

9/3/2020

Good Afternoon,

My name is Pablo Hock and I am one of the adjacent owners of parcel 69884

My personal opinion regarding the proposed project by JNNJ, LLC Parcel No. 69884 being 5 acres, located at 10441 US 15-501 N is:

- 1) This business model seems to be responsible with the environment and adjacent owners.
- 2) Some of the benefits I see as an adjacent owner are:

*No retail

*No restaurants

* Small septic tank


* Limited hours (office hours 7Am/6PM)

I hope this Rezoning gets approved.

Thanks,

Regards,

Pablo Hock

From: **Hock, Pablo** phock@email.unc.edu 
Subject: Community meeting
Date: June 18, 2020 at 11:51 AM
To: dr.adigun@dlcofchapelhill.com



Good morning Dr Adigun,

I was at the community meeting yesterday and spoke to you a little bit at the end. I wanted to share my inside from the parcel that was rezoned beside you by BOLD; Because the parcel that you are trying to rezone is inside the "nods" of the Chatham county comprehensive plan, you should not have any problem rezoning this parcel. (specially with the some support of the adjacent owners)

For the parcel that was rezoned by BOLD, a lot of people were against it. We fought that rezoning very hard and many people sent letters opposing that rezoning, we went to the media, social media and all the meeting with the planning board and Board of commissioners. It still got approved.

There is no reason why the Board of commissioners can denied yours, in my opinion is more responsible regarding the social impact in the neighborhood.

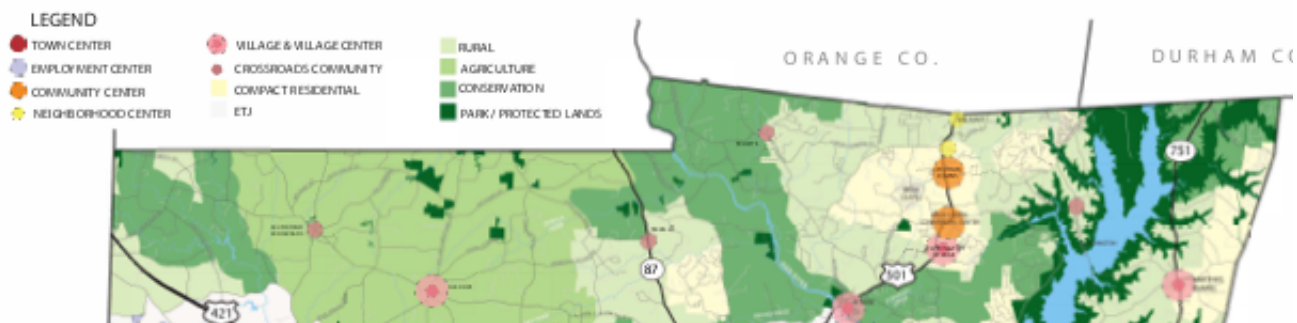
I suggest you to focus on some of the advantages that your project has regarding the social impact. You business model only operated Monday -Friday (7am-6pm) which is great for the adjacent owners, no major flow of cars at all times, small septic tank, etc... Also dont forget to mention on your application that the parcel is inside the "nods" of the Chatham comprehensive plan and that your business can make the life better for your customers but also it will be good for the county because it will bring some income, jobs, etc..

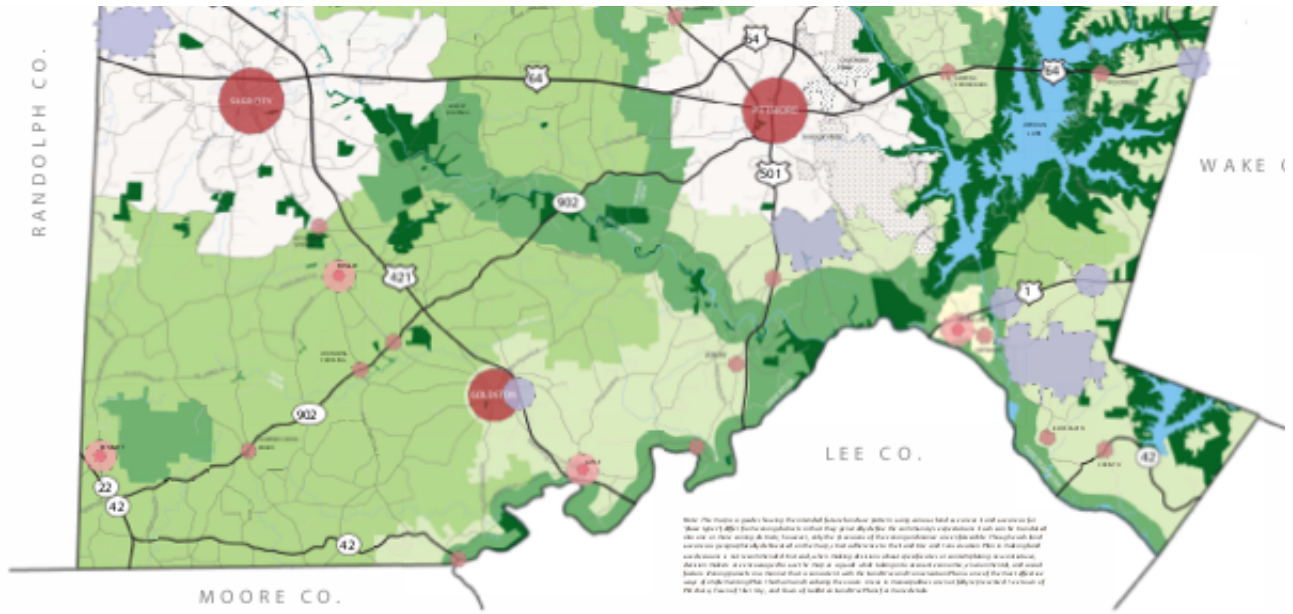
Please keep me posted, me and my wife will send some support letters to the Board of commissioners and we will speak to our neighbors to see f they want to do it too. Let me know if you have any questions.

Good luck!

Regards,

Pablo Hock.





LandDesign

FUTURE LAND USE AND CONSERVATION PLAN

SCALE: 1"=1/4" (AS SHOWN)

From: Scott Christner scott.christner@hotmail.com
Subject: Delayed Note of Encouragement on Your Building Project on Lot 69884
Date: July 5, 2020 at 8:13 PM
To: Chris Adigun, MD dr.adigun@dlcofchapelhill.com
Cc: Deb Christner dchristd@gmail.com



Chris,

My wife Deborah and I appreciated the chance to hear of your plans for development of the lot behind our home, parcel 69884. We also appreciated the input from the team you have put together moving forward with your planning process. The concept of a two story Professional building with approximately 80 parking spaces and the buildings and parking being located approximately 300 feet from the rear of your property (our property) was very encouraging as well as the planning for water retention basin and a septic integrated and buried among existing trees was very encouraging.

As presented we are both supportive of your plans and look forward to seeing more details as they become available. Homeowners often hope adjacent lots are never developed, but realistically your efforts match up well with our hopes for you as our new neighbors. Please keep us involved and if things continue along the lines presented you will find an ally in us as you present your plans to the planning commission and county commission. Good luck with your work and thank you again for involving us.

Scott Christner
104 Hidden Valley Drive
(919) 619-2332, p

From: Chris Adigun, MD <dr.adigun@dlcofchapelhill.com>
Sent: Monday, June 15, 2020 9:43 PM
To: Scott Christner <scott.christner@hotmail.com>
Cc: Deb Christner <dchristd@gmail.com>
Subject: Re: RSVP to Community Meeting on Your Medical Office Project

Dear Scott and Deborah,

Thank you for putting together this list. We will make sure that each one of these questions is answered in detail.

We look forward to meeting you!

Kindly,
Chris and Yomi Adigun

On Jun 15, 2020, at 3:42 PM, Scott Christner <scott.christner@hotmail.com> wrote:

Chris and Yomi Adigun,

My wife has put together a list of questions that I agree represent the primary concerns you will receive from home owners. I appreciate you looking them over and either passing along your answers or preparing to cover them on the 17th. Again we look forward to meeting you and hearing your plans.

1. Where on the lot will all buildings be located?
2. Where will the septic field be located? How will you ensure there is no seepage onto my property?
3. How much clear cutting will take place? Please specify all locations where trees will be cut.
4. How will you prevent additional water run off crossing my property due to cleared trees and changes in the lay of the land?
5. Will food service of any kind be located anywhere on the property?
6. Will maintenance buildings be located on the property? If so, where? Who will maintain the property?
7. How many office spaces will the buildings accommodate? What company will handle office space leasing for you?
8. How much parking will be provided and where will parking be located? Will parking be a surface lot or garage?
9. How will the property not built on or developed be used? Will you subdivide the remainder of the lot to sell?

Scott Christner
104 Hidden Valley Drive
919-619-2332

From: Chris Adigun, MD <dr.adigun@dlcofchapelhill.com>
Sent: Monday, June 8, 2020 2:13 PM
To: Scott Christner <scott.christner@hotmail.com>
Subject: Re: RSVP to Community Meeting on Your Medical Office Project

Dear Scott,

Thank you graciously for your reply! We look forward to meeting you and Deborah at the meeting. Please feel free to email us any questions or concerns you have in advance of the meeting as well.

Kindly,
Chris and Yomi Adigun

On Jun 7, 2020, at 10:12 PM, Scott Christner <scott.christner@hotmail.com> wrote:

Chris and Yomi Adigun,

Many thanks for your consideration in holding a community meeting for homeowners adjacent to and around the Parcel, 69884, which you are considering as a home for your new Dermatology and Laser Center office complex. We purchased our home in May 2020 and our lot is directly adjacent to your proposed business site. We look forward to learning more about this project to determine what impacts it will have on our home and its value.

We plan on attending and look forward to meeting you both on the 17th at 5 PM.

Scott and Deborah Christner
104 Hidden Valley Drive