

**ARBOR LEA LANDOWNERS ASSOCIATION  
BOARD OF DIRECTORS**



November 5, 2020

Dr. George Lucier  
628 Redbud Rd.  
Pittsboro, NC 27312

Re: Application of K&B Investment Corp. to rezone 144 Old Lystra Road from B-1 to Light Industrial

Dear Dr Lucier,

Arbor Lea is a residential neighborhood and landowners association adjacent to property at 144 Old Lystra Road, Chapel Hill, NC 27517. The Arbor Lea Board of Directors represents the landowner's association. Although we have received no correspondence or other communications from K&B Investment Corp., we are aware that it has filed an application to change the zoning of the 144 Old Lystra property from B-1 to IL Light Industrial. We object to this rezoning application and request that the currently scheduled hearing on the application be adjourned until such time as we have had an opportunity to be heard.

Among other problematic issues, the applicant's responses to item 4 (circumstances and factors the applicant offers in support of the proposed amendment) are conclusory and wholly lacking in detail. We believe that a more complete and developed record is material to any consideration of this application. To that end, as a preliminary next step, we request that the applicant meet with us to address our concerns.

Our concerns include, but are not limited to, the fact that traffic, noise, lighting, services, and land value impacts are variable, and depend in part upon the particular use of the property. For example, although the application refers to "potential occupants" a zoning change to Light Industrial would change and enlarge permissible uses to include, among others: automobile service stations, assembly of

ammunition, clubs and commercial entertainment operations, veterinary hospitals and clinics, contractor's storing and staging, fertilizer wholesalers, foundries casting nonferrous metals, bottling works, jails, funeral homes and crematories.

We are ready and willing to meet with the applicant at a mutually convenient time and place to discuss the application and seek ways to minimize potential adverse impacts on adjoining landowners through appropriate binding limitations and conditions. In the interim, we request that you either deny the current application or adjourn a hearing on the application without action.

Although this letter highlights some of the reasons why the current application should not be approved, if Chatham County intends to proceed, we request prompt written notice and an opportunity to supplement this letter before any further consideration of rezoning this property.

Sincerely,

Arbor Lea Association Board of Directors

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Roger Smith

Jonathan Williams

Edo Pellizzari

Edo Pellizzari, Chair and President

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