

Dear Chatham County Board of Commissioners,

I'm writing to urge you to follow the Planning Board's recommendation to reject the Pitt Hill X proposal to rezone parcel 2721 at 10329 US 15-501 N from residential to commercial (NB).

Based on an inventory of approved development made in conjunction with the Comprehensive Plan, "there is 636,000 square feet of existing non-residential uses in commercial centers along the 15-501 corridor and an additional 987,200 square feet approved and unbuilt" not including Obey Creek or Chatham Park. Given this nearly one million square feet of commercial space still waiting to be built, we strongly support the Planning Board's recommendation to deny this use at this time.

At the developer's meeting with residents of adjacent properties, we asked why he was interested in this parcel rather than one already zoned for commercial use, and he led us to believe that he didn't have the resources to target any of those larger projects. We were therefore surprised to learn that this same developer has plans to develop Williams Corner, just across 15-501 from the parcel in question. Why, then, attempt to rezone a small residential lot for restaurant, retail and office space when it could be ideally situated in the walkable mixed-use Williams Corner? From information provided by the developer, the Williams Corner proposal includes approximately 100,000 square feet of self-storage space. Wouldn't the smaller proposal's restaurant, retail and office space be more desirable amenities for the walkable mixed-use development? It seems premature to approve this rezoning application before more is known about the plans for Williams Corner.

Many Polks Landing residents have lived in our neighborhood for decades and have experienced increasing pressure from growth in recent years. As a result, we are deeply concerned that rezoning this parcel would set a precedent and 'pave the way' for the other four narrow lots leading up to Polks Landing Rd and Polks Village to be converted to similar 'strip' commercial development. This concern is reinforced by the planned cross access easement that would allow an internal road connection between the parking lot and the parcel to the north with future development.

While the lots along 15-501 may not be well suited for residential use at this point, they are not wide enough to afford a conventional commercial layout that would respect the privacy of adjacent residents. With Polks Village, Chatham Downs and Williams Corner on the other three corners of the Lystra/15-501 intersection, we envision a more compatible use of the parcel in question on a scale more neighborhood friendly than a strip mall. We support the principles of the Chatham County Comprehensive Plan and believe that it provides the vision and guidance to do this.

The Comprehensive Plan allows for variability and flexibility in the areas designated as Community Centers. As an example of what this could look like, several nearby businesses along 15-501 utilize existing structures (Systems Health Care, Old House Bookkeeping, Steel Roots Home Decor) and have minimal impact on surrounding homes. These locations provide useful spaces for small, local businesses and at the same time preserve the character of established

neighborhoods and our county's unique flavor. This is in stark contrast to the applicant's proposal that includes 99 parking spaces with 34% impervious surface.

We recognize that the county is changing; managing growth while protecting existing neighborhoods will be key to preserving quality of life, residents' sense of place and value, and the rural charm that makes Chatham County a desirable place to call home and to put down deep roots. We realize that this rezoning has implications for the remaining corner of the Polks Landing intersection, and we appreciate your attention to and concern for this topic. We have confidence that you will continue to competently direct growth in a manner that preserves the quality of our existing communities.

Thank you for your time and attention,

Chris Tommerdahl
107 Polks Trail
Chapel Hill, NC 27516

From: Rebecca Evans [<mailto:revans103@nc.rr.com>]
Sent: Saturday, February 15, 2020 3:11 PM
To: Lindsay Ray <lindsay.ray@chathamnc.org>
Subject: [Ext] Rezoning of Parcel 2721

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Dear Board of Commissioners,

As I have written to you before, my name is Rebecca Evans and I have lived at 106 Hidden Valley Drive in Polks Landing for 32 years. My backyard is directly adjacent to a corner of the parcel that Bold Development has requested be rezoned so they can build a strip mall. I am opposed to the rezoning. I attended the Public Hearing and the Planning Board meeting regarding this matter and will be at your meeting on the 17th. I fear that approving this request will set a precedent that will forever change the residential and rural aspect of this area that I have enjoyed for 32 years. Below are some of my concerns regarding the building of this strip mall:

Major impact the large septic system field and parking lot will have on watershed and drainage of the surrounding lots. Due to the lay of the land, storm water drainage is already of great concern and this will make it even more so.

Impact cutting down trees and loss of ground cover will have on drainage, the environment and wildlife I so enjoy

Increased pollution--light, noise & odor

Increased traffic which is already a major problem

I ask that you uphold the Planning Board's 8-3 decision on January 7th to not approve the rezoning of Parcel 2721. Though this parcel is part of the Chatham Comprehensive Plan, it does not outright give a developer the guarantee of a successful rezoning as the developers have continuously made reference to as if it's within their rights that it be rezoned. With so many available commercial options in the immediate area, why not take advantage of them especially now that Bold has taken over development of William's Corner.

Thank you,

Rebecca A Evans
106 Hidden Valley Drive

To: The Chatham Board of Commissioners
From: Dr. Stephen Gangemi; Adjacent property owner of Systems Health Care
Re: Pitt Hill X Rezoning for February 17, 2020 Meeting

February 13, 2020

Dear Chatham Board of Commissioners,

I ask that you uphold the Planning Board's 8-3 decision on January 7th to not approve the rezoning of Parcel 2721. Though this is part of the Plan Chatham Comprehensive Plan it does not outright give a developer the guarantee of a successful rezoning as the Pitt Hill X developers have continuously made reference to as if it's within their rights to be rezoned. Though this community development node allows the possibly of rezoning from residential, we know that this node also goes into surrounding residential areas so it's a very grey area that the developers are trying to say they are entitled to be part of. They also say in their response to the Planning Board report from February 7th (point #4) that my property was rezoned and modified from NB to O&I before the Comprehensive Plan was adopted. This is entirely untrue. My rezoning process occurred after the Plan was already in effect so they essentially are in the same situation I was in.

The Pitt X representatives say they can't use the other commercially available spots but its only because they can't be as profitable elsewhere. They even state in response #1 to the Planning Board report that these areas are at "higher price points and are less conducive to the small, local businesses" they are trying to establish. Yet they continuously fail to mention that they are the developers of William's Corner – just one of the many commercial parcels available that is mentioned in the list, and one which they specifically refer to! They have a sign currently at William's Corner stating that it's a place where people can work and live but for some reason this does not work for their own business model?

If they wanted to, they could downsize and still have offices on this parcel, as I have done next door. This is about profit. They want two huge buildings occupying every bit of space that they can, and they have stated that they don't want to modify from a NB to O&I classification as I was asked to do two years ago.

I did not move my business from Orange County to Chatham County to suddenly be in a row of strip-mall activity. Actually, when I originally asked the Pitt X developer about the project, he commented on how my property value would increase! This is not why I moved my business to Chatham. I moved here to be in a

wooded, nature surrounding. My patients stay longer and enjoy being on the property because of the Chatham greenery. My average patient drives an hour to see me and many come from Wilmington as well as the Blacksburg, VA area – almost four hours away. Each month I have patients fly in to see me for two to three days. The ones coming from other surrounding counties love the extra country drive and stay longer after treatments because they enjoy feeling like they are in nature. I want to preserve that and not lose it after less than two years of being in Chatham. I don't want to look out my office window at their buildings and I'd like to think that owners and patrons of a business there would also like to feel like they're in nature and not see roads, parking areas, and my fence and garage. Yet again in their response to the Planning Board (#3) they mention preserving the rural character of Chatham County. How is this possible with their current plan?

I ask the BOC that a NB classification not be allowed now, or ever, on this parcel to stay consistent with the recommendation I was given. Pitt X mentioned that they are removing many of the “busier” businesses from the NB classification but there are still many other businesses such as day care, churches, and restaurants than would greatly increase traffic with a NB. This parcel is going to set the precedence of the other currently for sale residential lots between here and Polk Village. If this one is allowed as proposed, then filling similar business models between here and Polk will be a certainty. This proposed infrastructure itself will be a larger square footage to land ratio than the Publix that was defeated two years ago. When more commercial real estate fills in to the north, it will be a much larger office strip than that original Publix.

The number of trees which will be taken down is significant. They have to take down trees to not only develop the septic (which is still a huge unknown) but also maintain. The 34% impervious surfaces is significant for this now-rural area. These surfaces are all pushed towards the front 2.5 acres because of the rectangular shape of the lot. I am on 2.0 acres. They're asking to put **seven times** more building space and **nine times** more parking spaces on an area just ½ acre larger than my lot.

Please keep this part of Chatham out of the strip-mall Cary image. If/when more commercial is going to come here then let's not just allow small businesses but small businesses in small offices with O&I rezoning rather than large office parks cramped into their maximum available space.

Thank you,
Stephen Gangemi

2/14/20

Rezoning for February 17th

Dear Board of commissioners,

My name is Carolina Hock, I am one of the adjacent owner of parcel 2721.

Today I'm sending this letter, asking you to please reject the rezoning proposal of parcel 2721 from residential to commercial.

Besides all the reasons you might already heard, such as, there is plenty undeveloped commercial land in the area, traffic and accidents in Lystra intersection at 15-501, unanswered questions about septic tank. I also would like you to consider is the negative impact that this project will bring to adjacent neighbors in Hidden Valley and Polk's landing. As you know, the soil in our neighborhood has a very poor drainage, (which we are already dealing with) so this huge development will push even more water into our lands. Not mentioning, the impact this will have in Polksberry creek.

The people who decided to live in this beautiful neighborhood felt attracted to living surrounded by trees and wildlife. With the approval of this development, a considered number of trees will have to be cut down in order to build de septic tank and the buildings.

We want our quiet neighborhood to stay residential, we don't want the noise and pollution from 15-501 (trees are a natural barrier for noise and pollution), we enjoy the trees and the wildlife that live there.

I would like to ask you to please listen to the planning board and the community that will be directly affected by this development.

Thank you for your time,

Carolina Hock

From: Suzanne Semmes [<mailto:smsemmes@gmail.com>]
Sent: Sunday, February 16, 2020 2:46 PM
To: Lindsay Ray <lindsay.ray@chathamnc.org>
Subject: [Ext] Rezoning Parcel 2721 at 10329 US 15-501 North

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Dear Chatham County Commissioners/Planning Board Members

I live in the PolksLanding Community and continue to be against this rezoning proposal. The congestion that will be created at Lystra Rd, and PolksLanding Rd. will be unbearable, especially since another massive building project (Williams Corner) appears to be starting up! This will cause marked increases in traffic, traffic accidents, disturbances in wildlife habitat, pollution to our rivers and streams (mainly sewage waste water) that is not being addressed adequately! The Haw River already has Pfas (a known carcinogen) pollution in our drinking water that is way above standards. And I have not heard whether anything is being done to correct this toxic pollutant. Are we going to become another Flint, Michigan?

Those people in Flint trusted their political leadership and they are left with brain-damaged children and people experiencing illnesses with major health bills due to this lack of leadership. Please do the right thing and take time to thoroughly investigate these massive building projects and their impact on our environment.

Please let our lovely PolksLanding community remain relatively quiet and peace-filled and free of more pollutants in our rivers and streams.

Respectfully,
Suzanne M. Semmes
201 Holly Ridge
Chapel Hill, NC 27516

Rezoning for February 17th

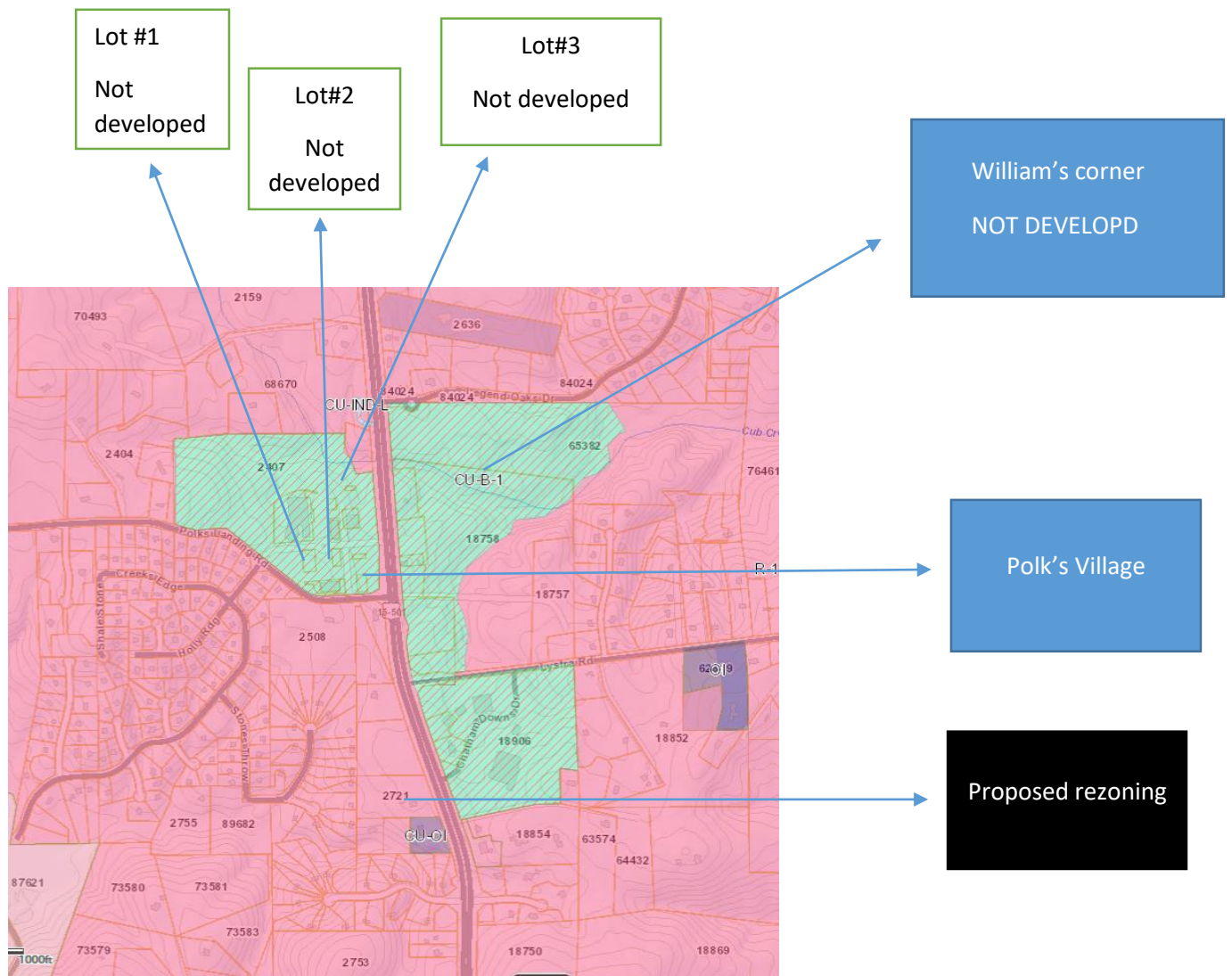
Dear Board of commissioners,

My name is Pablo Hock and I am one of the adjacent owners of parcel 2721.

Today I humbly ask you to listen the planning board and reject the rezoning for parcel 2721.

As you can see in the pictures, walking distance (0.3miles) from the proposed rezoning is located Polk's Village, on this village are 3 empty lots that were designated for commercial. This was designated over 4 years ago and it has not been developed yet.

Rezoning parcel 2721 will create unnecessary sprawl along 15-501. It is important that areas that were designated for commercial development are full fill before start rezoning new areas.



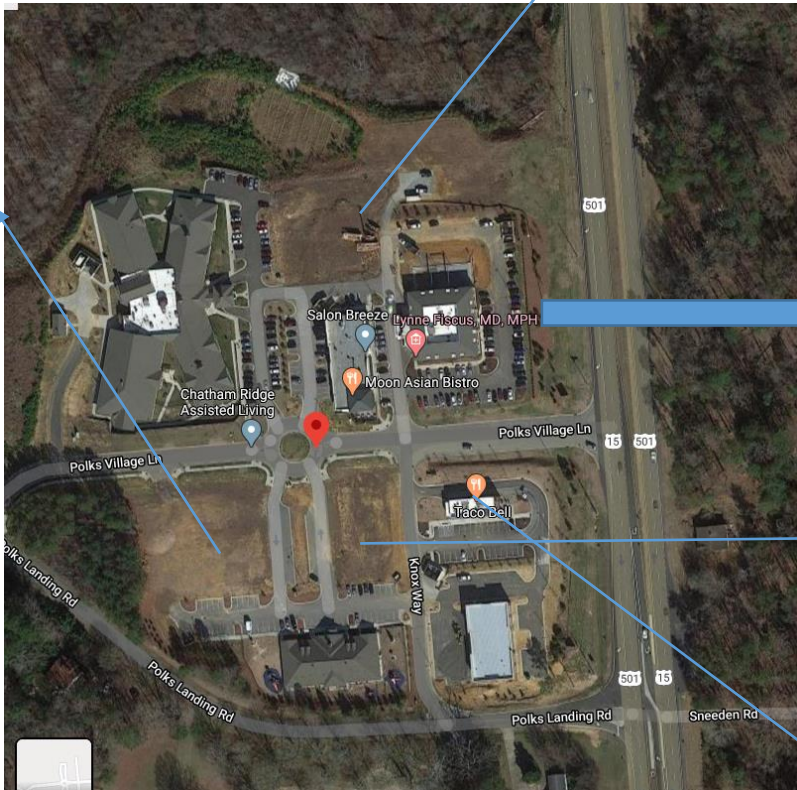


Lot #1
Not developed

Lot #2
Not developed

Polk's Village

Lot #3
Not developed



Lot#1
Not developed

Polk's Village

Lot #2
Not developed

Taco Bell

If this gets approved, when are we going to fill the empty lots on Polk's village? (it's been 4-5 years) Bold construction is already advertising another residential property as commercial a couple of blocks from parcel 2721 increasing the sprawl even more. (<https://www.loopnet.com/Listing/114-Oak-Island-Chapel-Hill-NC/7561605/>)

LoopNet™ Share Print Add a Listing

114 Oak Island - Proposed Retail Big Box

78,000 SF of Retail Space Available in Chapel Hill, NC

PROJECT SUMMARY

PARCELS	272	RETAIL	487,000 SF
PROPOSED ZONING	28B (R-1)	PROPOSED PROVIDER	484 SPACES @ 175%
PROPOSED ADDITIONAL USE		PROPOSED APPROXIMATE COST	
		78,000 SF RETAIL	
		4,000 SF FOOD	
		9,500 SF FOOD	

ALL AVAILABLE SPACE(1) Display Rental Rate as \$/SF/YR

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	39,000-78,000 SF	Negotiable	Upon Request	Retail	N/A	Mar 2020 Details

■ New space, never previously occupied

ABOUT THE PROPERTY

78,000 sq ft free standing building, divisible off of 15/501 in Chapel Hill. 464 parking spaces and room for two and quick access from Downtown Chapel Hill and UNC, location is off of high-traffic 15/501 that connects Chapel

Chris Ehrenfeld
Mireille Vargas

BOLD
COMMERCIAL REAL ESTATE

Do we really want half-done malls everywhere? Polk's village is the perfect example. The county should pressure developers to use the already designated commercial land before starts rezoning new parcels.

Buying residential and rezoning is cheaper than paying the full price for the already commercial land. It makes you think if this is something that the community really needs or is just another project in the name of profit.

Besides the lots mentioned above in Polk's Village, there are approximately 1 million sq. ft. of commercial land that has not been developed yet. (Williams corner, ferrington, etc...)

Other of our concerns is the big commercial septic tank proposed in this project. Because of the topography and poor quality of soils all the waste will eventually drain into our properties and later on into Pokeberry creek. They are proposing two restaurants on site so it won't be only human waste. Who

knows what else will go into the drainage. Also, on the land use plan it recommends that new commercial activities have sewer and not septic tank.

I also would like to mention that clear cutting the land for this project will increase the amount of noise for the adjacent owners most of the people living in this area choose this area because the country feeling and peaceful atmosphere.

I grew up in a big city and I am not against progress or new developments when need it. But this rezoning just seem unnecessary and out of time. No need for this to be rezoned when plenty of commercial land is available and we can avoid commercial sprawl in 15-501.

Thank you for your time,

Regards,

Pablo Hock.

Dear Chatham County Board of Commissioners,

I write to you today as a concerned resident of the Polks Landing neighborhood. There are several significant developments in the vicinity of our quiet neighborhood already in various stages of approval (Williams Corner), buildout (Briar Chapel and Polks Village), or unexpected transformation (Briar Chapel's application to the North Carolina Utilities Commission to become a regional sewage treatment facility, bringing in not only Fearington's waste but also potentially Williams Corner's as well as providing sewage service to other as-yet-unbuilt real estate).

With so much change already underway, we are concerned about the conditional district rezoning request for parcel 2721. If approved, all four corners of the Lystra Road/Polks Landing/15-501 intersection will be heavily developed. While we recognize that our community lies along the 15-501 corridor, and that the parcel in question is within an area designated in the "Plan Chatham" Comprehensive Plan, that same document calls for flexibility in community centers and for retaining the unique character of Chatham County. Allowing commercial development on all four corners of this area does not seem in keeping with the spirit of the officially adopted Comprehensive Plan.

The developer states that they are interested in this parcel because it is more conducive to occupancy by small, local businesses; yet they themselves own and plan to develop the large Williams Corner property (both applications were submitted by Chris Ehrenfeld, owner of Bold Construction, Inc). Beyond that, Bold also owns substantial land between Polks Landing and Briar Chapel's main entrance that they appear to be planning to develop commercially, as they have installed signage advertising commercial occupancy pre-leasing. The developer's claim of parcel 2721 being attractive due to its price point rings hollow when they have sufficient resources to purchase or lease and develop so much other land nearby.

Finally, I want to point out that there is a huge amount of yet-unbuilt, commercially zoned square footage already approved along the 15-501 corridor within just a few miles. With approximately a million square feet approved but not yet built, to this community it does not seem reasonable or necessary to rezone this parcel. Rather, we would like to see these existing approved areas undergo development prior to approval of additional, new non-residential land use. We are concerned that zoning changes made prematurely could lead to too much square footage being built out, resulting in abandoned or otherwise empty storefronts.

We appreciate the thought and discussion held around this proposal by the Chatham County Planning Board, which voted 8-3 to deny this conditional district rezoning request. As residents who are already significantly impacted by both existing (Briar Chapel, Polks Village) and planned (Williams Corner!) development immediately adjacent to our quiet residential neighborhood, we respectfully ask that you deny this rezoning request in order to allow the one remaining quadrant of the Lystra/Polks Landing/15-501 intersection to retain its current residential character.

Thank you for your time and attention,

Keith Gerarden
107 Polks Trail
Chapel Hill, NC 27516

From: paul.mele@usermail.com [<mailto:paul.mele@usermail.com>]

Sent: Monday, February 17, 2020 12:04 PM

To: Lindsay Ray <lindsay.ray@chathamnc.org>

Subject: [Ext] rezoning of the five acre lot for Parcel Number 2721 at 10329 US 15-501

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Sirs

I've spoken at prior meetings regarding rezoning the residential corner of the intersection in question.

As we've all noted, 3 out of 4 corners for commercial purposes is enough. Plain and simple. There's already plenty of commercial land available for business development. No NEED to rezone residential areas.

Thanks

Paul Mele, MD

From: Darwin Traver [<mailto:darwintraver@gmail.com>]
Sent: Monday, February 17, 2020 2:32 PM
To: Lindsay Ray <lindsay.ray@chathamnc.org>
Subject: [Ext] Zoning Proposal - Parcel 2721

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To whom it may concern,

I am writing to again formally voice my opposition with the proposed zoning change for the property located at: **10329 US Hwy 15 501 N (Parcel No. 2721)**. I ask for the planning board's decision of 8-3 to be upheld and deny the re-zoning of this parcel.

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 without HOA guidelines), and we welcomed our new neighbors, but this office park is something different entirely with only a few concessions being made to limit some type of businesses.

In addition, it seems there are multiple other commercial sites ready and available for building, so we ask the board to consider directing interested developers to these sites before attempting to re-zone residential lots that are in established neighborhoods.

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 when they moved to Chatham county. The country nature of this county can be preserved with directing developments to more commercial locations.

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 and the quality of life for the residential neighbors that utilize well water on their properties.

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 the proposed office buildings.

Thanks you for your time and consideration,
-Darwin

Darwin Traver
darwintraver@gmail.com | 336-406-1345
10297 US Hwy 15 501 N (directly adjacent to Parcel 2721)
Chapel Hill, NC 27517

From: Evangeline [<mailto:evangeline.christie@gmail.com>]
Sent: Monday, February 17, 2020 2:30 PM
To: Lindsay Ray <lindsay.ray@chathamnc.org>
Subject: [Ext] Please Vote No on Rezoning Parcel 2721

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Greetings.

I live in Polk's Landing, the development near the proposed rezoning for parcel 2721. I am against rezoning the parcel as commercial property, and I hope you are, too.

I see no reason why we need any more commercial properties around here. With Williams Corner developing an area close to us, traffic is already going to be an issue. Additionally, we do not need more of the woods and animal habitats taken down in the name of the almighty dollar.

Those I've spoken to in Polk's Landing do not want more commercial properties in the area. Most of us moved to this location because we enjoyed the quiet and peace of the natural surroundings. That quiet and peace is slowly fading with every development and commercial property that is erected nearby. I had pictured myself living out the rest of my life in Chatham County because of the peace, tranquility, and natural beauty of the area. Now, I am thinking that relocating to Lee County would be a better option, especially if Chatham County is just going to keep indiscriminately knocking down woodlands and building tacky-tacky houses and businesses that we don't, seemingly, need. (I'm thinking specifically of Chatham Park, as I've got friends moving out of Pittsboro because they don't want to be in a replica of Cary.)

Please vote against the rezoning of parcel 2721. There is enough development happening in this county already. We don't need to make the 15-501 corridor look like Cary.

Respectfully,
Evangeline M. Christie
209 Holly Ridge

From: anna marie [<mailto:amambrose@aol.com>]
Sent: Monday, February 17, 2020 4:33 PM
To: Lindsay Ray <lindsay.ray@chathamnc.org>
Subject: [Ext] Comment Re Feb 27 Commissioners meeting re Parcel 2721

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Dear Chatham Board of Commissioners,

I beg you to uphold the Planning Board's 8-3 decision on January 7, 2020 and not approve the rezoning of Parcel 2721.

I came to north Chatham in the early 80s and cringed when the first grocery store strip was built, yet that was followed by another grocery store strip a short distance away, and now finally a huge Walmart a short distance from that one...oh the Polks Village with Taco Bell. Those strips are not full now. Why should this new be expected to fill up? And with the other new even more massive developments just a short distance south on 15-501?

Businesses increase traffic. As our neighbor pointed out: **"If this one is allowed, then similar businesses between this and Polks Village will be a certainty. This proposed infrastructure itself will be a larger square footage to land ratio than the Publix that was defeated two years ago. When more commercial real estate fills in to the north, it will be a much larger office strip than that original Publix."** Will we have the same conversation for every lot south of the Orange County line?

Lastly, the number of trees which will be clear cut for this development, again, will just continue to set the precedent for our entire part of Chatham County. **Have you seen the Durham Chapel Hill Boulevard? This is our future.** Please, please preserve the last bits of nature that still make Chatham County unique in the Triangle area.

Thank you for standing up for your citizens and the land you control.

Anna Marie Ambrose
217 Holly Ridge Road, Chapel Hill
(in Polks Landing)