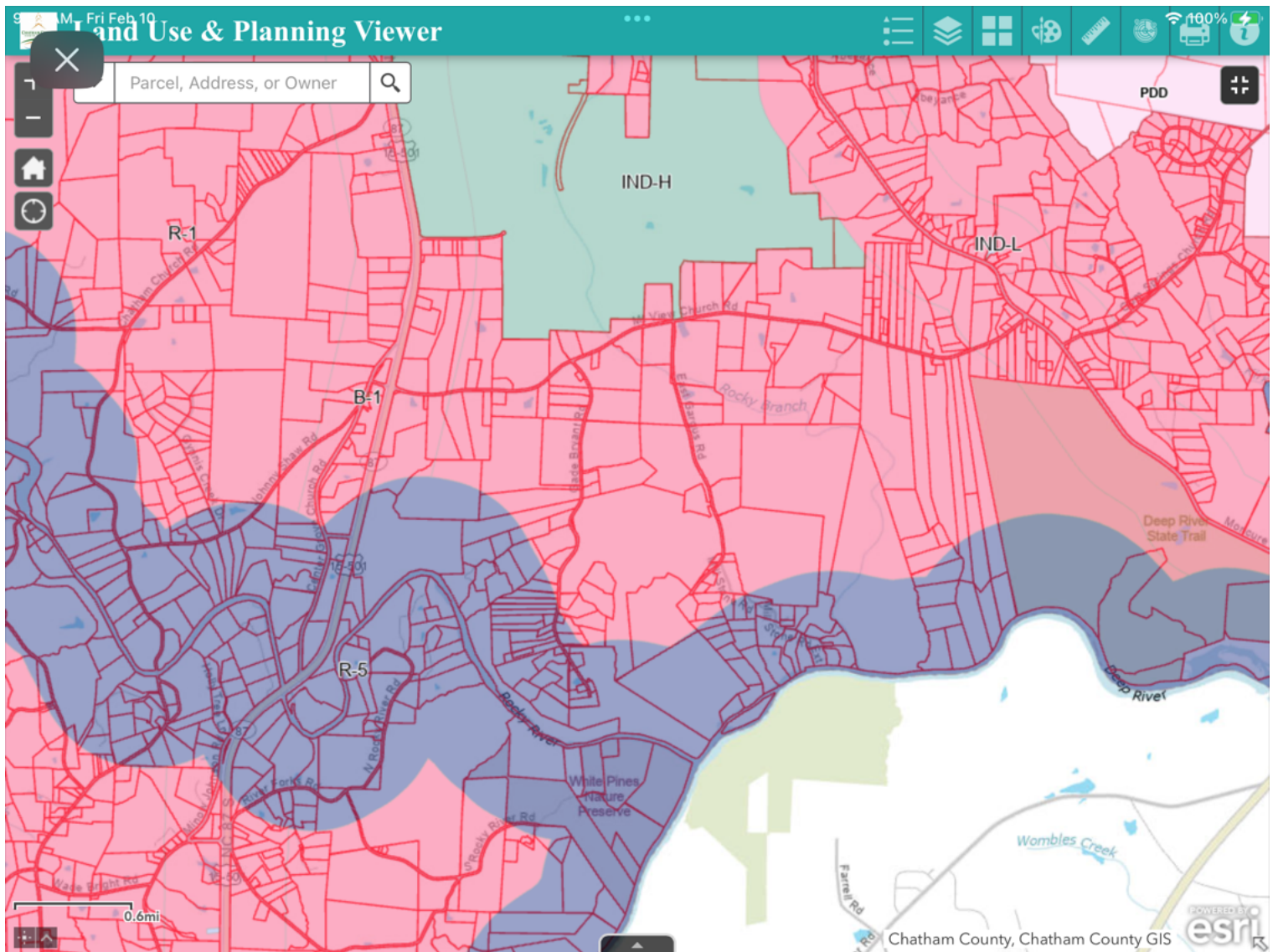


Toothbrush Opposition Argument



The neighborhood residents in opposition have homes that extend across Center Grove Church Road, Johnny Shaw Road, Gynnis Creek Drive, and portions of Chatham Church Road and Mt. View Church Road.

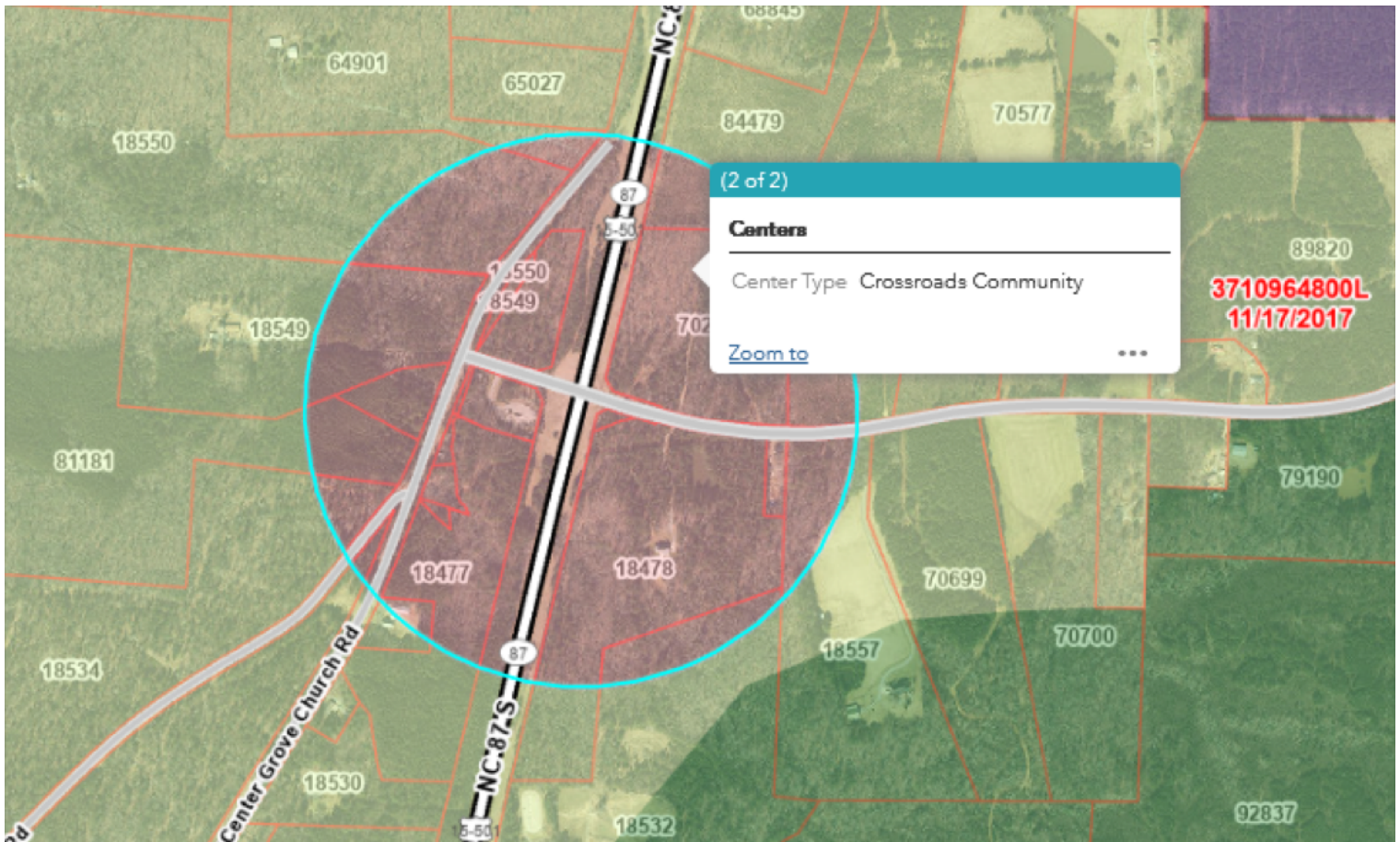
The Toothbrush partners are seeking a general use light industrial (IL) rezoning approval to enable them to, according to the application and discussions, operate a shared workspace facility for tenant contractors within this residential neighborhood. Such a business has the potential to impose a variety of nuisances and risks on residents.

In their application the partners also claim that a major economic benefit of their project, if the IL rezoning is approved, would be to attract other land investment speculators and developers to seek

similar approvals for parcels within the area.

The establishment of such an IL approval precedent is another point of opposition, as it risks turning the existing neighborhood into an industrial park.

Regardless, a light industrial business operating within a Crossroad Community node is not conformant with guidance set forth in the Chatham County Comprehensive Plan.

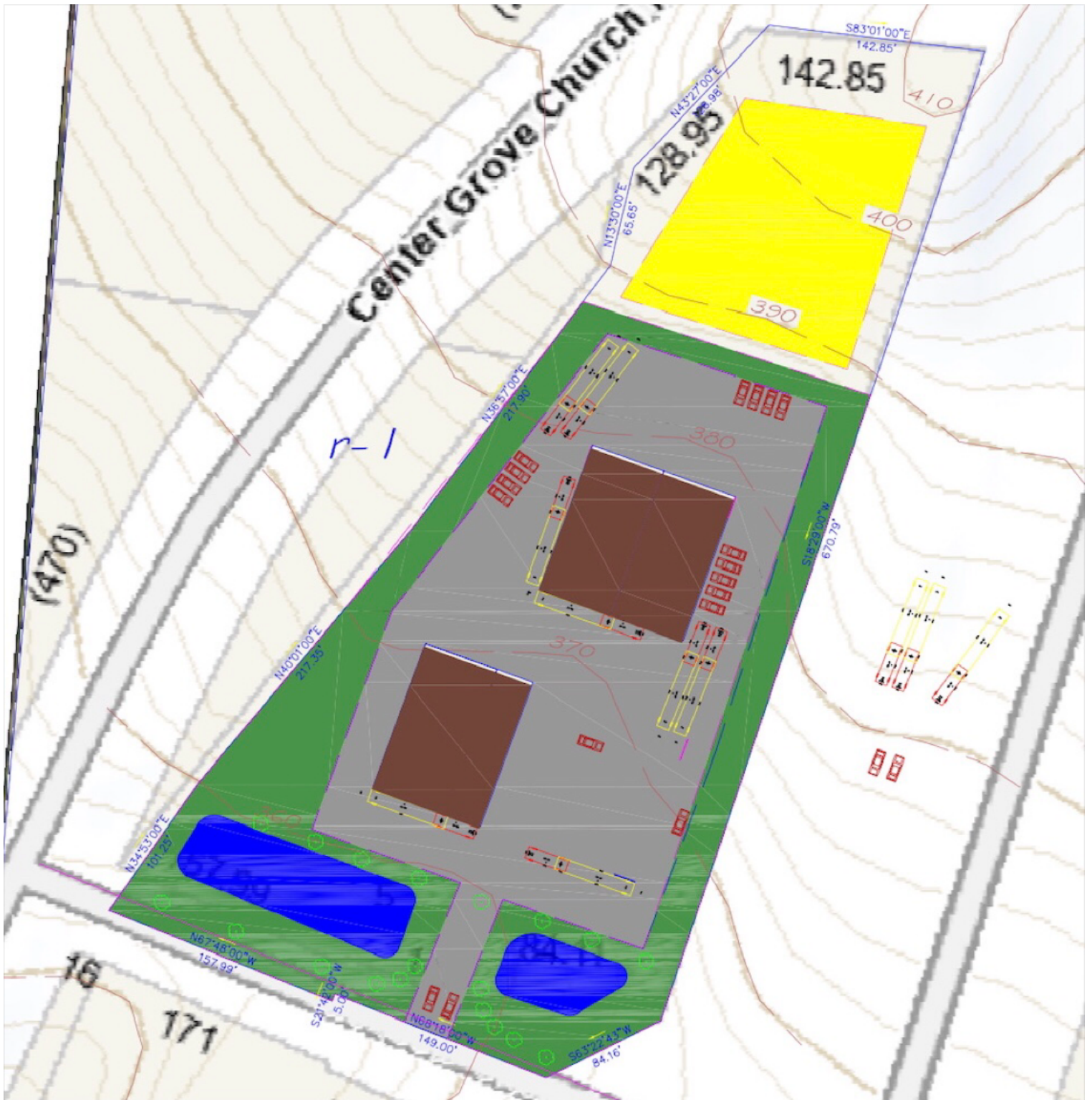


Further, according to the Comprehensive Plan, non-residential development within a Crossroad Community node is intended to be "small-scale" and "local-serving".

An impact-based reference point for "small-scale" can be taken from the Chatham County ordinance on rural home-based businesses:

- 1) up to 3 employees who do not reside on premises
- 2) no traffic should be generated beyond that which is normal for a residential neighborhood
- 3) accessory building size of no more than 2,500 square feet total

Comparison inferences can be drawn from a site plan shared by one of the partners.

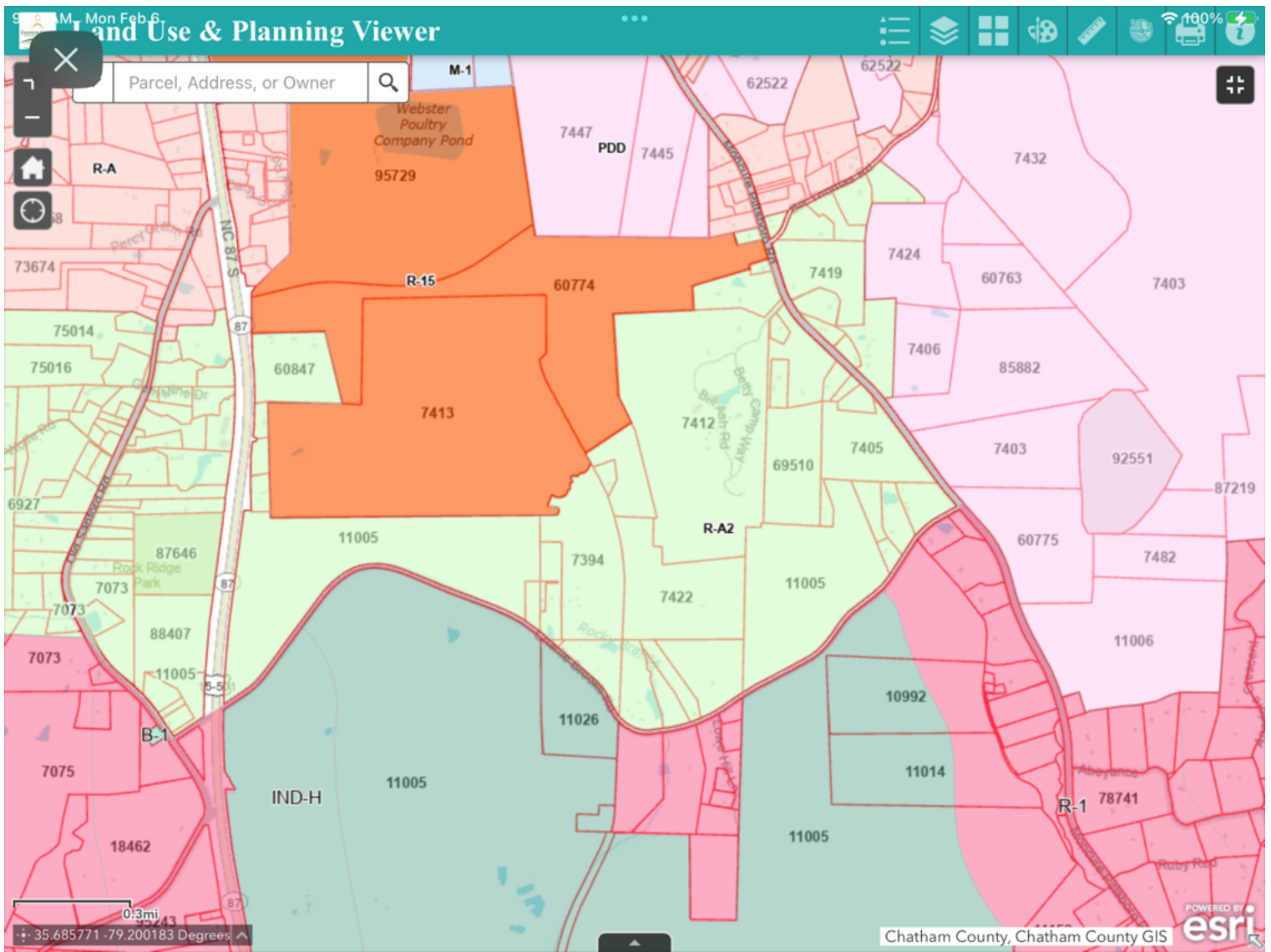


For example, the space allocated for parking suggests a dozen or more employees. Additionally, the building sizes are approximately 5,000 square feet each. And finally, the combination of employee personal vehicle and commercial large truck traffic could significantly increase volume

and congestion at a major access point for the neighborhood.

As to “local-serving”, the expressed Toothbrush business model extends no direct beneficial services to neighborhood residents. Rather, its focus is on serving tenant contractors who, according to one of the Toothbrush partners, will be primarily engaged with Chatham Park development projects.

To be consistent with the Comprehensive Plan’s guidance, operations such as Toothbrush proposes should be located within Employment nodes. And if servicing Chatham Park activities is the focus, the logical location for this business is within the 3M Employment node.



Chatham Park developers and 3M will generate considerable profits off of the county's growth. Since it began operating, 3M has been imposing traffic nuisance and safety risks on local area

residents. Chatham Park is poised to continue this trend of negative impact displacement.

If there is a proximity-efficient need for such services, county officials should press the principals of Chatham Park and 3M to accommodate contractor office, workshop and warehousing locations within the area of their shared property boundary at Charlie Brooks Road. They should not be allowed to impose these negative impacts on area residents.

A residential zoning is the most restrictive classification, while a light industrial is at the least restrictive end of the spectrum, second only to heavy industrial.

If the general use rezoning is approved, tenant contractors may perform any process that utilizes any materials permitted by light industrial zoning ordinances. Even if ownership of the property transfers, the zoning classification attached to it remains in force.

This general use and open-ended operating model consequently leads to negative impacts of unknown scale with respect to activity, occupancy, waste, toxic materials use, odors, noise, light, accident risk, and so forth. And these negative impacts will undoubtedly multiply if precedent is established.

For example, as previously noted, the number of employees could reach a dozen or more. At those levels concerns about septic capacity, traffic flows and congestion, and neighborhood safety surface.

Neighborhood safety issues manifest in a variety of ways as the number of employees increases. One of the characteristics of a rural residential neighborhood is the predominance of local traffic. Familiarity is the cornerstone of a neighborhood watch defense; it's the basis for recognizing suspicious activity. And that familiarity will diminish due to the increased volume of non-local traffic.

The risk of accidental- or negligence-induced fire also rises in a workplace setting with a large number of employees. Fire could be triggered by ignition of a spilled solvent or fuel, or a distracted employee flicking a cigarette at the end of an outdoor break. During high wind summertime drought periods, such actions can spark wildfires in surrounding wooded areas with heavy undergrowth and dry ground debris.

Regarding traffic impacts, in addition to employee personal vehicles, large truck traffic volumes associated with deliveries (inbound and outbound) could increase significantly. And as congestion at the Mt. View Church Road/15-501 intersection increases, rather than queue, traffic will undoubtedly divert to other access points off of Center Grove Church Road and possibly beyond.

Those flows, likely at high speed, threaten the safety of playing children, walkers, runners, bicyclists, pets, and wildlife that are active in the neighborhood.

Regarding the septic situation, on two separate occasions in the past (2001, 2014) the Chatham County Public Health Department denied a property improvement permit for this parcel due to unsuitable soil for a ground absorption sewage system. Further, they concluded that site modifications and innovative or alternative systems would "not overcome the severe conditions on this site".

A discussion with the county soil scientist that most recently evaluated the parcel revealed that it is now acceptable for a developer to hire a private soil scientist to perform the analysis and if that individual is willing to accept liability and sign off on suitability, the county must accept the finding.

It's unclear how occupancy limits are set for commercial properties where the "number of bathrooms" proxy for residential use is absent. Further, it is unknown how maximum use constraints are applied when industrial wastewater flows will be dependent on specific tenant operating processes.

Tainted storm water runoff and toxic materials spills pose downstream risks given the hydrology of the area in relation to the Rocky River. Due to its drainage basin character, the area is already sensitive to flash flooding from extreme weather events.

Toxic materials risk may sound alarmist, however consider the range of cleaning chemicals, lubricants and degreasers, paint and thinning agents, heavy metals, glues and other adhesives, inks and dyes, acids, pesticides and rodent poisons, and fuels that are common in industrial settings. And that list is just a start. You don't generally find these products used daily and in large quantity in residential settings.

As well, it appears that the proposed building structures are stick-framed metal-skinned; it's unclear how such a building will hold up to a tornado- or hurricane-force event and expose stored

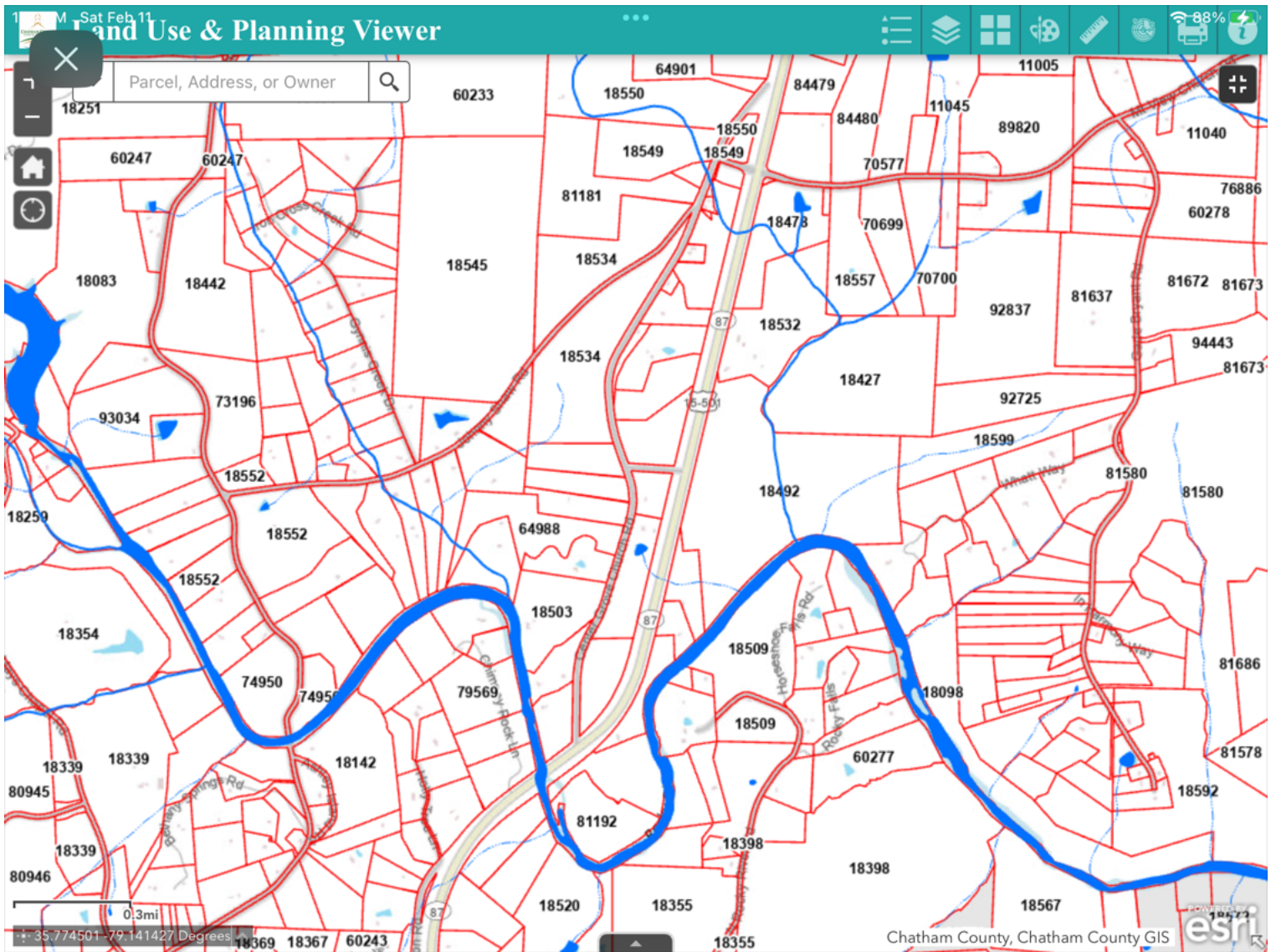
material spills. Long-time residents surely remember Fran's impact on the area, and extreme weather events have been increasing.

That blue coloring in the site plan gives the appearance of safe, clean water. In fact, several recent research studies indicate that these ponds, over time, can accumulate a wide variety of substances that spill or disperse through the air and settle onto impervious surfaces or leach from septic systems. The ponds can overflow during extreme weather events and pose an ever present direct danger to wildlife, and possibly, curious children.

Furthermore, any extreme weather event runoff or spillage from the Toothbrush parcel flows directly downhill through ditches over a short distance to a Rocky River feeder creek. This would be the case regardless of, and if not properly maintained possibly exacerbated by, stormwater collection ponds.

The Rocky River feeder creek that passes just to the south of the Toothbrush property is supplied by rainfall runoff from elevated woodland parcels to the north and 15-501 easements. This creek is put at risk from Toothbrush and, if IL precedent is established, would be further exposed if additional industrial development is allowed on northern parcels that drain to the basin area. The creek passes beneath 15-501, through the southeast quadrant of the designated Crossroads node, to the Rocky River, just to the northwest of the White Pines Nature Preserve.

Extending the precedent concern, the Gynnis Creek feeder also runs to the Rocky River from the western side of the neighborhood. It is similarly supplied by elevated northern and eastern woodland parcels. This creek would also be put at risk if industrial development is allowed on those northern and eastern parcels.



These feeder systems may seem insignificant, however you'd be hard pressed to argue that allowing industrial contaminants to flow from these sources into the fragile Rocky River ecosystem is a good thing.

Neighborhood Opposition

The following petition language expresses the shared values and concerns of residents and conservation-minded landowners:

We the undersigned stand for the preservation of the environment and rural character of our extended neighborhood. We stand for preserving the wetlands, waterways and woodlands

that protect and nourish the abundant wildlife that flourishes around us.

We oppose industrial or other forms of development that are incompatible with the area's agricultural and low-density residential land use mix.

We believe that resident landowners should be allowed to utilize their property as they wish, so long as they do not infringe on their neighbors' use and enjoyment of their land.

By making their homes here, we believe that residents' priorities take precedence over those of corporate interests, absentee land holders, and economic development planners.

We oppose any property development in our neighborhood that imposes direct negative impacts - nuisance and risk - without offering direct offsetting benefits to residents.

The sentiment expressed is consistent with the Chatham County Comprehensive Plan's vision for rural residential, conservation, and agricultural land use districts. In turn, that vision is aligned with the sensibilities that motivated long-time and recent residents to establish our homes within our neighborhood.

Over the course of the past 2 weeks through word-of-mouth, neighbor-to-neighbor outreach nearly 100 residents across the extended neighborhood have added their names to the petition. The supporters include long-time residents, residents that have made their homes in the area since the 2017 enactment of R1 zoning, and large landowners who are committed to rural preservation in south-central Chatham County.

Timestamp	First Name	Last Name	Your Chatham County Street Address
2/16/2023 18:14:55	Steve	Jenisch	10 Center Grove Church Road
2/16/2023 18:15:37	Melody	Eggen	10 Center Grove Church Road
2/17/2023 11:56:51	Stephen	Lee	4027 Chatham Church Rd
2/17/2023 12:23:25	Kersten	Fitzgerald	70 Center Grove Church Rd
2/17/2023 12:35:02	Susan	Martin	24 Iron Cross Creek Rd.
2/17/2023 14:12:37	Johnny	Shaw	936 Johnny shaw road ,Moncure nc
2/17/2023 14:14:28	Melody	Shaw	936 Johnny shaw road Moncure nc
2/17/2023 14:16:04	Jack	Shaw	936 Johnny shaw road Moncure nc
2/17/2023 14:30:48	Kelly	Wallace	1055 Johnny Shaw Rd. Moncure NC
2/17/2023 14:31:23	William	Wallace	1055 Johnny Shaw Rd. Moncure, NC 27559
2/17/2023 14:32:19	Roy	Getz	1055 Johnny Shaw Rd. Moncure, NC 27559
2/18/2023 4:58:34	David	Mattison	55 GYNNIS CREEK DR
2/18/2023 7:40:35	Thomas	Goldbach	24 Iron Cross Creek Rd
2/18/2023 9:53:45	Frank	Fitzgerald	70 Center Grove Church Road
2/18/2023 9:56:47	Peggy	Lee	4027 Chatham Church Rd
2/18/2023 10:08:48	Chapman	Fitzgerald	70 Center Grove Church rd
2/18/2023 12:33:22	owen	fitzgerald	70 Center Grove Church Rd
2/19/2023 13:35:23	David	Mattison	55 GYNNIS CREEK DR
2/19/2023 13:53:50	Dave	Rouse	1340 Johnny Shaw Road
2/19/2023 14:14:48	Heather	Bell	991 Johnny Shaw Road
2/19/2023 14:15:18	aaron	bell	991 Johnny Shaw Road
2/19/2023 14:44:16	Marielle	Pfohl	1030 Center Grove Church Road
2/19/2023 14:44:31	Chris	Pfohl	1030 Center Grove Church Road
2/19/2023 14:44:46	Lyla	Pfohl	1030 Center Grove Church Road
2/19/2023 14:45:00	Jackson	Pfohl	1030 Center Grove Church Road
2/19/2023 15:00:16	Rebecca	Trull	201 Bethany Springs Rd
2/19/2023 15:27:22	CLYDE	MILLER	1680 CENTER GROVE CHURCH ROAD
2/19/2023 15:54:06	Jennifer	Leggett	935 Johnny Shaw Rd
2/19/2023 15:58:35	Jerry	Leggett	935 Johnny Shaw Rd
2/19/2023 17:00:15	Donald	Lyerly	1252 Johnny Shaw Road
2/19/2023 17:00:48	Debbie	Lyerly	1252 Johnny Shaw Road

Timestamp	First Name	Last Name	Your Chatham County Street Address
2/19/2023 17:22:59	Jenna	Jacomet	1132 Johnny Shaw Rd
2/19/2023 18:27:49	Barbara	Lawler	315 Gynnis Creek Dr
2/19/2023 18:28:52	Bob	Lawler	315 Gynnis Creek Dr
2/19/2023 18:30:24	Jesse	Lawler	160 Gynnis Creek Dr
2/19/2023 18:31:07	Shelbee	Lawler	160 Gynnis Creek Dr
2/19/2023 18:32:05	Jared	Lawler	315 Gynnis Creek Dr
2/19/2023 20:53:22	Benjamin	Harward	182 Mount View Church Road, Moncure, NC 27559-9351
2/19/2023 20:54:35	Gwen	Harward	182 Mount View Church Road, Moncure, NC 27559-9351
2/20/2023 10:26:00	Hope	Thompson	55 Gynnis Creek Dr, Moncure
2/20/2023 13:53:13	Jennifer	Cain	932 Gynnis Creek Dr., Moncure, NC 27559
2/20/2023 16:56:30	Cora-Lee	Thompson	476 Gynnis Creek Drive
2/20/2023 16:57:26	Gary	Thompson	476 Gynnis Creek Drive
2/20/2023 18:57:05	Debbie	Glosson	708 Mount View Church Road
2/20/2023 18:57:40	Wayne	Glosson	708 Mount View Church Road
2/20/2023 19:24:25	Kim	Stout	4047 Chatham Church Road
2/20/2023 19:33:48	Dianne	Gaster	88 Gade Bryant Rd
2/20/2023 20:09:35	Tammy	Ellis	643 Mt. View Church Road
2/20/2023 21:56:43	Adam	Feher	5761 NC 87 S
2/20/2023 21:59:04	Janet	Dildine	4148 Chatham Church Rd
2/20/2023 23:15:01	Nancy	Deegan	4150 Chatham Church Road
2/20/2023 23:21:15	Shanda	Kloeffler	4150 Chatham Church Rd.
2/20/2023 23:22:00	Kaitlund	Greenwood	4150 Chatham Church Rd
2/20/2023 23:22:31	Colby	Greenwood	4150 Chatham Church Road
2/21/2023 12:54:26	Ernest	Barber	1240 mount view ch.rd
2/21/2023 12:55:44	Amanda	Nickel	1240 Mount view ch rd
2/21/2023 13:14:59	Susan	Lecrone	2445 Chatham Church Road
2/21/2023 18:10:46	Jean	Moorr	957 Pea Ridge Road
2/21/2023 18:15:55	Jean	Moore	957 Pea Ridge Road
2/21/2023 19:36:01	Danny	Barber	1240 Mount View Church Road
2/22/2023 10:51:41	Dorasue	Christian	1559 Chatham Church Rd

Timestamp	First Name	Last Name	Your Chatham County Street Address
2/22/2023 11:04:51	Robert	Burns	1559 Chatham Church Road
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2/23/2023 8:59:22	Clyde	Perry	2592 Pete Roberson Road
2/23/2023 8:59:51	Rena	Perry	2592 Pete Roberson Road
2/23/2023 9:17:30	Timothy	Perry	2880 Pete Roberson Road
2/23/2023 9:17:58	Kelli	Perry	2880 Pete Roberson Road
2/23/2023 9:34:50	Stephen	Thomas	1925 Mt View Church Rd
2/23/2023 13:47:27	Clinton	Knight	Chatham Church Rd, Parcel 60233
2/24/2023 8:00:26	John M	Dunning	1297 Chatham Church Rd Moncure NC 27559
2/24/2023 8:33:58	Emily	Merletto	1385 Chatham Church rd.
2/24/2023 15:51:12	Ronald and May Dell	Floyd	5760 nc 87 south, Moncure NC 27559
2/25/2023 11:38:14	William and Pamela	Dannelly	Raleigh NC (owner of tax parcels 18439 and 69377)
2/25/2023 11:41:40	Jack	Miller	Burlington, NC (Owner Parcels: 18542 & 18083)
2/26/2023 11:05:55	Michael	Merletto	1385 Chatham Church rd.
2/26/2023 11:06:08	Maya	Merletto	1385 Chatham Church rd.
2/26/2023 11:58:01	Virginia	Daniel	1225 Center Grove Church Road
2/26/2023 14:27:41	Samuel	Glosson	Mt. View Church Road Parcel ID 0084480
2/26/2023 14:34:39	Robert	Glosson	Hwy 87S Parcel ID # 0084479
2/26/2023 14:39:13	Daniel	Glosson	Mt. View Church Road Parcel ID 0070577
2/26/2023 19:51:34	Charlotte	Kilpatrick	628 mount view church road
2/27/2023 7:05:12	Sherry	Knepper	1865 Mt. View Church Road, Moncure
2/27/2023 19:37:09	Debra	Cheek	2692 Chatham church rd Moncure nc 27559
2/28/2023 14:35:38	Susan	Dunning	1297 Chatham Church Rd., Moncure, NC 27559
2/28/2023 14:36:12	Jenna	Dunning	1297 Chatham Church Rd, Moncure, NC 27559
2/28/2023 19:13:25	Nancy	Guin	1254 Johnny Shaw Road
2/28/2023 19:14:02	Wayne	Guin	1254 Johnny Shaw Road
3/1/2023 6:32:29	Ronald	Cheek	2692 Chatham Church Rd
3/1/2023 20:21:32	Pamela	Chavez	2935 Pete Roberson Rd

Timestamp	First Name	Last Name	Your Chatham County Street Address	
3/1/2023 20:21:59	Ron	Chavez	2935 Pete Roberson Rd	
3/2/2023 15:17:04	Rachel	Volandt	1765 CHATHAM CHURCH ROAD	
3/2/2023 15:17:28	Stephen	Volandt	1765 CHATHAM CHURCH ROAD	
3/2/2023 15:17:49	Johanna	Volandt	1765 CHATHAM CHURCH ROAD	
3/2/2023 15:18:12	Meredith	Clouse	1765 CHATHAM CHURCH ROAD	
3/2/2023 15:18:29	Marissa	Clouse	1765 CHATHAM CHURCH ROAD	
3/2/2023 19:01:01	Robin	Holmes	185 Iron Cross Creek Rd., Moncure, NC 27559	