



# BOC Public Input Signup & Comments

Chatham County, NC

Submitted On:

November 18th, 2019 @ 5:51pm

**CONTACT INFORMATION:**

Andrey  
Tikunov

**Daytime Phone Number  
(optional)**

**Email Address (optional):**

**RESIDENCY: Are you a resident of  
Chatham County?**

Yes

**MEETING DATE SELECTION**

November 18, 2019

**PUBLIC INPUT SELECTIONS:**

Written Comments

**LIST PUBLIC HEARING TOPIC(S)**

**BELOW, if relevant:**

Agenda Item: A Legislative public hearing by Pitt Hill X, LLC for a conditional district rezoning from R-1 Residential to CD-NB for retail shopping center, Parcel No. 2721, located at 10329 US 15-501 N, Baldwin Township on approximately 5.01 acres.

**YOUR COMMENTS: Additional information can be uploaded below or emailed to [lindsay.ray@chathamnc.org](mailto:lindsay.ray@chathamnc.org)**

Dear Chatham county board,

I'm, Andrey Tikunov, a resident of the Polks Landing sub-division. I am writing to express my concern about the re-zoning of parcel #2721 from residential to CD-NB, and most importantly, development plans to cut the trees and "surface" 34% of the area.

My main concern is soil erosion, which will be caused by development. I put together a simple figure (please find it attached) to explain why that piece of forest is crucial for the drainage of water from Harris Teeter parking lot and HWY 15-501.

Parcel #2721, which you are trying to re-zone, is marked with RED.

Tiny blue arrows show estimated water flow from Harris Teeter parking lot.

The flat forested area (marked GREEN) currently functions as a drainage field, and prevents erosion of the slope leading to the tiny creek (the dotted blue line South from the parcel). If that parcel is cleaned and "surfaced" (covered with concrete), water will run without obstructions and erode the neighboring properties (marked with ORANGE).

IMPORTANT POINT: as neighboring properties are already located on the slope, there is no flat area for water to absorb into the soil, which will lead to surface flow that washes soil down the creek (i.e. erosion).

Aside from that

- 1) Septic for up to a hundred people will dump through properties on Benwall and Hidden Valley.
- 2) There will be an increase in noise pollution from HW 15-501, which will affect all of Polks Landing.
- 3) There will be an increase in traffic volume and turbulence (bear in mind that the Lystra Rd intersection already is a common spot for accidents in the area).
- 4) Polks Village Plaza, just a quarter mile North from this parcel, has a lot of empty space available for office and retail buildings.

So, destroying this natural barrier between 15-501 and residential areas (Polks Landing and Briar Chapel) will cause more problems in the long run than the potential benefits it may bring to local residents.

Best regards,  
Andrey Tikunov



# BOC Public Input Signup & Comments

Chatham County, NC

Submitted On:  
November 18th, 2019 @ 4:57pm

**CONTACT INFORMATION:** Nanette  
Atkinson

**Daytime Phone Number (optional)** 9198127428

**Email Address (optional):** vila.nanette@gmail.com

**RESIDENCY: Are you a resident of Chatham County?** Yes

**MEETING DATE SELECTION** November 18, 2019

**PUBLIC INPUT SELECTIONS:** Public Input (Regular Session - usually nights)

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

**YOUR COMMENTS: Additional information can be uploaded below or emailed to [lindsay.ray@chathamnc.org](mailto:lindsay.ray@chathamnc.org)**

I am writing to express my concerns about the proposed rezoning request along 15-501 in Northern Chatham County. We live in the Polks Landing subdivision, which would be impacted by this proposed development. There is no need for new developments in this part of the county. We have Polks Village, the North Chatham shopping center (previously Cole park plaza) the shopping center beside that which contains Lowe’s Foods AND Chatham Downs which has several unoccupied spaces including the old True Value building. Williams Corner and the lot across from Fearrington, which have never even taken off. Not to mention all the development that Briar Chapel is doing down the road. I don’t have any fancy statistics or an eloquently worded essay, I simply want to say that I grew up in North Chatham and I wanted my children to grow up in what we thought would be a nice quiet neighborhood, but If this proposed development goes in we will lose that and sadly Chatham County is slowly losing the charm that has attracted so many here and has made so many people that grew up here want to raise their families here. It’s sad and unnecessary, we don’t need this rezoning. There are plenty other parcels that are already zoned for these purposes.

Thank you for your time and consideration.  
Nanette Atkinson



# BOC Public Input Signup & Comments

Chatham County, NC

Submitted On:  
November 18th, 2019 @ 5:19pm

**CONTACT INFORMATION:** Janice  
Keene

**Daytime Phone Number (optional)** 919 933-6259

**Email Address (optional):** jckeene@bellsouth.net

**RESIDENCY: Are you a resident of Chatham County?** Yes

**MEETING DATE SELECTION** November 18, 2019

**PUBLIC INPUT SELECTIONS:** Written Comments

**LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:** To the Planning Board and Rezoning Administrator: regarding the proposed rezoning from R-1 to CB-NB of Parcel no 2721 at 10329 US 15-501 North

**YOUR COMMENTS: Additional information can be uploaded below or emailed to [lindsay.ray@chathamnc.org](mailto:lindsay.ray@chathamnc.org)**

I appeal to the Planning Board to Vote No on the rezoning proposal and keep the parcel as Residential. As a 40 year resident of Chatham I believe our water & air quality and space to live needs to be enhanced not degraded. This proposal if passed will add nothing, in my view, to the long term growth on the County. The continued traffic congestion along the 15-501 corridor esp. in this part of Chatham will soon become a negative for newcomers to the area. Businesses should be encouraged to develop in clusters throughout to area not "line-up" down 15-501. Chatham should be the center piece for NC. jk



# BOC Public Input Signup & Comments

Chatham County, NC

Submitted On:

November 18th, 2019 @ 4:07pm

**CONTACT INFORMATION:**

Pablo  
Hock

**Daytime Phone Number  
(optional)**

5802314345

**Email Address (optional):**

phock@hotmail.com

**RESIDENCY: Are you a resident of  
Chatham County?**

Yes

**MEETING DATE SELECTION**

November 18, 2019

**PUBLIC INPUT SELECTIONS:**

Public Hearing (note topic of hearing below)

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

Parcel No. 2721, located at 10329 US 15-501 N, Baldwin Township on approximately 5.01 acres.

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

**UPLOAD ATTACHMENT: You may  
upload additional comments as a  
file in Word or PDF format.**

<https://seam.ly/IRLYEmCA>



# BOC Public Input Signup & Comments

Chatham County, NC

Submitted On:

November 18th, 2019 @ 4:26pm

**CONTACT INFORMATION:**

Anna Marie  
Ambrose

**Daytime Phone Number  
(optional)**

919-274-7631

**Email Address (optional):**

amambrose@aol.com

**RESIDENCY: Are you a resident of  
Chatham County?**

Yes

**MEETING DATE SELECTION**

November 18, 2019

**PUBLIC INPUT SELECTIONS:**

Written Comments

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

Rezoning the 5 acre lot for Parcel Number 2721 at 10329 US 15-501 North from residential to commercial neighborhood business(NB)

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

Hello: I have lived in Polks Landing since the mid-eighties. I was at the meeting when the proposed Publix was voted down. I wanted to point out everything that was so eloquently presented that evening and most all of those comments apply to this new idea. There are multiple commercial developments very, very close by: from the new unfilled Polks Village commercial area around the new Taco Bell, to empty spots in the old Cole Park Plaza (Lowes Grocery, etc.), to the Harris Teeter corner, and now the upcoming massive Briar Chapel commercial area, and needless to say what will come with Chatham Park. All of this is in addition to drainage and water issues that will be impacted, to say nothing of traffic issues that have already begun to be problematic. Please, again, there REALLY, REALLY doesn't need to be another commercial development on every single corner of 15-501. Let's save something, anything, natural in Chatham County. Thank you for thinking of the future when considering this unnecessary addition to the fray. Sincerely, Anna Marie Ambrose





# BOC Public Input Signup & Comments

Chatham County, NC

Submitted On:  
November 18th, 2019 @ 2:41pm

**CONTACT INFORMATION:** Carolina  
Hock

**Daytime Phone Number (optional)** 5803669874

**Email Address (optional):** carolinahock@hotmail.com

**RESIDENCY: Are you a resident of Chatham County?** Yes

**MEETING DATE SELECTION** November 18, 2019

**PUBLIC INPUT SELECTIONS:** Written Comments

**LIST PUBLIC HEARING TOPIC(S) BELOW, if relevant:** Rezoning 10329 Hwy 15/501

**YOUR COMMENTS: Additional information can be uploaded below or emailed to [lindsay.ray@chathamnc.org](mailto:lindsay.ray@chathamnc.org)**

As a neighbor and directly affected, I would like to point that I disagree with the the rezoning of the parcel #2721 (10329 Hwy 15/501), and my reasons are the following:

- Currently they are plenty of commercial lands ready to be built, very close to the one Bold Development is trying to re-zone
- My property will be directly affected, because they will have to cut a lot of trees, causing an increase of noise and pollution coming from highway 15-501
- I am very concerned about security: anyone that do not live in the neighborhood, could easily walk through the parking lot (the one they want to build) directly to our backyards.
- The soil in which our houses are built have very poor drainage, which causes a lot of damage already in our properties (in my case, poor drainage affects my driveway very bad). So, with more water coming from that property, it will highly impact Hidden Valley properties close to parcel #2721
- Increase of traffic load on Lystra road which is already number one spot for accidents in the area
- Last but not least important, trees are home of numerous species of animals. All of us who chose Hidden Valley as our home is because we want to live surrounded by trees and the animals that live there.

## Angela Birchett

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**From:** Lindsay Ray  
**Sent:** Monday, November 18, 2019 2:43 PM  
**To:** Jason Sullivan; Angela Birchett  
**Cc:** Lindsay Ray  
**Subject:** FW: [Ext] Zoning Proposal

Please see the comments below.

Lindsay K. Ray, NCCCC

Clerk to the Chatham County Board of Commissioners  
North Carolina Association of County Clerks Board of Directors  
Municipal & County Administration Alumni Association Secretary

PO Box 1809  
12 East Street  
Pittsboro, NC 27312  
Phone: 919-545-8302  
Fax: 919-542-8272  
Email: [Lindsay.ray@chathamnc.org](mailto:Lindsay.ray@chathamnc.org)  
Web: [www.chathamnc.org](http://www.chathamnc.org)



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

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**From:** Darwin Traver [mailto:[darwintraver@gmail.com](mailto:darwintraver@gmail.com)]  
**Sent:** Monday, November 18, 2019 2:42 PM  
**To:** Lindsay Ray <[lindsay.ray@chathamnc.org](mailto:lindsay.ray@chathamnc.org)>  
**Subject:** [Ext] Zoning Proposal

**CAUTION:** This email originated from outside of the Chatham County network. Do not reply, click links, or open attachments unless you recognize the sender and know the content is safe. When in doubt, please call the sender (do not use the number listed on the email in question).

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To whom it may concern,

I am writing to formally voice my opposition with the proposed zoning change for the property located at: 501 Landing Chatham County, NC.



After carefully reviewing the property plans, the issues I foresee are as follows:

The zoning change requested allows for all manner of businesses to displace and disrupt a residential area. We have had new small businesses move into the area respecting the neighborhood vibe (even with no HOA guidelines), and we welcomed our new neighbors, but this office park is something different entirely with next to no regulations of what type of businesses could move in.

Traffic, noise, parking lot considerations. The proposed size of the multiple office buildings would bring undue traffic along the 15 501 N corridor. The added noise of such a large office park in the backyards of multiple family homes changes the dynamic of the neighborhood in a negative way. In addition, the added air pollution of the massive parking lot is not a welcomed for considering the health implications.

Another concern is regarding the large amount of lighting the massive parking lot will add that will be on 24/7 changing peace and tranquility that many residents of this area have sought out for their families.

Septic/bio-retention pond. The size and scope of the bio-retention pond and septic field has raised concerns with regards to future well water quality (contamination) and air quality (abnormal smells). There is a delicate balance with our water table with the natural spring and creek nearby, and I worry this will disturb/disrupt the environment.

Lastly, the sizable chunk of impervious surfaces being added will only compound the already precarious nature of the drainage, rainwater, and erosion of topsoil in the surrounding the houses below their proposed office buildings.

Thanks you for your time and consideration,

Darwin Traver  
[darwintraver@gmail.com](mailto:darwintraver@gmail.com) | 336-406-1345  
10297 US Hwy 15 501 N  
Chapel Hill, NC 27517

-Darwin

November 18, 2019

Dear Board of Commissioners,

This letter is in regards to the 5 acre lot for Parcel Number 2721 at 10329 US 15-501 North which is in the rezoning process from residential to commercial neighborhood business(NB). My property is just south of this proposed land on the other side of my fence. I rezoned from residential to commercial O&I (office and institution) exactly two years ago. Actually, you, the Board of Commissioners, recommended I change from NB to O&I due to the current residential and rural aspect of the area. I ask that if you allow the rezoning of this property that you stay consistent with this recommendation.

This new development will completely open up the 5 acre lot between the Polk Village area and 15-501, as well as the north side of my property. Essentially, most of the land will be clear cut for the two large 7,200sf buildings, a 99 space parking lot, and accompanying large septic system field (which will be the backside of the property towards residential houses in both Polk Village and my neighbor sharing my driveway). Over one-third of the land (34%) will be impervious surfaces which could very well have a major impact on soils, watershed/drainage, and therefore the surrounding lots. The Planning Board approved my project in 2017 due to the fact that I agreed to keep the surrounding trees intact aside from a few (three) around the house that needed to be taken down for the ten parking spots. This new development will be completely opposite of that vision for that area. The developers need to clear the lot for the buildings and parking lot and even most of the septic field, which is still a large unknown even to them at this time by their own admission. Having lived in Chatham County for 20 years now and always with septic I, as well as you know, how this can be a large unknown for a commercial venture with significant amounts of use especially if there are businesses like restaurants there.

Speaking of traffic, there is also that concern as this area is at the part of 15-501 where the speed changes from 45mph to 55mph. Traffic is extremely fast, and even with a turn lane that this project is proposing it is going to affect the flow and speed of traffic. The light at Lystra is only about 800' from where the turn lane is proposed and if a vehicle is coming from the south then they have to do a U-turn and quickly get over to that lane. In the case of my property one has to quickly speed up and then slow down to pull in my driveway, staying very aware of the vehicles approaching behind them. When a vehicle leaves the property they have to turn right towards my property and this will obviously affect the clients/patients leaving my office.

Additionally considering traffic, my office currently only sees approximately 25-35 vehicles per week, and this was a concern with the Planning Board. Actually, two of the nine members voted against my project due to this increased traffic! I think it is safe to say that this new proposed development will see that amount of traffic in one hour, compared to my one week.

I ask that you consider all aspects of this project fully. Personally I am not happy that an area that I just moved to due to the commercial yet wooded lot will be opened up completely on an entire side but the environmental aspects are also very noteworthy. There are also many other commercial areas that are not being developed right now – Fearington, both the east and west sides of Briar Chapel, and of course Williams Corner which is just across the street from this proposed project. I also see that Bold is advertising a lot for “preleasing” where the two billboards are located on the northbound side of 15-501 just south of Poplar Street and before Briar Chapel. Clearly they want to jump on a commercial lot at residential cost as there are plenty of other areas to develop this project without going over one mile away. If this project is approved as is then it will start the rest of the commercial development between that land and the Polk Village Shopping Center (where Publix tried to go) and we’ll have a huge strip mall commercial section of road among plenty of already approved large commercial lots just continuing to sit there for most likely a very long time.

Thank you for reading this. My contact info is below if you have any other questions.

Sincerely,

Stephen Gangemi, Systems Health Care owner  
10295 US 15-501 North  
919-434-4994  
drgangemi@gmail.com