. All the trafic and what not, will bring Problems for school busses, and for getting to school. Also there is already A Harr is teeter across the road. ~~It~~ 30 seconds is not that much ~~to~~ longer to drive. Please, Please, Please. ~~It~~ It make any difference this is a kid. Thank you for taking this into consideration

- Chloe R

103 benwall ct

dear Com Missiokers,
Please don't cut down
the **trees**



by
Ethan

103 ben wall. rt

Angela Birchett

From: Lindsay Ray
Sent: Wednesday, June 21, 2017 1:50 PM
To: Jason Sullivan; Angela Birchett
Cc: Lindsay Ray
Subject: FW: Eroded tree roots

One of the photos passed around in the public hearing

Lindsay K. Ray, NCCCC

Clerk to the Board
Chatham County
PO Box 1809
12 East Street
Pittsboro, NC 27312
Phone: 919-545-8302
Fax: 919-542-8272
Email: Lindsay.ray@chathamnc.org
Web: www.chathamnc.org



"Go the extra mile. It's never crowded." – Author Unknown

In keeping with the NC Public Records Law, e-mails, including attachments, may be released to others upon request for inspection and copying.

From: Molly Brown [mailto:brown.molly08@gmail.com]
Sent: Wednesday, June 21, 2017 1:47 PM
To: Lindsay Ray
Subject: Fwd: Eroded tree roots

Hi Lindsay,

That's my house you see in the background. I know for sure that the erosion shown here wasn't this pronounced last summer, although I'm sure the erosion process had already begun but I hadn't noticed.

When I purchased the property in 2008, the creek was shallower and narrower, and there were no roots visible. I know because I used to be able to jump across the creek to the right of the tree on the far right. It's too deep and wide to do that now.

thanks, Molly

Begin forwarded message:

From: Molly Brown <brown.molly08@gmail.com>

Subject: Eroded tree roots

Date: June 12, 2017 at 11:11:41 AM EDT

To: Molly Brown <brown.molly08@gmail.com>



Sent from my iPhone

Angela Birchett

From: Lindsay Ray
Sent: Wednesday, June 21, 2017 1:50 PM
To: Jason Sullivan; Angela Birchett
Cc: Lindsay Ray
Subject: FW: Downed oak

Second photo from the hearing.

Lindsay K. Ray, NCCCC

Clerk to the Board
Chatham County
PO Box 1809
12 East Street
Pittsboro, NC 27312
Phone: 919-545-8302
Fax: 919-542-8272
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Web: www.chathamnc.org



"Go the extra mile. It's never crowded." – Author Unknown

In keeping with the NC Public Records Law, e-mails, including attachments, may be released to others upon request for inspection and copying.

From: Molly Brown [mailto:brown.molly08@gmail.com]
Sent: Wednesday, June 21, 2017 1:43 PM
To: Lindsay Ray
Subject: Fwd: Downed oak

Hi Lindsay,

This was a huge oak tree, at least 60ft tall, that had been growing for years along the creek. I couldn't get a good shot to show its length.

I wanted to show that the ground had eroded up to the edge of the trunk. That, plus the saturated ground and the volume and velocity of the water during Matthew, is what took it crashing down.

I watched as it fell, and then bounced. Amazing.

Molly

Begin forwarded message:

From: Molly Brown <brown.molly08@gmail.com>
Subject: Downed oak

Date: June 21, 2017 at 11:19:23 AM EDT
To: Molly Brown <brown.molly08@gmail.com>



Sent from my iPhone



1732 Crooks Road
Troy, Michigan 48084
(248) 569-2500

June 19, 2017

Chatham County Planning Dept.
80 East St. A
Pittsboro, NC 27312

RE: Publix supermarket project: Concerns with truck deliveries, traffic

Dear Chatham County Commissioners,

I am the in-house counsel for Rainbow Child Care Center, which is based in Troy, Michigan. We have an early education school located at 27 Knox Way, Chapel Hill, NC 27516. It has come to my attention that Publix is building a new store across the road (Polks Landing Road) from our school. While we are excited about having a premium grocer nearby, we also have some concerns with the site layout and the proximity of delivery trucks to our childrens' playground and the volume of traffic it will generate.

Our foremost concern is the safety of the children in our care and that of their parents and our staff. We have heard from a number of parents and below is the concern from one of them regarding this project as proposed:

"My child attends Rainbow Child Care Center. One of the reasons I chose this daycare is because of the quiet, outdoor, natural atmosphere. Rainbow Child Care is immediately across Polks Landing Road from the proposed site for commercial rezoning and a strip mall. The two proposed entrances for the development on Polks Landing would be just before and just after the daycare center. I believe that this will negatively impact my child's experience for several reasons:

- The increase in traffic on this narrow neighborhood lane will cause a safety issue both for parents dropping off/picking up children and for the school buses that drive in this way.
- The outside play area is adjacent to Polks Landing Road and between the two proposed entrances. The tenfold increase in traffic on this road will increase noise and air pollution.
- Large delivery trucks driving past the daycare will be loud and will negatively affect my child's experience and learning environment.

I feel that the homes and residential zoning of the site on Polks Landing Road are much more compatible with the existing uses surrounding it than this proposed development would be. I encourage you to consider this business and our children when making a decision about rezoning."

While Rainbow this project should be a positive for the community, we believe that the Planning Department should consider the increase in vehicle traffic that this project will generate, particularly in the afternoon and early evening hours. As many people tend to visit the grocery store after work, that will create much additional traffic as others are trying to pick up children from school or trying to get home from work. Traffic volume will increase substantially during the peak rush hour and this should be reviewed closely with a traffic study showing what traffic will be like at those times when Publix opens.

We are very concerned about delivery trucks and the time of day that they will delivery. If deliveries are made before 6:00 AM or after 6:00PM, the impact on our operation will not be as great, but if deliveries will be made during the morning or afternoon while we are open and children are on the playground, the noise, vibrations and the potential for an accident and contact with our playground fence is something that concerns us greatly.

We would request that if the rezoning and project are approved that truck deliveries be restricted to early morning hours, evening hours and weekends. Otherwise, as one of our parents noted above, this will have a negative effect on children while they play outside.

Hopefully the Planning Department has concerned these concerns and will consider them further in evaluating the rezoning and this project to ensure the safety of the children as well as their parents and our staff. We trust that they have or will and will do what is in the best interest in the safety and harmony of the community to preserve those qualities.

Thank you for the opportunity to share our concerns with you. Our program director, Amy Walters, plans on being in attendance at the meeting tonight to share her concerns.

Please contact me at (248) 519-1928 if you have any questions.

Sincerely,


Chauncey Hitchcock

Dear Chatham County Commissioners,

My child attends Rainbow Child Care Center. One of the reasons I chose this daycare is because of the quiet, outdoor, natural atmosphere.

Rainbow Child Care is immediately across Polks Landing Road from the proposed site for commercial rezoning and a strip mall. The two proposed entrances for the development on Polks Landing would be just before and just after the daycare center. I believe that this will negatively impact my child's experience for several reasons:

- The increase in traffic on this narrow neighborhood lane will cause a safety issue both for parents dropping off/picking up children and for the school buses that drive in this way.
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I feel that the homes and residential zoning of the site on Polks Landing Road are much more compatible with the existing uses surrounding it than this proposed development would be. I encourage you to consider this business and our children when making a decision about rezoning.

Sincerely,

Rainbow Child Care Parents

(See signatures on attached pages)

Pat

Yanique Sutherland Carter

~~Pat~~

Bryan McQueen

Amy Queen

Ashley McQueen

Amy Garrett

Amyl. Garrett.

Sarah Tippett

~~Sarah Tippett~~

Georgiana Mak

Georgiana Mak

John R. Harrington

Jennifer R. Harrington

Robert Dowen

Robert Dowen

Jill Dowen

Jill Dowen

~~Jill Dowen~~

Angel Truesdale

Loli Meyenberg

Robin Meysenburg

Andrew Tauber

Michael Cuchiara

Alex Petrucelli

Mary W. Mahr

Kathleen Corcoran

~~John Foster~~

Valerie Vandusen

Jonathan Neust

Christine Consoli (Christine Consoli)

Amy Walters

Rebecca L. Tauber (Rebecca L. Tauber)

~~Amy Walters~~

Deanna Wilkie

Neah Neust



Whitley Harris

Tasha J. Rose

Ryan Butler

~~Nicole Rose~~



Debra R. Meyer
Ann Zund
Jessica Keefe


Gail Junt
Raven Hairston

Deborah R.
E. Meyer
Eric Bradley

Brian Carr
Alisha McCloud
Jason Brunet
Raven Hairston

A Vision for Chatham County 6/19/17

As elected officials of one of the fastest growing counties in North Carolina, which is the 10th fastest growing state in the country, you are in a position of managing the tension between the present and the future. How will our community change? Will you be able to preserve the charm and rural character of Chatham County that discussion around the county's Comprehensive Plan has consistently found to be so important to our residents and leaders?

Our county envisions a vibrant future: *Chatham County will be a place that cooperatively controls its own destiny to assure the state of well-being desired by all of our people, while proudly preserving diverse cultural heritages and the County's rural character.* (From the Chatham County Land Conservation and Development Plan)

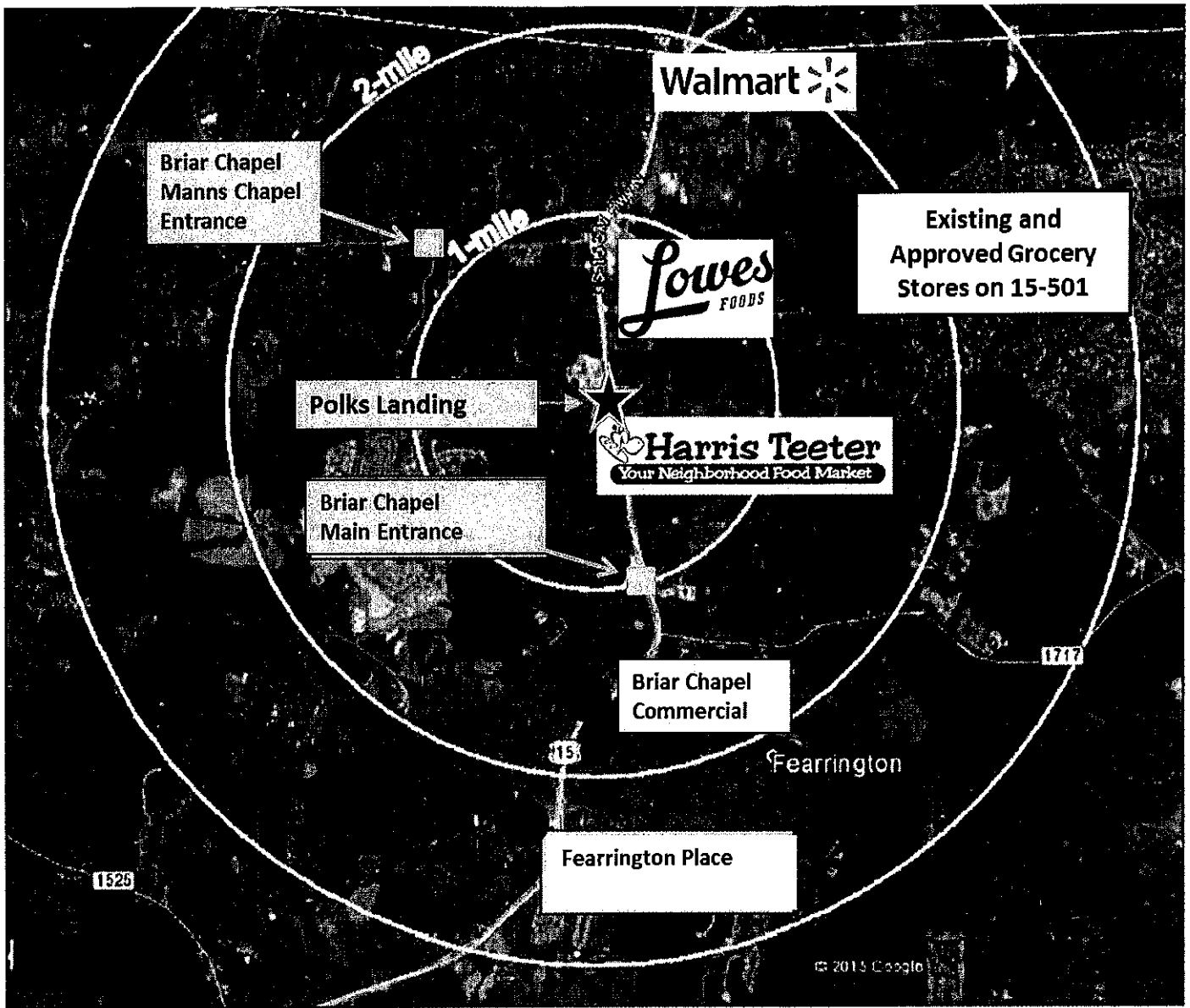
You are in a position to foster innovation and push developers to incorporate growth in a way that will preserve our identity and embrace future economic trends. Clear cutting 19 acres for a big box/stripmall design with impermeable surfaces 30% larger than what is required is an investment in outdated infrastructure: it is not innovative, it does not preserve the character of this land, and frankly – it is not visionary.

Why not push for development in our county that embraces future economic trends? We are on the cusp of incredible growth. We are not in a position of “if we don't build it they won't come.” People desire to live here because it has beauty, character, and pockets of citizens with strong community identities. Polks Landing is just one example. Like natural resources, communities with such a strong sense of place will only become scarcer. Preserving our unique qualities will protect some of our most valuable assets.

It is clear from economic data that retail as we know it is at a turning point. On Friday, Amazon bought Whole Foods and sent a shockwave through the grocery industry. By forcing competitors to adopt the latest technologies, Amazon evolves markets. Do we truly expect that retail's future will continue to revolve around traditional brick and mortar stores?

Minimizing investments in obsolete retail infrastructure will allow Chatham County to more easily adapt to the changing retail climate and jump ahead of the curve. We are fortunate to be at the crossroads of growth at the perfect time: we have the opportunity to be proactive and trendsetting.

We very much appreciate the opportunity to be part of this process and we thank you for your attention to this important matter.



Manns Chapel & 15-501 intersection to Briar Chapel Clubhouse:
 2.3 mi via Manns Chapel Entrance vs 3.8 mi via Main Entrance

Vacant/Available Retail Space within

1 mile of Polks Landing:

Chatham Downs

16,800 SF

1,200 SF

3,600 SF

Chatham Crossing

1,500 SF

1,500 SF

Manns Chapel Retail

2,000 SF

TOTAL = 26,600 SF



Sprouts Farmers Market grocery opens into Raleigh 0:12



BUSINESS

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Wegmans, Sprouts, Lidl: New grocers spark store wars

BY DAVID RANII
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Get ready to reap the benefits of a whole new level of competition among the Triangle's grocery stores.

The competitive fires are being stoked by an invasion of new supermarket brands - Publix, Wegmans, Sprouts Farmers Market and Lidl - that already have begun vying, or soon will be vying, to become your new go-to store.

Economics 101 dictates that's good for consumers.

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“You’re going to get better prices,” said supermarket industry analyst Phil Lempert, who’s also editor of the SuperMarketGuru.com website. “You’re going to get better stores. You’re going to get better assortment. You’re going to get better service. All of those.”

But there’s a downside as well. Your favorite neighborhood supermarket may not survive the upheaval.

“There will be some casualties,” said David Livingston, a Wisconsin-based supermarket analyst who helps grocers identify and evaluate new store locations.

Livingston predicts that the region’s entrenched grocers will also feel the impact of new competition on its existing workforce.

“What is further damaging to these chains is companies like Wegmans and Publix, they’re going to attract the best employees (from) the competition because they’re really good employers,” he said.

The influx of new supermarket chains comes at a time when some of the region’s top grocery chains already are seeing their market shares eroding as a result of new competition, according to Chain Store Guide.

Three of the top four grocers in the Raleigh market – Walmart Supercenter, Food Lion and Kroger – lost market share from 2014 to 2016 while Sam’s Club, Costco and Publix posted gains with the benefit of new stores. No. 3 Harris Teeter maintained its market share during that span after adding two stores in the Raleigh market, which Chain Store Guide defines as Wake, Johnston and Franklin counties.

In the Durham-Chapel Hill region that includes four counties – Chatham, Durham, Orange and Person – market leader Walmart Supercenter lost market share over the past two years but the next three in line – Food Lion, Kroger and Harris Teeter – gained.

[READ MORE: Harris Teeter opening gas stations in Triangle]

Preparing for the onslaught

Some of the Triangle’s entrenched supermarket brands have been taking steps to up their game as the competition heats up.

A few years ago Lowes Foods shuttered its poorly performing stores in the area and remodeled others for a more upscale look. Last year Fresh Market launched a new look as well, and this year Aldi announced it would spend \$1.6 billion to upgrade 1,300 U.S. stores, including some in the Triangle.

Meanwhile, Harris Teeter has added fuel centers selling gasoline at select locations. And Harris Teeter and Food Lion, in a nod to the competition emerging on another flank from the likes of Amazon and meal delivery companies such as Blue Apron, recently added home delivery services, including for beer and wine.

The invasion of new grocery brands began in 2014 when Florida-based Publix, the nation’s largest employee-owned grocery chain, opened a store in Cary. Since then it has opened three other stores – in Apex, Wake Forest and a second Cary site. Publix plans to open a third Cary store later this year, and also intends to open stores in Raleigh and Durham in 2018. But the Durham site, which must be rezoned, faces opposition.

[READ MORE: Harris Teeter to deliver groceries in Triangle]

More to come

Publix spokeswoman Kim Reynolds said the chain is still looking for other sites in the region. “I expect more announcements will come down the road,” she said.

Arizona-based Sprouts, which touts its selection of affordable natural and organic foods, entered the market in mid-March when it opened a store along Falls of Neuse Road in North Raleigh. The 270-store chain, which is expanding in North Carolina and Florida this year after entering Georgia, Alabama and Tennessee in 2015, has no definite plans for a second Triangle store but “growth in the southeast continues to be a priority for Sprouts,” spokeswoman Erin Miller wrote in an email.

Next up is Germany-based Lidl, one of the biggest supermarket chains in the world with more than 10,000 stores worldwide.

Lidl intends to open a store in Wake Forest this summer, on the heels of five North Carolina stores scheduled to open June 15 – in Sanford, Rocky Mount, Greenville, Kinston and Winston-Salem. It’s all part of Lidl’s aggressive plan to open 100 U.S. stores in its first year of operation here, and there have been rumblings that other Triangle stores may be on the way.

Underlining its commitment to the wider region, Lidl has opened a nearly 1 million-square-foot distribution center and regional headquarters in Alamance County.

Then there’s Wegmans, which hails from Rochester, N.Y., and has inspired a cult-like following. It has unveiled definite plans for four stores – one in Raleigh, two in Cary, one in Chapel Hill – but hasn’t yet announced construction time lines or opening dates.

[READ MORE: Cary development with Wegmans moves forward]

“We’re also considering other sites in the Raleigh/Durham market,” noted Wegmans spokeswoman Valerie Fox, who added that the company is “very choosy about our sites.”

Some Triangle consumers are eager to try out new brands.

Justin Johnson, 28, an antiques dealer who lives in Wake Forest, said he showed up for the grand opening of the new Sprouts store in North Raleigh at the recommendation of his girlfriend.

“I heard they had good prices and a good organic section,” said Johnson, who agreed with that assessment and has been coming back to the store once or twice a week ever since. “We eat mostly organic.”



Four-year-old Peyton Gilreath of Raleigh munches on a green bean as she rides in the shopping cart with her mother at the new Sprouts Farmers Market grocery store on Falls of Neuse Road in Raleigh.

Robert Willett - rwillett@newsobserver.com

Elizabeth Culver, 47, a retired social worker who moved to Raleigh from New Jersey two years ago, also has become a fan of Sprouts.

“I like the fruits and vegetables,” Culver said. “I think they are the freshest (of) all the supermarkets.”

That said, she also knows Wegmans and can't wait for it to come to town.

“My daughter took me to Wegmans in New Jersey and I fell in love with it,” she said. “I'll probably become a Wegmans shopper.”

Geography plays a crucial role in the new brands' arrival, as Wegmans has been expanding to the south while Publix has been making its way north. Sprouts and Lidl likewise are expanding across the region.

"A lot of the retailers are looking at ways to expand their geography," said Roger Beahm, executive director of the Center for Retail Innovation at Wake Forest University's School of Business. He noted that most grocery store chains are regional.

At the same time, however, the Raleigh market is highly desirable. Last year retail sales here rose here at the second-highest pace in the nation at 6.3 percent, more than double the national average of 2.5 percent, according to commercial real estate firm Marcus & Millichap. The firm projects that retail sales in Raleigh will rise even faster, 6.5 percent, in 2017.

Smaller stores

Two of the new brands entering the market, Sprouts and Lidl, offer smaller stores than traditional supermarkets – as do chains such as Aldi, Fresh Market and Trader Joe's. Even Walmart has gotten into the act with its small-format Walmart Neighborhood Markets.

"Consumers are looking for a whole different kind of shopping experience," said Lempert.



The Lidl prototype store in Fredericksburg, Va. The German company will open five stores in North Carolina on June 15 – in Sanford, Rocky Mount, Greenville, Kinston and Winston-Salem. A Lidl store in Wake Forest will open a little later this summer.

Lidl - Courtesy

Smaller stores mean fewer products on the shelves. But, said Lempert, many consumers who are pressed for time have discovered that they don't need the 40,000 products offered by traditional-sized stores. Instead, they'd rather breeze in and out of a store that may not sell a wide array of different types of olive oil but has selected a few that are highly appealing.

Many of these smaller stores also rely heavily on their own brands. For example, at Lidl stores, about 90 percent of the products will be the store's "premium private label," said spokesman Will Harwood.

Quality store brands can be a major selling point with consumers.

“You can buy the national brands at any of the retail grocery stores, but you can only get the private brand ... at that particular store, Beahm said.

Publix and Wegmans are in many ways more traditional supermarkets, but both are seen as well-run, formidable competitors with top-notch customer service. Wegmans also has distinguished itself with its “grocerants,” which are restaurants within the store that offer dining on-site as well as take-out meals.

“I wish every market (had) a Wegmans and a Publix across the country,” Lempert said. “It would be a much better place.”

Existing supermarket brands that want to thrive despite the competition will need to invest in sprucing up their old stores as well as building new ones.

“The ones that can’t afford to invest in new brick and mortar will close older, less profitable stores and just keep open the ones that are maintaining profit margins,” Beahm said.

That, he noted, is a no-win proposition over the long-term.

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GROCERY STORE MARKET SHARE

Here’s a rundown of the 2016 market share numbers for the top grocery stores/food retailers in the Raleigh market, which for this survey is defined as Wake, Johnston and Franklin counties.

Store brand	No. of Raleigh stores	2016 market share
Walmart Supercenter	18	20.1%
Food Lion	62	18.6%
Harris Teeter	30	16.4%
Kroger	8	7.0%
Sam’s Club	4	5.3%
Costco	2	5.2%
Lowe’s Foods	15	4.7%
BJ’s Wholesale	4	4.3%
Target	12	3.4%
Whole Foods	3	2.5%
Publix	3	2.2%
Trader Joe’s	2	1.3%
Walmart Neighborhood Market	3	1.2%
Dollar General	39	1.2%
Aldi	7	1.0%
Dollar Tree	62	1.0%

Fresh Market	3	0.7%
Carlie C's	4	0.6%

SOURCE: Chain Store Guide



Star Wallace purchases fresh bell peppers at the new Sprouts Farmers Market grocery store on Falls of Neuse Road in Raleigh, N.C. **Robert Willett** - rwillett@newsobserver.com

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