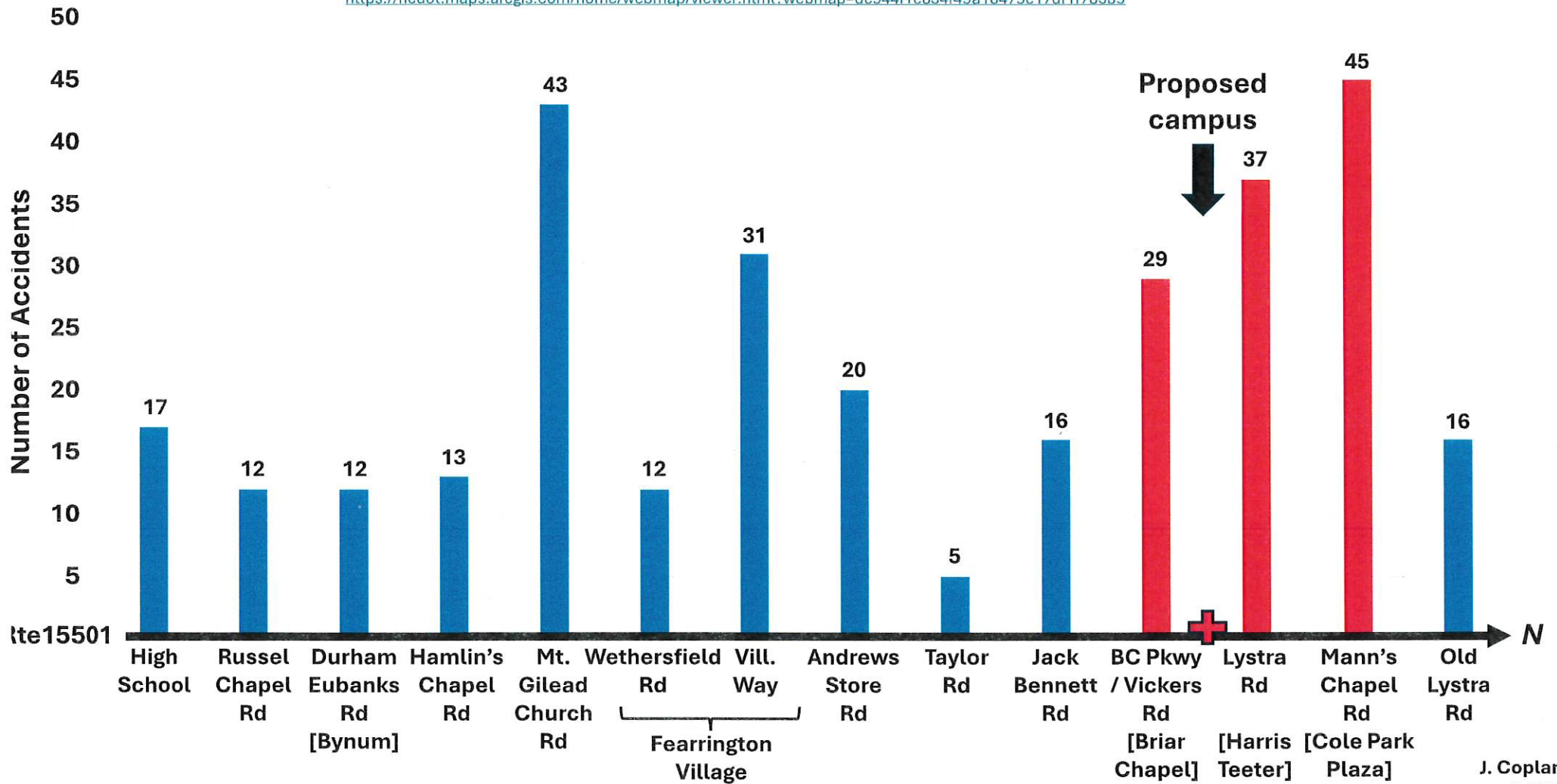


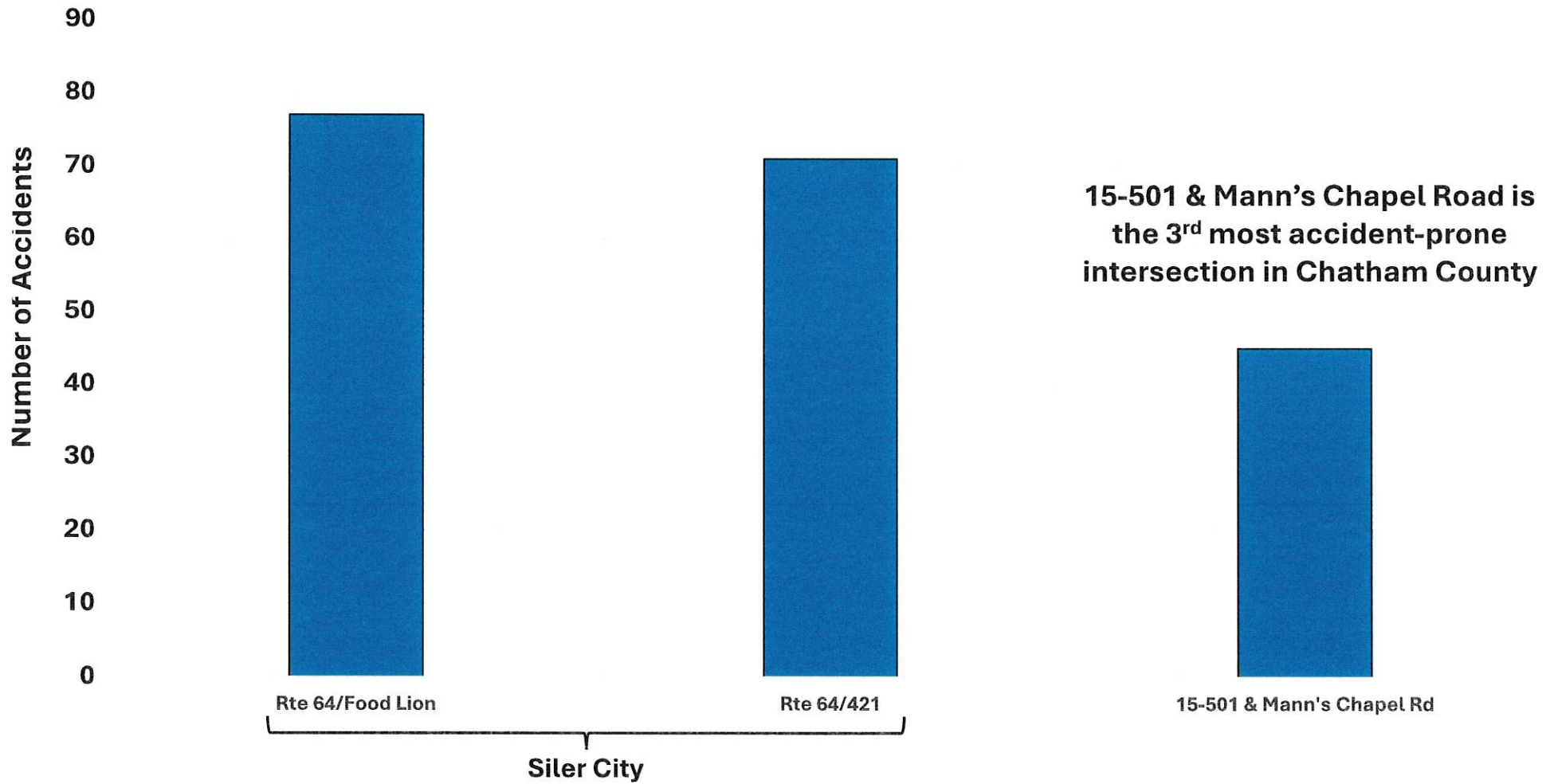
NC DOT: Total crash frequency by intersection, 1/1/2019-12/31/2023

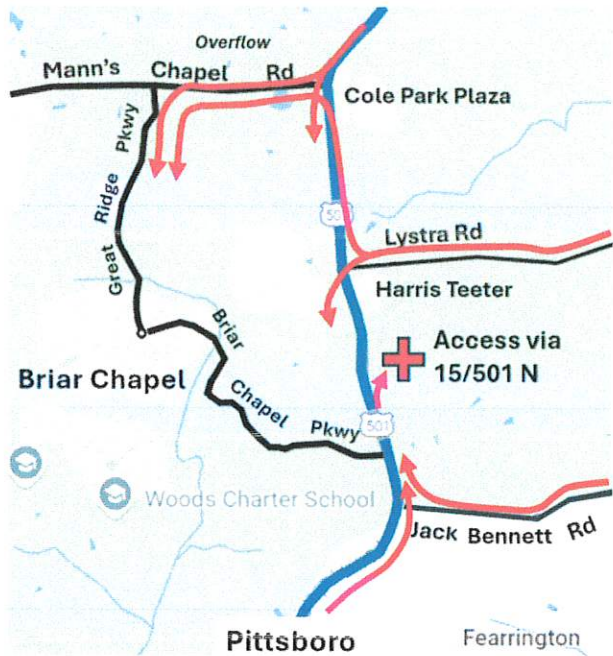
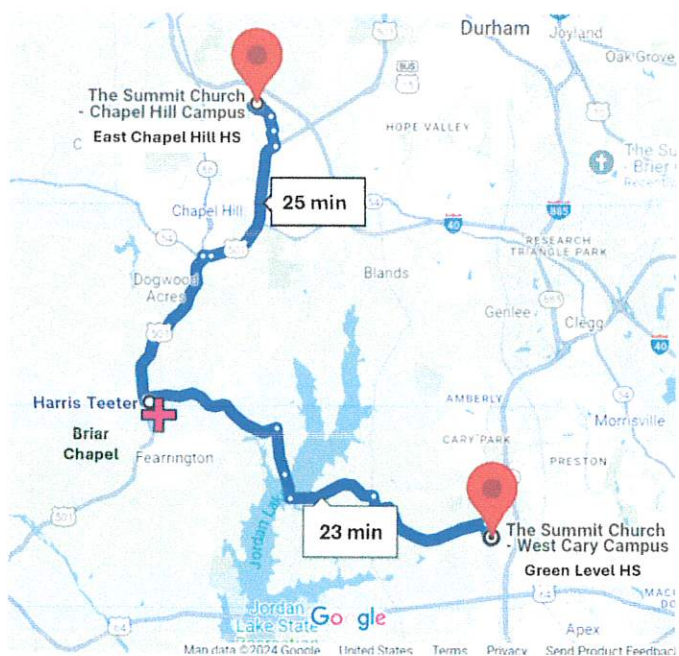
<https://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=dc944f1c834f49a18479c17df1f783b9>



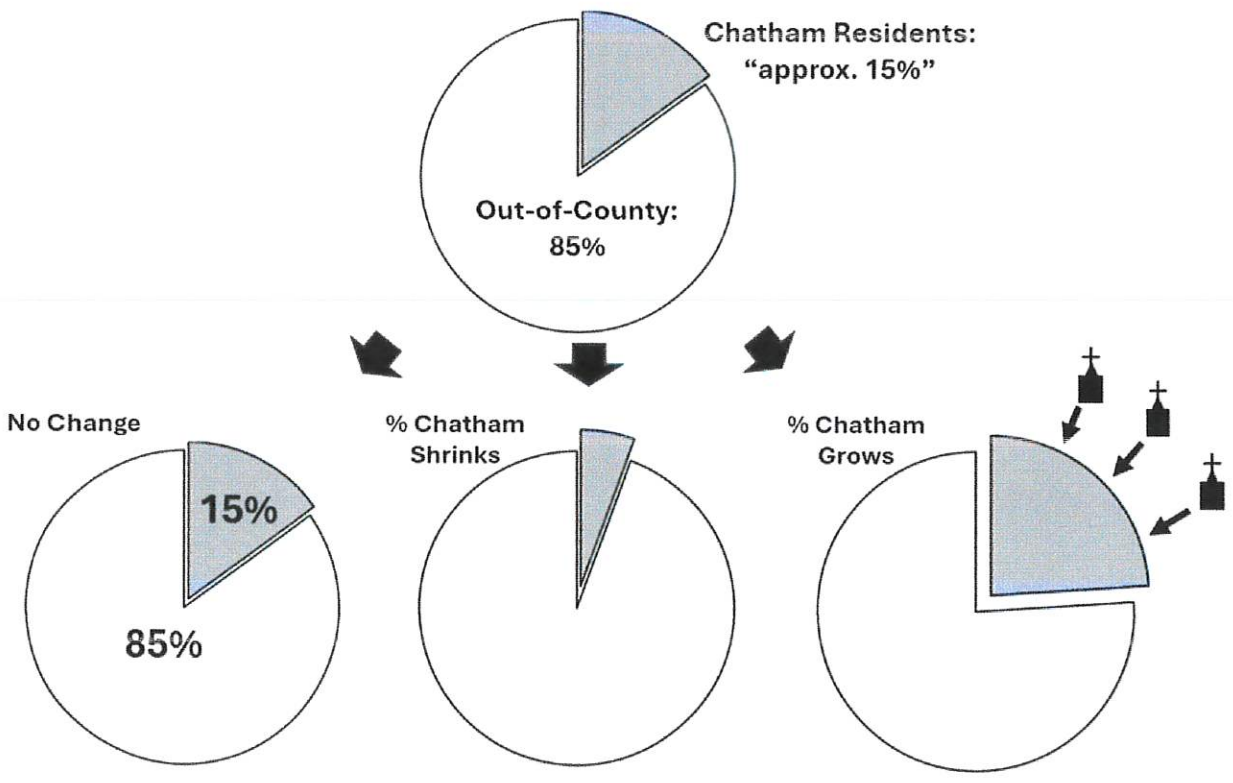
NC DOT: Total crash frequency by intersection, 1/1/2019-12/31/2023

<https://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=dc944f1c834f49a18479c17df1f783b9>



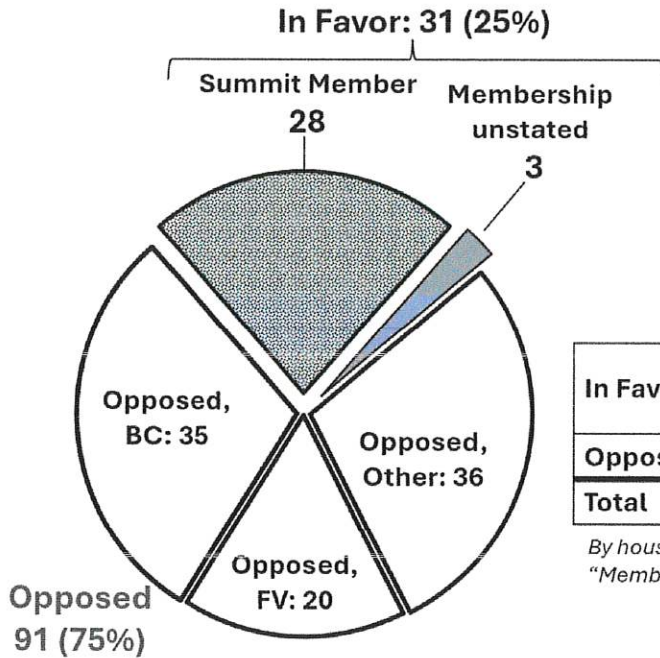


Map. Left: “Transient” campus at East Chapel Hill HS slated to transfer to Chatham; “approximately 15%” are Chatham residents. Summit maintains another “transient” campus at Green Level HS in West Cary. Summit’s long-term plan for this campus is unknown. **Right:** Per NC DOT (“[Total Crash Frequency by Intersection](#)”), the intersection of Mann’s Chapel Road and 15-501 is already the third-most hazardous intersection in the county. Even under the best of circumstances, overflow traffic will seek alternative routes, right through the heart of Briar Chapel. The intersection of Briar Chapel Parkway / Vickers Road and 15-501 will become a nightmare



PUBLIC COMMENTS as of 9/30/24

<https://www.chathamcountync.gov/home/showpublisheddocument/70037>



In Favor	31 (25%)	Summit member:	28
		Unstated:	3
Opposed	91 (75%)	Summit member:	0
Total	122 (100%)		

*By household; excludes duplicates
"Member" includes one parent of a member*

J. Coplan
rev 240930

Selected comments

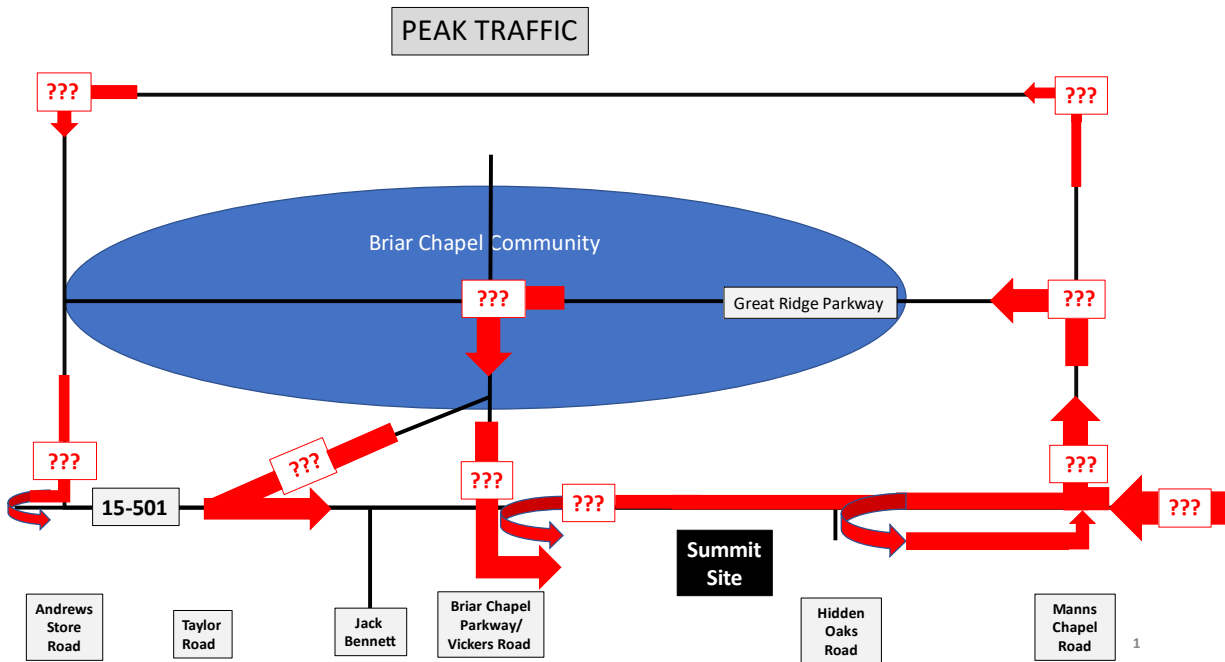
In Favor:

- We have been Summit church members since 2015... We pray this is a go!
- We would be thrilled to attend a campus that was closer to our home, rather than traveling over 20 minutes to the nearest location.

Opposed:

- We are also people of faith and regularly attend worship [but] ministries this size are a form of "Big Business."
- It will be detrimental to our quality of life, deprive the county of much needed taxes, and serve thousands of people who don't even live here.
- Traffic would be equivalent to having a sports facility in the middle of a residential area.
- Approval of this request will create a predictable traffic hazard that will lead to serious injuries or even deaths.
- A few years ago, I had a medical emergency that required an ambulance, and every minute counted. The EMTs were able to get me to the hospital in time, and if they had not, I might not be here today.
- The residents of... Briar Chapel and Fearrington Village need to pass through this area to access grocery stores, medical services, shopping, and downtown Chapel Hill. There is no alternative route. A large facility such as this could back up traffic for miles and it won't just be on Sunday. As a retired Realtor, I can assure you that isolating these two communities will cause a drop in property values. If this becomes a reality, I personally will sell & move.

James Coplan
jcoplan48@comcast.net
10/1/2024



Hi Dan,

A neighbor asked me to convey my concerns directly to you about the new “megachurch” planned for our county off of 15-501, as I won’t be able to attend the meeting on the subject.

I’m sure you’re hearing from a lot of people, so I’ll keep it brief. My opinion is that we should not be allowing a church of that size to be built in that location, or probably any other in this county. Reasons:

1. Traffic: If you’ve ever been traveling on 15-501 near either of the large churches on that road on a Sunday (St. Thomas More or Grace Church), you must know that it creates traffic snarls where/when there otherwise wouldn’t be. That is practically guaranteed to happen here if that new church is built. Plus, the extra wear & tear on the roads.
2. Taxes: Any infrastructure was built to accommodate the excess (traffic, utilities, etc.) will not be paid for by the church, as they’re exempt from paying property taxes, as I’m sure you know. For those of us that worship at reasonably-sized churches or do not worship at all, this seems an unfair tax burden, especially in light of the near yearly reassessments and property tax increases that all of us in Chatham County must already pay.

Feel free to forward this to whomever it may concern.

Thanks for your consideration,

Jason Botwick
34 Glen Eden Ct
Chapel Hill, NC 27516
919-434-7594

Dear Mr. Garrett,

We are ten-year residents of Chatham County and have been thoroughly pleased with our move. One of the reasons for our move was to be in a more country-like setting and to cut down on traffic.

We learned of the Summit Church development several weeks ago and were sorely disappointed. We already have to deal with the traffic on NC54 (Fordham Boulevard) due to St. Thomas Moore and its continued expansion. We do not want to have to deal with similar traffic going into Pittsboro.

This is a very large development for a very large church which we are completely against. They do not bring substantial revenue to the surrounding area businesses or to the county. As a taxpayer I am against having to pay a likely increase in taxes for this development. I urge you and the other respective decision makers to vote no on the rezoning proposal.

Kind regards,

Lynda & Scott Bryant-Comstock
Highland Forest residents

From: Kay Williams <hollyzmum@icloud.com>
Sent: Wednesday, October 2, 2024 9:23 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Megachurch

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning. I'll keep this short, you've probably received numerous lengthy complaints regarding the proposed megachurch on 15-501.

We haven't lived in Chatham County very long, but we've already seen the traffic increase drastically on 15-501 between Chapel Hill and Pittsboro with all the new businesses and apartment buildings. This is a lovely "rural" area and we hate to see it become choked with further traffic. We oppose the building of this business and hope they can find a more suitable place to build.

Kay Williams
235 Emily Lane

From: Sharon M <smessina51@gmail.com>

Sent: Wednesday, October 2, 2024 8:46 AM

To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>; clyde.frazier@retiree.meredith.edu; amandarob@gmail.com; sugarcreek1953@gmail.com; lobelia6@gmail.com; eric@ericandrewsrealtor.com; Mary R <mroodkowsky@gmail.com>; jmspoon5@gmail.com; shelleychathamplan@gmail.com; emclhaddix@gmail.com; Daniel Garrett <dan.garrett@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>

Subject: We are opposed to the Mega Church rezoning requests

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Decision Makers,

We are asking you to deny the rezoning applications for Summit Church for its 6 parcel "package deal" that crosses over 15/501 in North Chatham near Dogwood Vet and Briar Chapel neighborhood. The detrimental impacts are many, and very serious to our community.

Immediate Impact to Our Quality of Life and Tax Base: We moved into Chatham County in 2017 but just became aware that a "2017 Plan Chatham" set of goals exists for our county. David Delaney mentioned in a recent informational NextDoor post that this "Plan" was created to help "**preserve Chatham's rural preservation and maintain consistent low scale econ/residential development.**" We are miffed at understanding how rezoning 6 large parcels (almost 100 acres) of undeveloped/tree-filled land by an entity that will not be paying their fair share of taxes - is in keeping with the current and future goals for our county. Further, if they do not pay taxes we tax paying citizens will no doubt have an increase in our taxes to cover the added infrastructure costs. Do we not need every penny

we can get from real estate taxes to improve our current safety and infrastructure? We need to build more schools, increase teacher salaries, build more fire stations and police stations, build an additional post office, improve wastewater management for North Chatham by building a county wastewater facility and stop relying on developers to build individual neighborhood wastewater facilities. The sheer size of this mega church building is similar to that of a super large "Wegmans" grocery store building but the difference is this church entity would not be providing hundreds of jobs or paying their fair share of property, payroll and sales taxes into our county.

Immediate Impact on Traffic and Safety: Now, to the impact this entity will have on our local traffic. The 6 parcels in question are located directly between two intersections that have already experienced a large number of bad accidents (Lystra & 15/501 and Briar Chapel Parkway/Vickers & 15/501). Add several hundred cars on weekdays and a few thousand cars on Sundays between these two intersections pouring out onto 15/501 and it is a recipe for more disastrous traffic accidents. Synchronized intersections are not a solution. The turn lanes for these synchronized intersections are typically not long enough for this huge volume of traffic which means there will be an inevitable and dangerous back up into one of the travel lanes on 15/501 causing cars to jockey around them while going 55 mph. Not to mention the existing synchronized traffic lights on 15/501 have the dreaded flashing yellow light which adds to the danger, leaving drivers to use their own judgement when making their U-turns. We are super concerned about this traffic impact essentially right outside our Briar Chapel neighborhood. As you know, 15/501 is a primary corridor running north and south in Chatham County. It is our main route to access I-40 to the north, and Highway 64 to the south. This huge increase in traffic condensed between two already accident prone intersections could definitely impact our quality of life by making everyday driving a lot more difficult. In addition, this heavy load of traffic could potentially cause difficulty in accessing emergency services to hospitals and slow down the ability of police and fire trucks to respond to calls.

Long Term Impact of Future Development: Our other concerns are regarding the parcels on the west side of 15/501. The mega church R-1 Rezoning Application for these parcels says *several* times "there are no current plans for development" - our question is then why ask for rezoning of these parcels if they truly have no plans for developing them. This ambiguity causes us great concern. Will we be blind-sided in the future if this entity decides they are going to build on these parcels. What will they be allowed to build: dorms, apartments, yurts, bunkers, duplexes, etc. all with associated parking lots. Will environmental impact studies be required? Will they be allowed to clear all the trees and create a concrete jungle? We certainly cannot rely on their word that "there are no current plans for development" can we? That would not be prudent!

Please recommend the denial of these rezoning applications and consider maintaining Chatham's rural preservation and character - which we are losing rapidly with all the growth in this county.

Thank you for your consideration.

Sincerely,
Sharon and Fred Messina
1431 Briar Chapel Parkway
Chapel Hill, NC 27516

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flashing yellow light which adds to the danger, leaving drivers to use their own judgement when making their U-turns. We are super concerned about this traffic impact essentially right outside our Briar Chapel neighborhood. As you know, 15/501 is a primary corridor running north and south in Chatham County. It is our main route to access I-40 to the north, and Highway 64 to the south. This huge increase in traffic condensed between two already accident prone intersections could definitely impact our quality of life by making everyday driving a lot more difficult. In addition, this heavy load of traffic could potentially cause difficulty in accessing emergency services to hospitals and slow down the ability of police and fire trucks to respond to calls.

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Please recommend the denial of these rezoning applications and consider maintaining Chatham's rural preservation and character - which we are losing rapidly with all the growth in this county.

Thank you for your consideration.

Sincerely,
Sharon and Fred Messina
1431 Briar Chapel Parkway
Chapel Hill, NC 27516

I previously emailed my strong OBJECTION to the rezoning request by Qunity, PA to rezone Parcels 18750, 18896, 18897 but as I listen to the Oct 1 meeting via Zoom, I wanted to make something clear. Mine, and I'm sure most of the objections, have absolutely nothing to do with the fact that it is a church proposing to go in. The actual use of the land is irrelevant. My objections have to do with the

- 1) scale of the project- size of buildings and parking lots and the subsequent 500-1000 number of people coming into the area at 1 time
- 2) traffic- massive number of cars during services, which the proposal team admitted themselves in their presentation would increase car trips into the 1000's
- 3) increased accidents, especially at all of the U-turns

- 4) lack of wastewater plans
- 5) noise
- 6) lack of revenue for Chatham County- no jobs provided, little to no revenue going into local businesses
- 7) lack of property taxes being paid
- 8) environmental impact
- 9) maintaining rural character
- 10) effect on residential property values

The people who spoke in favor of the proposal told personal stories, which I'm sure are true and important to them, but does not reflect any benefit for the average Chatham County resident unless they have the same beliefs and wish to become members of Summit Church. This establishment would serve the few, not the majority, and the negative impact would be more of a burden to the residents of the area than any benefit.

Please consider DENYING this rezoning proposal.

Thank you

Gina M. Donato, Ph.D.

112 Treywood Lane

Chapel Hill, NC 27516

Briar Chapel subdivision

Dan:

I heard about the Planning Board meeting tonight at 6:30 but was unable to attend due to work. The email gave your name and email as a contact to share comments and/or concerns about the proposed large project, so I am writing to share my concerns with you and others in Chatham County government.

I have been a resident of Chatham County since the Fall of 1977 after my wife and I purchased a multi-acre forested tract off of Jack Bennett Rd. in what was a small community of homes also built on a larger forested tract. This land adjoins the headwaters of Herndon Creek, which formally begins below where my property begins. Across the creek are many other multi-acre lots with homes, and there are 8 homes in total on my side of the creek in our smaller community. Back then, I could walk a mile in two directions and not see another home or road, so as you can imagine, I have seen some major growth changes over the years.

The reason we chose to buy land and build a home out here was because of the rural wild beauty of north Chatham county back then. All who moved here then had strong interests in living in low-density forested communities, including the home of a former long-serving District Court Judge. We of course expect growth, but we would like the growth to be

balanced between offering some newer home communities that respect the land and habits, supporting smaller shopping areas, and schools as well as a county effort to zone in such a way as to maintain many of the rural and semi-rural qualities that attracted people to move here to live.

I do not see that view of development being implemented in Chatham County. To most of us who have lived here for a long time, we only see rapid growth to the point of exploitation of the remaining available land. Four laning 15-501 literally paved the way for that, which I know was by intent starting with the change in the board membership in the early 2000s.

The proposed Summit Church has been described as what is commonly referred to as a mega-church. As I understand it, Summit already has 12 churches in the RDU-Chapel Hill area as well as many across the country. As pointed out by many long-term residents on local discussion boards, there is no shortage of older, smaller churches in Chatham, so most of us do not see the need for a mega-church designed to seat huge congregations. The very large church would permanently change the character of this area, increase traffic on multiple days on an already stressed thoroughfare, and as I understand it, not pay county taxes.

Most of the residents I've spoken with about this do not see any need for such a large intrusive structure that will bring a lot more traffic to the area, which few of us want. We have understood that there is already a proposed housing/apartment, small shopping community to be built at the intersection of Jack Bennett and 15-501, so that would already bring a lot more traffic and change the area.

If you have ever driven down the Chapel Hill-Durham Blvd, then I would think that you would see the future of 15-501 if the Planning Board and Commissioners approve this very large, unnecessary, intrusive, and non-revenue-generating project.

My hope is that Chatham County will pursue a balanced growth plan for our county, something that was originally planned in the early 2000s until developers and other growth interests took over the Board and had their way.

When does their way stop or at least embrace respect for the qualities of the county that made folks originally want to live here?

David Carlton
112 Wild Ginger Ridge, Chatham County since 1977

We need development that will enhance our tax flow, not eat at it. Development is inevitable but it should make sense. There are few shops and minimal restaurants near Briar Chapel and Highland Forest.

While I would prefer a housing development with eateries and shops — all tax generating — even a Target would be preferable to a church as its traffic would be spaced out over the week.

Thank you for any consideration of not moving forward on the mega church. We have many small underused in Chatham now.

Hello Mr Garrett

NO MEGACHURCH IN CHATHAM!!!!

That's just **TOTALLY WRONG** in Chatham!!

Studies, planning, or not, we **ALL KNOW** it's nonsense.

Thank you
Maria Howard
Chatham Resident

I am a resident of Chatham County. I am opposed to the Rezoning Request by the Summit Church and request that it be turned down.

My opposition is based on a number of factors.

Traffic Impact:

It is projected that with its initial use, 3,000 cars will drive to the church each Sunday, with 600-700 more cars during the week for such things as Bible study and other church activities, many of these at rush hour. In addition, they are going to be offering the largest for rent auditorium space in Chatham County so the effect on our community will happen on more than just the days of church services.

This section of 15/501 is the primary corridor that runs north and south in Chatham County and is our most direct access to Highway 64 and Pittsboro to the south and to Chapel Hill and I-40 to the north. This increase in traffic could create bottlenecks all along the 15-501 corridor and not only adversely affect our every-day driving but cause difficulty in accessing emergency services to hospitals and slow down the ability of police and fire trucks to respond to calls, not to mention the impossibility of that many cars safely pulling in and out of the entrance.

Infrastructure/Revenue Impacts:

The proposed use of the property and the increased traffic will have an impact on the County's infrastructure and expenses. Such a burden is likely to increase our taxes.

This church would have tax-exempt status and would not be adding to county revenues. Furthermore, there are no economic benefits to the area with no property, payroll and sales and use taxes being collected.

Thank you for your consideration of my comments.

Eileen McCorry
4103 The Knolls Close, 4103 Fearington Post
Pittsboro, NC 27312

I live in Briar Chapel. It is my opinion the building of a mega church the size of Mar A Lago is without question a terrible idea. I could list all the reasons but you have already heard them. Perhaps you should check the number of wrecks on 15/501 in that area. I repeat, this mega church is just plainly and simply a terrible idea. Just say NO.

Respectfully,
Linda Fleishman

October 1, 2024
Angela Plummer, Chatham County Zoning Administrator
12 East Street
PO Box 1809
Pittsboro, NC 27312
Angela.plummer@chathamcountync.gov

Dear Ms. Plummer,
Zoning regulations aim to create organized, efficient, and livable communities with diverse businesses to support a growing population. Churches are important anchors for a growing community. Summit Church already has 12 different locations and there are therefore no compelling arguments that allowing rezoning to combine not just two but three large tracts of land will align with Chatham County's goal to be organized, efficient and livable. Nor does this development appear to be necessary for the ongoing growth of Summit Church. The proponents of the megachurch development argue that much of their 50 acre plot would be "community space" but I argue that this space is intended for their own group's use and there are no regulations which provide for any guarantee of this being a true public space for the general population's use. Also, there are already thoughts of expansion of buildings on the property as noted in their proposal. Many such megachurches develop private schools later on after their development and the current design leaves 18 acres undeveloped. Nice idea for greenspace now, but likely to be utilized for other purposes in the future. Think about the area around St. Thomas More in Chapel Hill and how congested it has become.

This large structure is not characteristic at all of local churches or in keeping with Chatham County's more rural aesthetic. If such a large change in zoning is to be considered, placing it along a highway with clear inlets and outlets would be more appropriate. For instance, along 64 rather than 15-501 with its rapidly expanding traffic usage between Pittsboro and Chapel Hill. Moreover, these extra two parcels would be better used to benefit the entirety of the community; i.e. for development of diverse businesses which will generate employment opportunities and diverse tax revenue. Chatham County revenue is 80% dependent on property taxes from residents, thus the increased infrastructure costs and needs over time including road maintenance, police, fire, water, etc for such a large facility will be borne by all the citizens of Chatham County, not just by Summit Church's worshippers which would come from a number of surrounding counties. Though diverse religious facility development is very important to the spiritual health of the community, praising Jesus does not actually require the development of a 50 acre, 88,000 sq foot, 3000 parishoner megachurch. This gargantuan church facility's size does not appear to be in line with the current development and zoning aims in Chatham County and would serve to diminish the livability of the immediate community while serving only a subsection of it. My family and I have lived here for over a decade and argue to limit the development of Summit Church on 15-501 to one parcel and are opposed to rezoning in this case.

Sincerely yours,

Christine Williams

Chatham County Resident since 2013

From: Williams, Christine <Christine.Williams@unchealth.unc.edu>

Sent: Tuesday, October 1, 2024 4:43 PM

To: Angela Plummer <angela.plummer@chathamcountync.gov>

Cc: Nathan Williams <telen8@gmail.com>

Subject: Megachurch rezoning

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Ms. Plummer.

Please find attached a letter discussing our family's opposition to the proposed megachurch development/rezoning across from Briar Chapel on 15-501. Looking forward to the meeting this evening.

Thanks for your ongoing service to the community,
Chris

Christine Williams, MD

she/her/hers

Assistant Professor of Internal Medicine, UNC School of Medicine
Associate Medical Director, UNC Clinical Case Management and Resource Utilization
Cell 919-943-7266
Office 984-974-1931

Dear Dan Garrett, I write to express considerable concern regarding the building of any development that would accommodate 3,000 cars on the 15/501 within a short time frame. The proposed Summit Church would transform the 15/501 into a parking lot during hours of operation. I hope the county will encourage the church to build in one of the many parts of the county where traffic isn't already dense. Thank you, Nora Haenn (Pittsboro resident)

Hello Mr. Garrett,

I live in the Briar Chapel Development and I wanted to express my deep concern about the proposal of building a megachurch on Route 15-501. The impact of this huge project will adversely affect the ability to exit our development, increase commuter traffic through our neighborhood and may slow down emergency police and fire responses - all this without contributing to the tax base. I urge you to oppose this project.

Thank you for your consideration,

Christina Dong

Dear Mr. Garrett,

I am writing to state my opposition to the planned rezoning of parcels 18909, 2752 and 93852 located near my neighborhood at Briar Chapel.

As a Christian and ordained minister myself, I have no opposition to a church but there are already a plethora of churches within a 10 minute drive of Briar Chapel and already two churches at the entrances to the neighborhood - we do not need a third.

As a resident, business owner, and tax payer in Chatham County I strongly oppose the rezoning of prime location commercial real estate in order to attract a non-taxpaying entity of any kind. Chatham County continues to raise the sales tax and property tax on its residents in order to provide the needs and services that our growing community needs and I fail to see how this rezoning will do nothing but hinder that goal.

Thank you for your time,

Kevin McHugh

2410 Briar Chapel Pkwy

From: Glenna Todd <glennatodd87@yahoo.com>

Sent: Tuesday, October 1, 2024 2:58 PM

To: Angela Plummer <angela.plummer@chathamcountync.gov>

Subject: Opposition to Conditional Rezoning for Summit Church Mega-Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

As a recent resident of Chatham County, I'm writing to express my strong opposition to the proposed rezoning request from Summit Church for the construction of an 88,421-square-foot mega-church on 50 acres of land along 15-501 across from The Verandah.

This county is known for its progressive, LGBTQ-friendly, and open-minded atmosphere, which is why many of us have chosen to call it home. Building a mega-church in this area runs contrary to these values, and many residents, including myself, are deeply concerned. A mega-church is not just a place of worship—it functions as a large-scale business, and it should be taxed and regulated as such.

Additionally, most of the attendees would likely be commuting from outside the area, further undermining the small-town, rural lifestyle that makes this community special.

This development will significantly impact our infrastructure. The traffic generated by 3,000 Sunday trips will create severe bottlenecks along the 15-501 corridor. This is the primary connection between Chapel Hill and I-40, and the increased traffic will affect not only Chatham County but also surrounding areas.

Emergency services will struggle to respond to urgent calls, and we are already experiencing a high number of accidents in this area. Moreover, there is no guarantee that the church won't schedule additional services or activities, further increasing the traffic burden.

Beyond traffic concerns, there is the financial impact. Chatham County residents will be forced to shoulder higher property taxes due to increased road maintenance costs, while the church, exempt from property taxes, provides no financial benefit to our community. It is unfair for Chatham County residents to bear the burden of this development, which primarily benefits people from outside our county.

In light of these concerns, I respectfully urge you to deny the Summit Church's request for conditional rezoning. This project does not align with the needs or values of our community and would create unnecessary strain on our infrastructure and resources.

Thank you for your time and consideration, I'll be at the meeting tonight.

Sincerely,

Glenna Cline

As a resident of Ferrington Village, I request for the re-zoning of the property off 15/501, across from Veranda, to construct this mega church be denied.

I believe churches are an important part of all communities, but

this proposal of a huge structure is not beneficial for Chatham County.

I have practiced the Christian faith my whole life and know there are

many good churches already serving this community.

Virginia Rogers

Dear Angela,

I hope this email finds you well.

I am writing to express my strong opposition to the proposed rezoning for the Summit Church on Parcels 18750, 18896, and 18897 in Williams Township. As a Briar Chapel resident, I am deeply concerned about the potential negative impacts this mega church could have on our community and property values.

The proposed church's scale and design do not align with the rural character of our area, and the increased traffic congestion, especially on Sundays, could significantly impact our quality of life. Additionally, the potential for noise pollution, limited parking, and negative effects on property values are serious concerns. The traffic impact analysis suggests a significant increase in traffic, and the discrepancy between this projection and the previous development raises concerns about the accuracy of the planning.

Furthermore, the proposed church's non-profit status means it won't pay property taxes, raising questions about the net benefit to the county. The community has expressed strong opposition to the rezoning, and adjacent property owners have concerns about buffer zones and their impact. While I understand the importance of religious institutions, I believe that this particular proposal does not adequately address the needs of our community and could have detrimental consequences.

I urge you to carefully consider the potential negative impacts of this rezoning and to explore alternative solutions that would better serve the needs of our community without compromising its character and quality of life. Thank you for your attention to this important matter.

Dan,

I am writing to you to express my opposition to the proposed mega church planned for the 15-501 corridor near Briar Chapel.

The reality of how much increased traffic this would cause and the duress on residents, motorists and infrastructure is significant- all without tax dollars to counter this. To get a view on what this would look like one need not go further than travel past St Thomas More campus on any given day to see the log jam and congestion this causes anyone using this essential corridor.

I appreciate you considering all of the above in this important decision.

Diane Crompton
Chatham county and Briar Chapel resident

--

Diane Crompton
(M) 770-401-1663

How am I opposed to this? Let me count the ways.

1. Traffic impact.
2. Noise pollution.
3. Light pollution.
4. Quality of life.
5. Protection of wildlife.
6. Protection of environment.
7. Protection of watershed.
8. Loss of revenue due to tax status of church.

I see no benefit that could come from the building of a mega church and destruction of our peaceful lives. I can no longer drive at night so I will not be there in person. I ask you; Please do not allow this desecration.

Thank you.
Judy Fitzgerald
718 Spindlewood
Pittsboro NC 27312
1 October 2024

Hello,

My husband and I are residents of Fearrington Village, and we are opposed to the proposed placement of the mega church. That part of the corridor already has serious car accidents on a regular basis. We are concerned about the amount of congestion along Northern 15-501 already, and a project of this size would have a very negative impact on traffic and safety.

Driving South on 15-501 between Fearington and Pittsboro, there appears to be a large number of land sales planned on currently low density lots. Signs are everywhere.

Of course we accept and are supportive of planned development that contributes to enhancing life in Chatham County. We need to expand our tax base, and Chatham is attracting people with its natural beauty and rural feel. Looking at the future development already planned for our county, we feel that rezoning in order to allow a major traffic generating, non tax paying church, is a mistake.

Please vote no.

Thank you,
Stephanie Hair
John Divine

Hey Dan,

I live off of Jack Bennett Rd, and just recently learned of tonight's meeting at the Ag building regarding the rezoning request for the 88,000sqft church on 15/501 across from Briar Chapel. I am not able to attend tonight's meeting, but as someone who lives nearby, I wanted to share my thoughts.

As you probably know, the road infrastructure in northern Chatham County is already pretty taxed, especially by the growth in Pittsboro. Taking kids to school in the mornings around here is enough to illustrate our lack of stoplights at many intersections that probably need them, complete lack of bike lanes, or even serviceable shoulders, and speed limits that are often too high for the current character of the roads (55mph running past Westfall on Jack Bennett?).

I feel like the proposed scale of this church is completely out of step with the area of Chatham County. 3,000 cars trying to navigate the area every Sunday would be crazy to me. I will also admit that while I certainly harbor no ill will towards churchgoers, as the grandson of an Episcopal minister, this particular brand of "modern" Evangelical church, with its ostentatious flavor, certainly seems to capitalize on their tax exempt status.

In other words, a very large building that places very real strains on our infrastructure, which already needs growth, while not contributing a dime to the local tax base that funds such infrastructure. Throw in the political work Evangelical churches view as central to their mission, and we end up in a situation where the citizens of Chatham County are forced to carry the tax and infrastructure burden of what amounts to a political organization. No matter what the political persuasion, that wouldn't sit well with me.

I also want to say that in the past, I have found the decisions of the Planning Board and Board of Commissioners to be very fair, and in many ways deferential to the concerns of normal Chatham County folk like me, and not merely a rubber stamp for developers, which I greatly respect and appreciate. I grew up in Charlotte, and in Union and other surrounding

counties those boards were essentially co-opted by developers, and a lot of normal folk lost out due to rampant and poorly planned expansion.

Hope this gets through in time, and I'm sorry I'm unable to attend tonight. I look forward to following up on it.

Ben Maschal
Owner/Head Luthier
www.pre-warguitars.com

I oppose the rezoning for the construction of Summit Church on 15/501. I think this will negatively impact traffic, and cause bottlenecks and a possible slow down to emergency services. All this without any tax benefit to the people of the county.

Thank you for your consideration.

Scott Campbell
70 Woollyworm Drive
Pittsboro, NC, 27312

Dear Mr. Garrett,

I wish to briefly express my concerns about the rezoning proposal that would allow for the construction of the Summit Church on 15-501. My understanding of the size of the crowds that would be accommodated in this facility on weekdays as well as Sunday causes me concern about the traffic impact on this section of 15/501, as it is the traffic already is heavy, especially at rush hour and school pickup/dropoff times. This increase in traffic could create bottlenecks all along the 15-501 corridor and not only adversely affect our every-day driving but cause difficulty in accessing emergency services to hospitals and slow down the ability of police and fire trucks to respond to calls.

Not only will 15-501 be affected by the proposed facility, but so will the smaller two lane roads that feed it. Jack Bennett Road already carries a very heavy load of traffic and is a two lane, curvy, hilly road (with no shoulders) that also hosts a large number of cyclists. A large

mixed-use development already is in the works for the corner of Jack Bennett Road (where I and my husband live) and 15-501. We haven't even seen the impact of that yet.

The proposed use of the property and the increased traffic also will have an impact on the County's infrastructure. Such a burden is likely to increase our taxes, as this church would have tax-exempt status and would not be contributing to the cost. Furthermore, there are no economic benefits to the area with no property, payroll and sales and use taxes being collected.

Thank you for hearing my concerns,

Susan Fowler

110 Wild Ginger Ridge

Chapel Hill NC 27517

Hello. As an 18 year resident of Pittsboro I have become increasingly concerned about traffic and accidents on 15+501.

I believe that a church this size where it is currently planned is a bad idea. It should be built somewhere further from main traffic roads. The church will produce enough of its own traffic. Please don't add it directly to our current main route.

Thank you. Karen Sheckman

Hello David,

I wanted to voice my concerns and the concerns of my neighbors who I have spoken with about the traffic that the proposed mega church would generate on the already brisk traffic on 15/501.

I live at the Fearrington Village and I am older, the traffic for turning left, right and just navigating 15/501 is currently a concern, and I believe that cars coming and going from a church of the size that a mega church would bring will make future traffic more dangerous. The information I have read says the church proposes 900 parking spaces and 1200 seat capacity, that is a concern to me.

I oppose this plan and I hope the county will also see that an endeavor this size is more than the proposed area and neighboring communities can safely integrate, and the county will oppose this plan.

Sincerely,

Sandy Spiegel

Dear Mr. Garrett,

Two more voices here in opposition to plans for a mega church on 15/501 in Chatham County. The church brings no economic advantages to our county, instead will command uses of our resources without any tax contributions. The traffic situation at the proposed intersection is already fraught and does not need the influx of a multitude of cars several times a week. The impervious nature of the planned parking spaces seems not to be an environmentally strong suggestion. Please do not recommend approval of this proposal. Thank you for consideration.

Donna Mergliano

Dear Mr. Garrett,

I just learned of the proposal to re-zone an area off of 15-501 for the building of a megachurch. I am definitely opposed to this proposal . This proposal will definitely cause more traffic congestion on 15-501, which is getting worse with all the apartments and proposed home construction that are going on now and in the future along the 15-501 Chapel Hill-Pittsboro corridor. I do not know why this megachurch needs to be constructed along this corridor in Chatham County. I have had some experience with the congestion Megachurches have on traffic when I lived in San Diego, CA. A good example of what the traffic would be like closer to home is Sunday church services at St. Thomas More on 15-501 which probably has only a thousand cars. Just imagine having 2000 to 3000 cars trying to get in and out of the church on 15-501 on Sunday and 3-4 hundred cars during the week!!!! I believe it would pose a traffic nightmare which needs to be considered. Also, since this church is tax exempt, the cost of any public services this church encounters would be borne by the local taxpayers.

Sincerely,

Lester Kwock
Emeritus Professor of Radiology
Department of Radiology
University of North Carolina
School of Medicine
CB#7510
Chapel Hill, NC 27599-7510
E-mail: kwock@med.unc.edu

Dear Mr. Garrett,

By now, you have heard from many, many of our neighbors regarding our opposition to the approval of zoning changes for the land the Summit Church wishes to build on.

We will not bore you with a repetition of the valid reasons why we are opposed to this approval. From no tax benefit for our county to very probable traffic issues—you have heard it all.

We strongly lend support to all of our neighbors who have taken so much of their time to do the research so that the rest of us can make an informed decision. We hope that you will come to the same conclusion. This project should not be approved.

Thank you so much for YOUR time!
Bucky & Christine Cox
Residents of Briar Chapel

Dear Dan, I am seriously concerned about the addition of a church as large as this one proposed for a site in North Chatham. The driving situation on 15/501 is already dangerous. To add an edifice of this significance and size would make driving even more difficult and hazardous. Please consider the safety of those living in this area who use the highway daily. And oppose this building. Suzanne Burke

Hi Dan,

My name is Sally Bethune and I 100% support this project but not where it is currently being proposed.

I live off 15/501 and at certain times of the day it is really hard to get on to the highway now. I cannot imagine adding such a large project.

My son lives very close to St Thomas Moore and forget free passage before and after church and before and after school.

I support churches being built but this is too big for an already bustling highway.

Thank you,

Sally

Before approving this new church, the entire plan should be carefully vetted for impact on the neighborhood: traffic, sewage, pollution, safety, increase in taxes because of tax exempt status, and what benefit to the neighborhood is predicted. All in all, my wife, I, and many of our neighbors in the area see no benefit to our community.

In an election year, we strongly recommend that this plan be denied.

Sally & Fred Chesek

Dear Ms. Plummer and Mr. Garrett,

I am hopeful that Chatham County will not allow the redistricting of parcels 18750, 18896, and 18897 from CD-CC Conditional District Compact Community to O&I Conditional District Office & Institutional for a church/place of worship (Summit Church).

I do not want a mega-church positioned on 15-501 in Chatham County. My reasons are:

This church will not increase our tax base; and in fact will be a burden to the tax-paying citizens in Chatham County. The purpose of allowing 15-501 to become commercialized was to increase our tax base; this simply allows more development with no revenue.

I drive on 15-501 almost daily; I do not welcome the increased traffic that this church will draw around church service hours. I understand that the traffic study for this church was conducted during COVID; at the least I would hope for a new one.

Only an estimated 15% of Summit Church members are residents of Chatham County, which is a small percentage of our population weighed against the tax revenue lost on such a valuable property.

Sincerely,

Anne Kachergis

Dear Mr. Garrett,

I am writing to express my strong opposition to the rezoning proposal for the construction of a mega church at 9780 US Highway 15-501. My wife and I regret that we are unable to attend the County Planning Board meeting tonight, but we feel it is important to speak out against this proposal.

We moved to the Highland community just over a year ago, looking to get away from the large concrete malls and mega churches of Durham. We were drawn here by the peaceful and secluded atmosphere that the area provides, which we thought would be the perfect place to raise our young twin boys. My wife is the medical director of the Dogwood Veterinary Hospital immediately beside the proposed site, and we have concerns about the significant negative impact this development would have on our small community.

While I fully support the freedom of religion and the right of all individuals to practice their faith, the scale of a mega church is incompatible with the character and needs of our close-knit community. The influx of attendees, along with the associated traffic and infrastructure demands, would disrupt the quiet, rural nature of our neighborhood. This development would likely strain local infrastructure and diminish the sense of peace that we—and many others—moved here to enjoy.

Additionally, Chatham County already has a rich diversity of church communities that serve local residents. In-between Chapel Hill and Fearington there are no less than 17 churches. A mega church would not only draw attendees away from these smaller churches but could potentially lead to their decline, as resources and members shift toward the larger institution. The existence of

numerous churches in the area indicates that our religious needs are already being met without the need for such a massive development.

A mega church would disrupt the very essence of what makes our community special and would have long-term, negative consequences for the area's infrastructure, local businesses like my wife's clinic, and the small church communities that have thrived here for years.

I urge you and the board to consider the substantial negative impact this project will have on our community and to vote against the rezoning proposal.

Thank you for your time and consideration.

Sincerely,
Dennis Douthett
Highland Community Resident

From: Cathi James <cjames629@gmail.com>
Sent: Monday, September 30, 2024 5:23 PM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>; Daniel Garrett <dan.garrett@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>
Cc: mike peele <mpeele65@gmail.com>
Subject: Qunity Rezoning Application Parcels 18750, 18897, and 18896

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sullivan, Mr. Garrett, and Ms. Plummer,

My husband and I have lived in Chatham County for decades. He is a 48-year resident and I'm a 30-year resident. We both prefer that the parcels 18750, 18897, and 18896 retain their current zoning of CD-CC, Conditional District Compact and not rezoned to CD-O&I, O&I Conditional District Office & Institutional as requested in the Qunity application.

Objective 4 in the Goals Section from the Chatham County Comprehensive Plan of 2017/2020 is what we wish to address. The objective states the need to "Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting." Approval of the Qunity request for rezoning does not support this objective.

The request to rezone to CD-O&I does not:

- Increase non-residential share of the tax base.
- Increase significantly in-county jobs.

- Increase the number of small businesses
- Provide work experience for Chatham County Schools.
- Decrease the out-commuting of residents.

The current zoning of CD-CC with its mixed commercial requirements will provide additional taxable revenue that will help diversity our tax base by creating businesses and providing jobs which may provide work experience for students and decrease out-commuting of residents. The tax base, as of the 2016 study, was made up of 84% of residential taxes. This is an unsustainable situation. Increase in the commercial and industrial tax bases are sorely needed to maintain infrastructure as Chatham County continues to grow.

Adhering to the Chatham County Comprehensive Plan of 2017/2020 and resulting zoning is important to reach the planned goal of diversifying the tax base, strengthening our businesses, or improving our workforce of Chatham County. For that reason, we request that you deny the application for rezoning.

Thank you for your consideration,
Cathi James and Michael Peele
563 Weathersfield
Farrington Village

From: Judith Martin <wildflower28716@yahoo.com>
Sent: Monday, September 30, 2024 5:06 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit church rezoning

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I am confused. I zoomed the last meeting and could not understand most of the meeting and other times it completely cut out. Hope this next meeting will be better.

I never heard anyone say about big parcels adjacent to Briar Chapel Parkway!! Very upset. Plus I am now hearing about more parcels that are involved across 15/501.

I am adamantly against all of this.

Chatham County is a beautiful rural county with many lovely churches. We don't need a mega church complex on two sides of the highway . That is prime real estate and it would not generate revenue for the county . We desperately need good restaurants, medical facilities , shops and businesses that will actually service the community and create revenue for the tax base!

The placement of a mega church there would create a nightmare for the traffic situation. I honestly would consider moving away if this is approved. What a horrible idea!

Please vote NO!

Judith Martin
246 Salt Cedar Lane
Chapel Hill NC 27516

From: Brad Holt <brad@ricesglasscompany.com>
Sent: Monday, September 30, 2024 1:18 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I am a resident of Briar Chapel(2014) and I lived off Manns Chapel before that. Briar Chapel has 5 different routes to get out of the neighborhood. I really don't think the proposed church across from Food Lion is going to hinder our Sunday morning commute. I am really surprised at the resistance to the church. I see way more benefits than negatives. I saw on one post that Chatham would lose 70 million in tax revenue. I am not sure what business you could put there and get 70 million per year in taxes(maybe cisco). This is America. Americans are supposed to have freedom to worship. I am perplexed with all the negativity surrounding this church. I feel they will be a benefit to our community. Let us not forget that Briar Chapel had to be approved by someone or we would not be here

Brad Holt



Brad Holt

Service Coordinator at Rice's Glass Company

Phone 919-967-9214 Mobile 919-291-5084

Web [Rice's Glass Company](http://RicesGlassCompany.com)

Email Brad@Ricesglasscompany.com

DISCLAIMER: The low-e coating may exhibit a hue or a difference in coloration; as well as, a temporary pattern of ripples/ waves in the appearance. These variances can change throughout the time of day, season and under different lighting. This coloration is inherent to the coating process.

DISCLAIMER: If you are not an Open Account Holder with Rice's Glass Company All orders will require a 50% deposit and signed copy of the provided estimate returned to your sales representative to proceed with the work order. All deposit payments can be made via phone, mail or in person at the Carrboro office. Remaining balances are due upon completion of the proposed work (COD).

Please reject this idea!

I live near 15-501 and I predict this proposal will result in mega traffic accidents and traffic jams! There are already enough traffic accidents as it is.

Sincerely,

Margay Whitlock

Ferrington Resident

Dan,

I want to express my concern about the proposed mega church on 15-501 in Chatham County. Due to its negative impact on the county's infrastructure and the associated increase in taxes that will be required to support it, I am AGAINST the proposal. Since the church is tax-exempt, it will not help to ameliorate the financial burden that it will place on our community. I do not see the benefit of adding this non-tax supporting mega church in our community. Maybe it would be better placed out in the rural country somewhere where it will not impact traffic and emergency services. We are already dealing with increased collisions in many areas of 15-501 due to the increased traffic, which have yet to be resolved / improved.

Sincerely,

Josh Cohen

I am very concerned about the proposal for the summit church. Why would the county give up property tax income? This is not a good business decision for the county or the people who live in the county. Isn't your job to do what is best for the county and the people who live here?

I also am very concerned about the traffic that will be happening in an area that already has many accidents. Will there be a changes to the traffic lights or u-turns. If this is to happen who pays for this?

I believe this is a poor decision on the part of the county to allow this to go ahead.

Lynn Caparelli

11 Heatherwood dr

Chapel hill, NC

Dear Mr Garrett:

I am strongly against the building of the proposed Summit mega-church along 15/501 across from the Veranda. It will do little to add to the tax base, it will provide few jobs for Chatham residents, it will not increase the amount of needed housing, it will not help maintain the rural nature of the area, it will destroy much needed habitat for animals that are already starving in this area. Please VOTE AGAINST approval of this church at this location.

Aside from environmental impact, my main concerns are:

- **Traffic** – will increase greatly, not just after services are over on Sundays. This church has constant small group meetings, day care, after school activities, etc. Traffic increase will NOT be just on Sundays. What will be done to ensure that thru-traffic safety/speed is maintained? Who will pay for this?
- **Cost of wear and tear on infrastructure** caused by increased traffic – who will pay for wear and tear to roads since this church will not pay taxes
- **Sewage** – what are plans for treatment? Remember that similar sewage plans have resulted in many spills in Briar Chapel
- **Cost of fire protection, sheriffs, etc.** – since this church will not local pay taxes, who will pay for these services?

Again, I am strongly against the building of this church at this location. It will do little to add to the tax base, it will provide few jobs for Chatham residents, it will not increase the amount of needed housing, it will not help maintain the rural nature of the area, it will destroy much needed habitat for animals that are already starving in this area. Please VOTE AGAINST approval of this church at this location.

Sincerely,

Jeanne Hillson

404 Brampton Close

Piitsboro, NC 27312

jeanne.hillson@gmail.com

919-932-7234

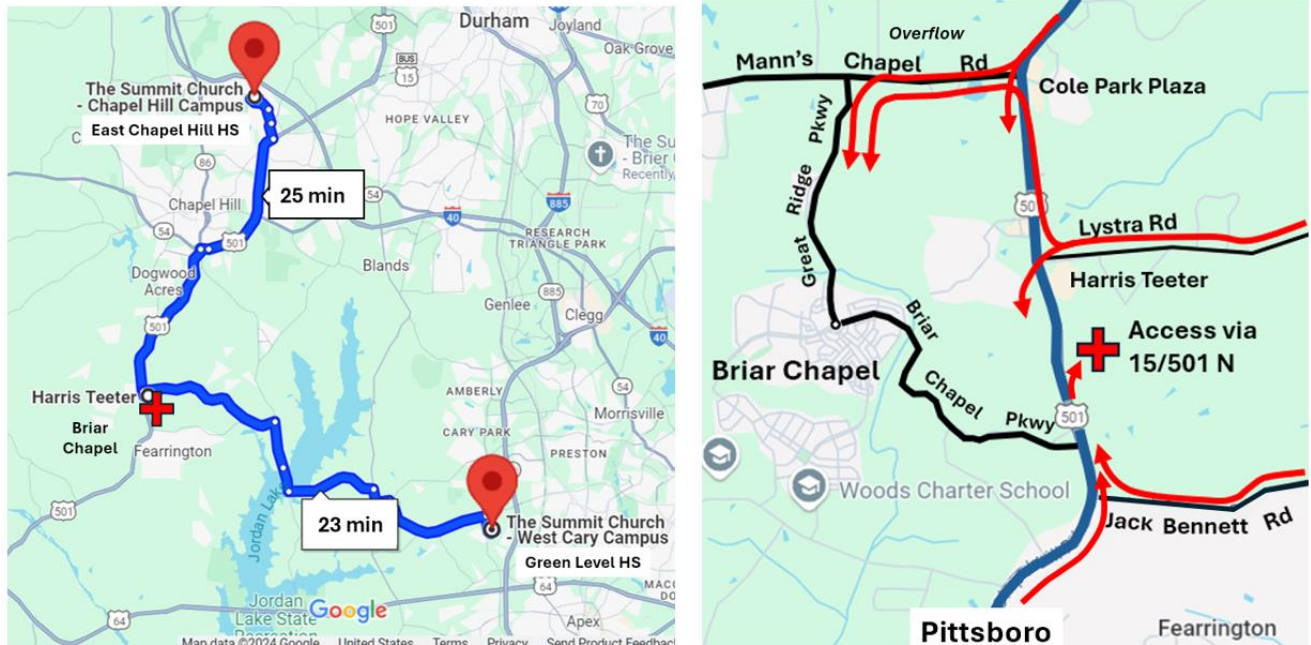
From: James Coplan
4328 Fearington Post
Pittsboro, NC 27312
To: Chatham County Planning Board
Re: [Summit Church Conditional District Rezoning](#)
Date: September 30, 2024

Please register my objection to the proposal before the planning board for [Summit Church Conditional District Rezoning](#). As a resident of Chatham County, I am concerned about the traffic on 15-501 and loss of tax revenue that this project would entail (including a decline in residential property values within Briar Chapel, Herndon Woods, Fearington, and surrounding communities). There is scant offset to these downsides, because as the data show, *this project is not primarily for the benefit Chatham County residents.*

Summit maintains a “transient” campus at East Chapel Hill High School (**Map**). The applicant’s “[Clarifications letter](#)” of September 19, 2014, states (page 3)

“The Chapel Hill Campus is planned to relocate to this permanent facility [i.e., the proposed campus on 15/501]. Currently there are approximately 800 parishioners that attend the Chapel Hill Campus transient location at East Chapel Hill High School. Of these parishioners, approximately 15% are Chatham County residents.”

In other words, **by the applicant’s own declaration, 85% of the initial nucleus of 800 parishioners will not be Chatham County residents.** (Most, presumably, will be residents of Orange County.)



Map. Left: Summit church plans to decommission its “transient” campus at East Chapel Hill HS and transition those parishioners to the proposed Chatham campus. Summit maintains another “transient” campus at Green Level HS in West Cary. Some of these parishioners would transition on their own to the Chatham campus. Exactly how many, and Summit’s long-term plan for this campus, are unknown at this time. **Right:** Per NC DOT (“[Total Crash Frequency by Intersection](#)”), the intersection of Mann’s Chapel Road and 15-501 is already the third-most hazardous intersection in the county, in terms of accidents per year, and will predictably become even more hazardous if this project goes through. Even under the best of circumstances, overflow traffic will seek alternative routes, right through the heart of Briar Chapel. The intersection of BC Parkway/Vickers Road and 15-501 will become a nightmare.

Summit’s ultimate goal is [2,400 parishioners](#). Where will the additional 1,600 parishioners come from, and how will this affect the numerical imbalance between Chatham and non-Chatham residents? I envision three scenarios:

1. The initial imbalance **persists or grows** due to the relative population size of Orange County ([148,696 as of the 2020 census](#)) vs. Chatham County ([76,285 as of 2020](#)).
2. The initial imbalance is **ameliorated by a recruitment campaign within Chatham County**. This would devastate Chatham County’s established, rural churches, which would have to collectively lose approximately **1000 members** in order for Summit to achieve parity between Chatham and non-Chatham members.
3. Chatham County experiences **the worst of both worlds**: The composition of Summit remains dominated by out-of-county residents, **and** our existing rural churches suffer a decline in membership, but numerically too small to appreciably move the needle at Summit in terms of congregational composition.

(In my opinion this is the most likely outcome, but all three are losing propositions insofar as Chatham County is concerned.)

Where do the residents of Chatham County stand on this proposal?

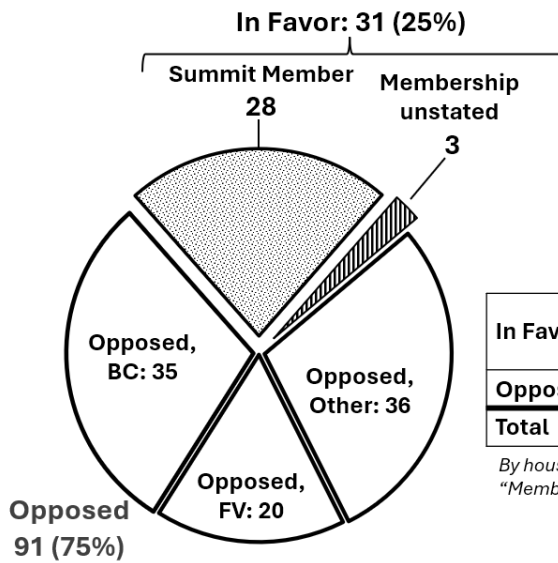
I have reviewed all of the posts to the “Public Comments” section of the Chatham County web through end of business 9/30/24. I have counted each household as one vote, whether posted by a single individual, or spouses/partners posting jointly or separately. A few individuals posted more than once. I have counted them only once.

As of 9/30/24, 122 households have commented: 31 (25%) are in favor, and 91 (75%) are opposed to the application.

- Of the 31 in favor, 28 identify themselves as members (27) or parents of a member (1); three made no statement one way or the other about an affiliation with Summit.
- Of the 91 opposed, 35 are from Briar Chapel, 20 from Ferrington Village and the remainder come from throughout the county. None are Summit members.

PUBLIC COMMENTS as of 9/30/24

<https://www.chathamcountync.gov/home/showpublisheddocument/70037>



In Favor	31 (25%)	Summit member: 28
		Unstated: 3
Opposed	91 (75%)	Summit member: 0
Total	122 (100%)	

*By household; excludes duplicates
"Member" includes one parent of a member*

J. Coplan
rev 240930

Selected comments

In Favor:

- We have been Summit church members since 2015... We pray this is a go!
- We would be thrilled to attend a campus that was closer to our home, rather than traveling over 20 minutes to the nearest location.

Opposed:

- We are also people of faith and regularly attend worship [but] ministries this size are a form of "Big Business."

- It will be detrimental to our quality of life, deprive the county of much needed taxes, and serve thousands of people who don't even live here.
- Traffic would be equivalent to having a sports facility in the middle of a residential area.
- Approval of this request will create a predictable traffic hazard that will lead to serious injuries or even deaths.
- A few years ago, I had a medical emergency that required an ambulance, and every minute counted. The EMTs were able to get me to the hospital in time, and if they had not, I might not be here today.
- The residents of...Briar Chapel and Fearington Village need to pass through this area to access grocery stores, medical services, shopping, and downtown Chapel Hill. There is no alternative route. A large facility such as this could back up traffic for miles and it won't just be on Sunday. As a retired Realtor, I can assure you that isolating these two communities will cause a drop in property values. If this becomes a reality, I personally will sell & move.

The Planning Board has sought to discount these responses, stating ([Agenda Notes](#) of 9/3/24 , p2) "A majority of the emails are from residents that are not adjacent to or adjoining the site but from Fearington Village, Governor's Club, Briar Chapel and other areas." At the same time, however, the rationale put forward by the Planning Board for approving the application ([Agenda Notes](#), p4) is "The church will provide a specific service to the community and surrounding areas, *especially in areas that are becoming very populated with residential development.*" [emphasis added]. But *the Planning Board cannot have it both ways*: discounting emails from residents of Fearington Village, Governor's Club, Briar Chapel etc. on one hand, *while invoking these same areas as justification for approving the project* on the other. (If proximity matters, the majority of those speaking in favor of the application live much further away than those speaking against it.) In truth, the fact that the respondents do not physically abut the proposed project is irrelevant. 15/501 is a major artery; anything that affects traffic on 15/501 is a concern to all residents of Chatham County – as the comments above make clear.

Just as the Planning Board cannot have it both ways on the merits of the public comments based on physical proximity to the proposed project, neither can the Planning Board have it both ways on the religious nature of the application, giving the applicant an implicit "pass" on many problematic aspects of the application simply because it is a religious institution, while turning a blind eye to the fact that the fact that the only people speaking on its behalf it are its own parishioners. The applicant acknowledges that only a slim minority of parishioners ("approximately 15%") will be Chatham residents, and this disparity is likely to grow over time, *even as the applicant saps our local rural churches of members.*

Despite its claim that it would be an asset to the entire community, in reality this entity would primarily benefit its own members. If this project were to be approved, Chatham County would in effect be "colonized" – relinquishing irreplaceable environmental and material assets (rural quality of life, tax base, property values) while assuming significant burdens (traffic) - primarily for the benefit of its own members, most of whom would be residents of adjoining counties, not Chatham.

Surely we do better. Other suitors for this highly desirable property will not be hard to find.

Thank you for your time and attention.
James Coplan

The traffic problems that may be created by the erection of this mega church are of concern to me. How do these plans address this issue? I reside in Fearington Village.

Sincerely,
Dublin Popov
Fearington Village

Good Evening Mr. Garret, Sir,

I strongly oppose a recent rezoning request by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township.

I object to any tax-exempt organization building a project as large as this one without taking any fiscal responsibility for the impact it would have on Chatham County's infrastructure and tax base.

This proposal **offers absolutely no economic benefits** to Chatham County, while burdening the area with increased traffic, and likely, an increased burden on tax payers.

Please represent us well and make sure any new construction in our area is a net gain for the county and not a net loss, such as this project.

Sincerely,
Lani Chaves
167 Wintersage
Pittsboro, NC 27312
919-414-6003

Hello,

As a resident of Chatham County I wanted to voice my concern for the proposal for a mega church off of 15-501. Chatham County has allowed too many major construction projects that are drastically changing the environmental landscape. We do not need more concrete infrastructure. My family moved to Chatham County to get away from traffic. 15-501 is not equipped to handle an influx of cars.

Please consider the residents who will be negatively impacted by this project.

Aviva Tulasi

With regards to the above.

We strongly advise NO!

People moved to this neighborhood to raise families, because of job opportunities, and positive growth on all levels.

This is not positive growth. This will cause major havoc and demand more of our roads which will eventually have to be updated to withstand the traffic issues that come with such a large, scaled project such as this.

We need growth that will affect our communities in a positive way. This will be a nightmare. Traffic congestion from morning till night. There are many families abutting up to this project where they want to build. It will affect people who have lived here for years and people who have come here to have a better life for their kids and themselves. My husband & I moved here to Briar Chapel to be near our son & daughter in law and 3 grandchildren. There are many like us. We don't need something like this. We are here 8 years, and traffic has exploded already with this project.

Also, we see tons of money this will cost Chatham County and us the residents. Who will pay for the new roads, traffic studies & traffic adjustments with lights, signs, etc. This is a church. Are they paying taxes???

I am familiar with this type of Ministry. There is constantly things going on. It is just not in the right location. We need more of the same development we have going on now. This will be a great upset both in quality of life for us and also in our and Chatham County's pockets.

We say NO! No rezoning and no allowing this happen to us.

Thank you for reading this email.
Robert & Lillian Tramantano
78 Juneberry Dr
Chapel Hill, NC 27516
516-678-6648

Dear Dan,

Please do not approve the rezoning.

That is a lot of extra cars added to an already busy area. We already have too many extra stop lights added.

Thank you!
Pam Malek

Mr. Garrett,

I am writing to oppose rezoning for the purpose of permitting the construction of an 88,416 square foot building with a 1200 seat auditorium as well as a "future" building on 50 acres of land. At a minimum, the church has projected 3,000 trips on Sunday and between 600-700 trips on weekdays. Additions to and expansion of number and scope of activities, services, and uses on the property will dramatically increase the trips and after the rezoning the County will have no control over this. The impact of this traffic will cause bottlenecks along the entire 15-501 corridor, increase the already high number of accidents and create problems not only with our ability to use the roads, but for emergency vehicles. Our taxes will increase since the church has tax exempt status and will not generate other revenue sources while creating a burden and increasing costs to our infrastructure. For all of these reasons our property values will most likely decrease.

I oppose rezoning so the church can be built.

Thank you,

Elizabeth T. Chang
49 Salt Cedar Lane
Chapel Hill, NC 27516

Dear Neighbors/Planning Board members/Commissioner:

I recently retired after 18 years with the North Carolina Biotechnology Center, one of the nation's most successful life science economic development organizations. Now in its 40th year, NCBiotech has fostered the development of the life sciences statewide. This includes the [38 firms currently providing jobs and tax revenue to Chatham County](#), from production facilities such as the medical device company Gilero in downtown Pittsboro to human health and agricultural consulting and support companies. You can find them in the NCBiotech [Company Directory](#), at NCBiotech.org.

Please understand, however, that I'm not acting here as a representative of NCBiotech. I'm representing myself, my family, and my neighbors, as a 35-year resident of the Triangle, the latter portion of which I've enjoyed as a Chatham County renter, homeowner and taxpayer. Based on my professional experience I am concerned that some of Chatham County's most important and valuable real estate may be squandered with a single bad decision.

I draw your attention to [this comprehensive fiscal impact study](#) done for the Town of Davidson in Mecklenburg County four years ago, which shows that institutional land use is

the only type that results in a net fiscal deficit. It's made especially clear in the graphs on Pages 46 and 51 (PDF scans attached below). The same conditions apply here, and Chatham County has [clearly documented its own guidance](#) for its fiscal impact analysis. The Plan Chatham document recognizes "Comparable City" methodology as "helpful when there is no precedent in the local community for the proposed type of project."

Upending current zoning on the Summit property to accommodate this unfair and unnecessary push for developing this prime location would be a bad idea. Chatham County has more-appropriate alternative sites. This rezoning would be an improper giveaway of a precious taxing opportunity, in perpetuity, to a nonprofit with no mandate or promise to return the favor with greater or even equal value to those of us who would be forced to foot the bill and make it possible. That's me, my family and neighbors who, I hope, include you. This proposed rezoning would undermine and in numerous ways devalue all of us -- every taxpayer in Chatham County.

I implore those of you in our beloved Chatham County to whom we've entrusted these kinds of decisions -- our planners and commissioners -- to recognize the unique value of every beautiful, taxable, developable acre of land along 15/501 connecting Chapel Hill and Pittsboro.

The possibilities are greatest in this corridor for maximizing tax revenues and for parlaying our best quality-of-life benefits including employment, housing, retail and more -- and not a rezoning for this Summit development that would be much more appropriate elsewhere in Chatham County, such as the fast-growing area along Route 64 or the northeast corner adjacent to Research Triangle Park.

And let's please not lose sight of the fact that our best-practice planning also requires that we embrace and retain some of the natural beauty of this stretch of 15/501 roadway, perhaps applying some of the tax revenue from its high-value development to buy, maintain and display county-owned rural buffer areas in this driveway between our front doors.

Thank you for your time and consideration.

James (Jim) Shamp
1391 Bradford Place
1391 Ferrington Post
Pittsboro, NC 27312

Figure 52. Institutional Land Uses: Fiscal Impact Analysis Results per Acre

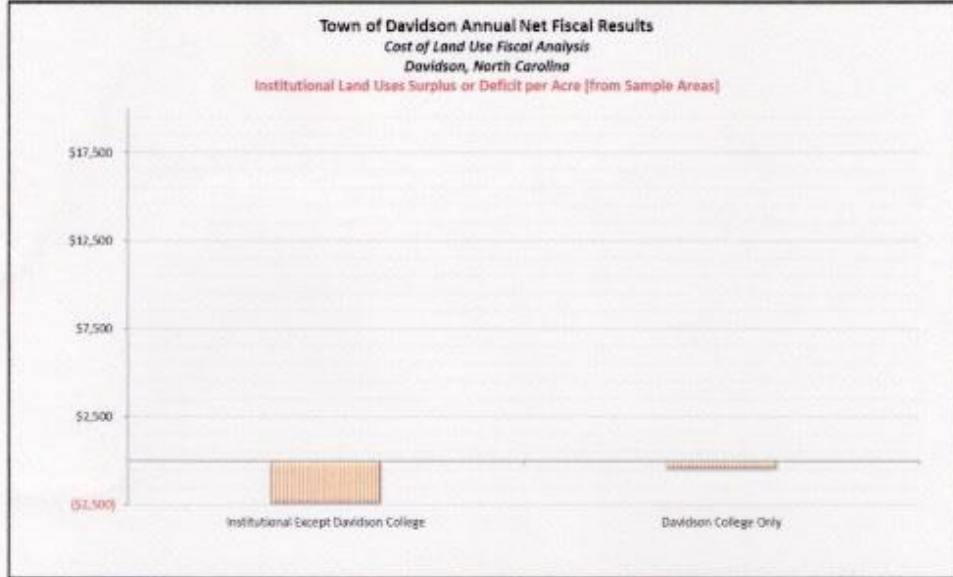
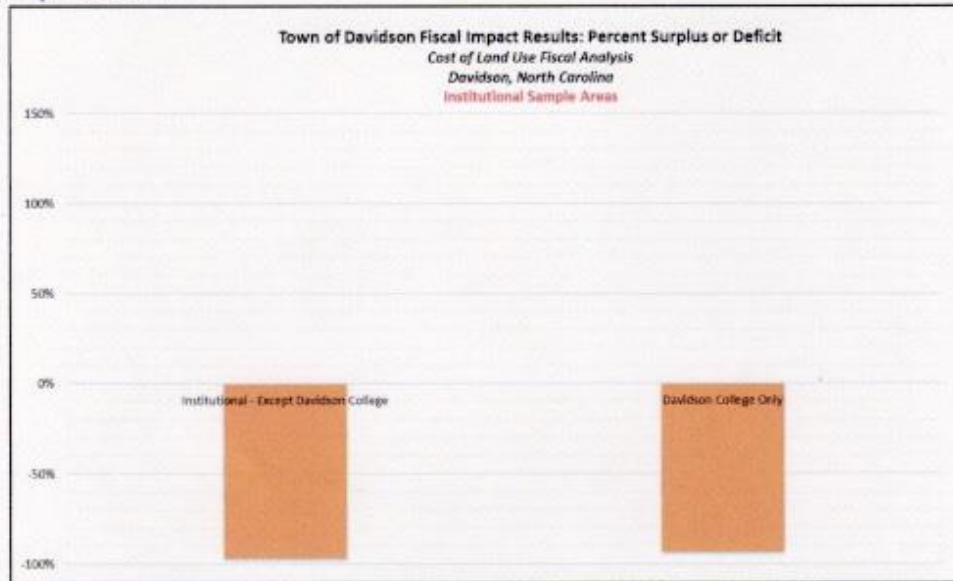


Figure 49. Institutional Land Uses: Fiscal Impact Analysis Results Aggregated by Prototype Area Percent Surplus or Deficit



Hi,

I live in Chatham County at 1102 Highland Trail and am opposed to the rezoning for the mega church on 15 -501.

My friend in Durham has one near her home and the noise pollution from it is really bad- so much so that their neighborhood is involved in a lawsuit with the church about it.

I can't imagine that would go over very well near Fearington where they have weddings, etc., sometimes, not to mention just disturbing the peace and quiet for the neighborhoods around it.

I am also concerned about the traffic/ congestion/ infrastructure burden of this, but mostly concerned about the noise.

I go to church but am not in favor of this huge church in this location.

Thanks for listening,
Lena Caison
919-636-1595

Statement of Opposition to Rezoning Application by Quinty, PA

I am writing to formally oppose the rezoning application submitted by Quinty, PA to Chatham County. The request seeks to rezone three parcels currently designated as CD-CC Conditional District Compact Community to CD-O&I Conditional District Office and Institutional for the construction of a church/place of worship. These parcels include:

- Parcel 18909, located across 15-501, north of Vickers Road.
- Parcels 2752 and 93852, adjacent to Briar Chapel, north of Briar Chapel Parkway.

To view the exact location of these parcels, please refer to the Chatham County Tax & Land Information website.

The applicant, Summit Church, is proposing a large-scale complex that includes a sanctuary capable of accommodating up to 1,200 people, along with parking facilities for approximately 600 vehicles.

Key Concerns:

1. Traffic Impact:

The addition of a facility of this scale will significantly increase traffic in the surrounding area, particularly along 15-501 and Briar Chapel Parkway. With a sanctuary capacity of 1,200 attendees and parking for 600 vehicles, the influx of traffic during events, services, and gatherings will likely cause congestion and safety concerns for residents and commuters. These roads are already heavily used, and the increased volume may lead to delays, increased accidents, and potential road deterioration.

2. Environmental Concerns:

The rezoning and subsequent development will inevitably disrupt the local environment. Briar Chapel and the surrounding areas are known for their green spaces, and additional construction risks degrading natural habitats, increasing stormwater runoff, and contributing to potential flooding or erosion issues. The environmental impact of paving over significant portions of land for a 600-space parking lot and large building footprint should not be underestimated.

3. Community Character and Compatibility:

Rezoning these parcels for a large-scale institutional use is inconsistent with the character of the Briar Chapel community, which is largely residential and focused on fostering a close-knit neighborhood atmosphere. The development of a large church complex does not align with the current land use and will likely disrupt the peace and character of the surrounding areas. The noise, traffic, and increased activity will degrade the quality of life for residents nearby.

4. Infrastructure Strain and Potential Tax Increases:

A facility of this size will place additional strain on local infrastructure, including water, sewage, and emergency services. This increased demand could lead to increased maintenance costs, which may result in higher property taxes for residents to fund the required infrastructure improvements. Local taxpayers should not be burdened with the financial responsibility of supporting the infrastructure needs of a large institutional complex, especially one that does not directly serve the broader community.

5. Concerns Regarding Applicant's Anti-LGBTQ+ Views:

Summit Church, the applicant for this rezoning, has publicly known views that oppose LGBTQ+ rights and inclusion. Approving the construction of a large-scale institution led by an organization with these discriminatory views sends a message of exclusion and intolerance. Chatham County prides itself on being a welcoming, inclusive community, and the establishment of a church that promotes exclusionary values would be harmful to the social fabric of the area. This rezoning would essentially endorse the church's presence and potentially marginalize LGBTQ+ residents who should feel safe and respected in their own community.

6. Overdevelopment and Long-Term Precedents:

There are concerns that rezoning for a large-scale development like this sets a precedent for further overdevelopment in the area. The Chatham County community should carefully consider whether there are alternative locations that are better suited to

accommodate such a project without detracting from the residential nature and environmental sensitivity of the area.

Given these concerns, I strongly urge Chatham County officials to deny this rezoning application. The increased traffic congestion, environmental degradation, community disruption, potential tax hikes, and support for an organization with anti-LGBTQ+ views all pose significant risks to the area's residents and their quality of life. This development is not in the best interests of the community.

Thank you.
Sincerely-
Shana E. Perry
Briar Chapel Resident

Dear Mr. Sullivan, Mr. Garrett, and Ms. Plummer,

My husband and I have lived in Chatham County for decades. He is a 48-year resident and I'm a 30-year resident. We both prefer that the parcels 18750, 18897, and 18896 retain their current zoning of CD-CC, Conditional District Compact and not rezoned to CD-O&I, O&I Conditional District Office & Institutional as requested in the Qunity application.

Objective 4 in the Goals Section from the Chatham County Comprehensive Plan of 2017/2020 is what we wish to address. The objective states the need to "Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting." Approval of the Qunity request for rezoning does not support this objective.

The request to rezone to CD-O&I does not:

- Increase non-residential share of the tax base.
- Increase significantly in-county jobs.
- Increase the number of small businesses
- Provide work experience for Chatham County Schools.
- Decrease the out-commuting of residents.

The current zoning of CD-CC with its mixed commercial requirements will provide additional taxable revenue that will help diversity our tax base by creating businesses and providing jobs which may provide work experience for students and decrease out-commuting of residents. The tax base, as of the 2016 study, was made up of 84% of

residential taxes. This is an unsustainable situation. Increase in the commercial and industrial tax bases are sorely needed to maintain infrastructure as Chatham County continues to grow.

Adhering to the Chatham County Comprehensive Plan of 2017/2020 and resulting zoning is important to reach the planned goal of diversifying the tax base, strengthening our businesses, or improving our workforce of Chatham County. For that reason, we request that you deny the application for rezoning.

Thank you for your consideration,
Cathi James and Michael Peele
563 Weathersfield
Farrington Village

Dear Dan,

This church is a TERRIBLE idea for many reasons! Please know no one but this church is interested in having them develop a Mega anything. It will ruin the entire area by creating congestion and traffic problems for the entire populace. I am a new home owner and do not approve of this proposed project at all. Save Pittsboro from this unneeded disaster of a development. Especially on 15/501 where every person will be greatly put out by this.

Barbara Jurasik

Please add our voices to the opposition of the Mega Church being planned on 15/501. This is not an appropriate location for such a huge facility that will not add to the tax base and will only increase congestion in the area, among numerous other negative impacts.

Donald & Pamela Bonin
Farrington Village

We cannot afford to have this built at the proposed location period. Infrastructure does not exist to support it and likely cannot be added even if there were the money and the manpower to do so.

Please let the record show - no one in the community wants this, and we request to be heard.

Thank you.

VIII. ZONING: 1. A legislative request by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township

As someone who lives right off of 15/501 and has been rerouted several times in the last month because of road closures due to accidents, I am very concerned about the additional traffic and thus potential for more accidents this rezoning request would create. I urge the planning board to reject this request.

Pamela Nicholson
3000 Galloway Ridge A305
Pittsboro, NC 27312

September 29, 2024

To: The Chatham County Planning Board
Re: proposal to rezone three parcels along 15/501
From: Esther Thyssen

As a resident who must access 15/501 to go anywhere out of Fearrington Village, I write to object to the rezoning of parcels #18750 #18897 and #18896, as described in the Qunity application. This application is in conflict with the Chatham County Comprehensive Plan of 2017 updated in 2020, on many fronts. I wish to address the impact on the environment and visual character of the 15/501 corridor as defined in the Plan Chatham- 15/501 Corridor Study, which is part of the Comprehensive Plan.

Preserving the rural and natural character of Chatham County is a primary goal laid out in the Comprehensive Plan. The current rezoning application on behalf of Summit Church, for the non-commercial development of 3 large parcels along the east side of the 15/501 corridor should be rejected. On these parcels, the Qunity plan intends to reconfigure the environment, remove significant concentrations of trees, tear up and rearrange the topography, and significantly alter the viewsheds along 15/501.

The plan submitted by Qunity would erase densely forested areas exactly on those

parts of the parcels that are the most wooded. (See the Summit Church – Chatham Campus pdf dated Sept 19, 2024, especially pages 3 and 4 and figures 1 and 2 below). The Qunity plan locates the underground septic area and the excavated basin for storm water control exactly where most of the trees are currently growing on parcel #18750. In addition the plan locates a new "open field" on parcels #18897 and #18896 where the tree cover is dense, and not in areas where the tree cover is scant.

The variance application should be denied because the plan locates the "children's play area" and "sport court" adjacent to the high voltage power lines which may present radiation danger. Furthermore, high voltage power lines present other hazards for children playing in the area, for example climbing the scaffolding or throwing things into the wires, and would create a new health hazard in Chatham County.

The application should be rejected because it locates substantial parking surfaces under the Duke Energy power lines where the planting of screening trees is not allowed. Thus the parking areas and lighting structures on Duke Energy's right of way on parcel #18750 would be fully illuminated and distracting traffic on 15/501 when traveling in either direction, both south and north.

The application for rezoning should be denied because the plan disregards the objective to maintain the natural character of the environment including wildlife habitats, which are not only important in the Chatham Comprehensive Plan but are also included as objectives of the Summit Church. Despite that, the addendum filed on September 19, 2024 by Qunity invokes recently built commercial sites along 15/501 that kept the narrowest strips of natural tree lines close to the 15/501 corridor when bulldozing adjacent forests behind them. These locations include *501 Landing* and *Chatham Professional Park* at 10441 15/501.

Qunity cites these and other badly executed viewsheds along 15/501 as the chief precedents for allowing the proposed destruction of remaining forested land along the 15/501 corridor. However, allowing further removal of large sections of the natural tree cover, and the destruction of natural view sheds, to the extent and in the configuration proposed by Qunity, would create further precedent, for the continued maiming of treed viewsheds along the 15/501 corridor.

Therefore I urge the Planning Board to reject the rezoning application for parcels #18750 #18897 and #18896 in conjunction with the application for locating the Summit Church - Chatham Campus along 15/501. The Qunity plans, and the commercial developments used for justifying the rezoning application are contrary to the desired character of the 15/501 corridor and require that the current application for rezoning be rejected.

Figure 1_Summit Church Chatham Campus detail of pdf. p.3. Edited with green color to show extent of tree cover to be removed



Respectfully submitted,
Esther Thyssen, 273 Quail Run, Pittsboro, NC 27312

I'm sure you've done studies on the number of accidents that have been occurring at the intersection of 15/501 and Briar Chapel Parkway. We don't need to add to that danger. A development of the size and type which is in the offing across the road would certainly add to it.

In addition, our infrastructure is too fragile to support a development of that type. The sewers alone will not be able to handle it. A proper tax-paying development might be excused but this "MEGA-CHURCH" will not pay its way.

We moved to Briar Chapel because it was a safe, quiet, residential development which would afford us many years of worry-free living. With this development our property values will tank.

And was there a draft environmental impact study done and made available to the public? Please don't let this happen. A beautiful community is in danger of becoming a ghost town and we certainly can't afford to support a development of that type & size.

Thank you.
Leslie Stewart
414 Dark Forest Drive
Chapel Hill 27516

From: Deb Plewacki <debplewacki@gmail.com>
Sent: Monday, September 30, 2024 10:52 AM

To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Mega church rezoning

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am very strongly opposed to allowing this entity to build next to the Briar Chapel neighborhood. We already have traffic issues and accidents, waste treatment issues, and they will not pay taxes to help support roads, schools, etc. Chatham needs to deny the rezoning for the present time and perhaps we can get a tax paying business that we can ALL enjoy in the future.

Thank you for your consideration,
Debra Plewacki
Sent from my iPhone

ATTN: County Planning Board

Dear Mr. Garrett and The County Planning Board:

I am writing to you to express my deepest concern over the potential for rezoning of a large section of land across from our main entrance (15-501) to the Briar Chapel Community.

First, I am not against religion and growing churches, but I am against taking such an important piece of land for rezoning and which is situated on our main highway toward Chapel Hill proper and large parts of Durham, to build such a large entity on it (with the potential to grow even larger on 50+ acres). This entity will not produce any meaningful level of county tax revenue for Chatham (if any really), not to mention the burden on our current infrastructure, increased real estate taxes for current residents, to support it as it builds and grows -- and the potential for impacting emergency services which may be needed at any time in our community. And equally important, the level of traffic will be horrendous for our community, as I have witnessed the impact of a megachurch such as this while living in Northern Virginia, and it was no fun, as it reached the level of beastly when the church grew even larger than had been forecast originally. Not only did it grind traffic to a halt many and at unpredictable times, it took numerous of the county's policemen to control the traffic in the area, just for the church to hold its many weekly events and services on any given number of days.

Our North East Chatham County corridor is plagued with lower levels of much more needed county/community infrastructure, with a known host of individual community sewer and wastewater systems that need to be consolidated into one central processing system before more communities or large entities are added to the corridor, more than it needs a church of this size impacting us all in many additional negative ways.

Please do not approve the rezone application for this particular land parcel and instead ask the church to consider another area to build.

Sincerely,

Dennis R. Will and Richard E. Johns
99 Post Oak Rd
Chapel Hill, NC 27516

Dear sirs/madam,

We live in Briar Chapel off Hwy 15/501 located in Chatham county. I'm learning that there is a proposal for another mega church to be built in our neighborhood. Why? There's plenty of churches in our area and we are not in need of another one. The amount of traffic this will bring to our lovely neighborhood, the additional accidents that will occur off 15/501, and the fact that this church will not have to pay taxes burdens the current residents to have to pay for their use of this property! This is not fair, and I...and others in this area, vehemently oppose this proposed building of another church in this area.

If this proposal goes through, many of us will likely consider leaving Chatham county to live in areas where our local government considers and listens to our needs.

With Respect,
Brenda Scott-Fong

September 27, 2024

Ms. Angela Plummer & Mr. Dan Garrett

Subject: Proposed Rezoning for Summit Church

As a resident of Chatham County for over 15 years, I am very concerned about the proposed rezoning of parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to O&I Conditional District Office & Institutional for a church/place of worship (Summit Church).

I have read most of the statements submitted regarding this issue. After reviewing the Chatham County Comprehensive plan (Plan Chatham - updated 2020), I believe the

rezoning for Summit Church is in conflict with the plan's goals, and the rezoning request should be denied.

On a personal note, I live south of the proposed site for Summit Church off Mt. Gilead Church Rd. US Hwy 15/501 is our main access to Chapel Hill and UNC hospital. A few years ago, I had a medical emergency that required an ambulance, and every minute counted. The EMTs were able to get me to the hospital in time, and if they had not, I might not be here today. Therefore, increased traffic on 15/501 is of utmost concern for me, my husband, and other Chatham County residents. Respectfully, the Summit Church proposed plan seems to be underestimating the traffic that will be generated over time.

(1) Summit Mega Church differs from smaller, rural, and township churches, referenced in the Comprehensive Plan.

Referencing "Chatham County Planning Board Agenda Notes" dated 9/3/24, under Discussion & Analysis, Summit Church applicants suggest that since churches remain central gathering places, this property (because it is a church) supports the rural fabric of Chatham County. This is disingenuous.

Please see the following quotes from the **Comprehensive Plan**, page 18:

"In Chatham County, rural character is manifested in a backdrop of forests and fields, dotted with natural features such as creeks and hills and structures such as barns, silos, churches,..." *"...Churches, however remain central gathering places in towns and rural townships in the County"*

These quotes evoke picturesque scenes of churches dotting a rural landscape, or towns, they do not evoke visions of a mega 88,000 sq. ft. church, with 3000 attendees. Churches that are "fabrics of communities", are hard won over time, a mega church that supplants itself along 15/501 is not.

As others have noted, there are 12 Summit Churches in the triangle area, if this mega church does not become a reality, the parishioners can easily commute to other locations, including Chapel Hill and Apex.

Additionally, this proposed church may draw parishioners away from the very churches the Comprehensive Plan views as important gathering places in Chatham County.

Therefore, Summit Church is the opposite of what the Comprehensive Plan envisioned regarding churches in Chatham County's rural landscape, and this rezoning request should be denied.

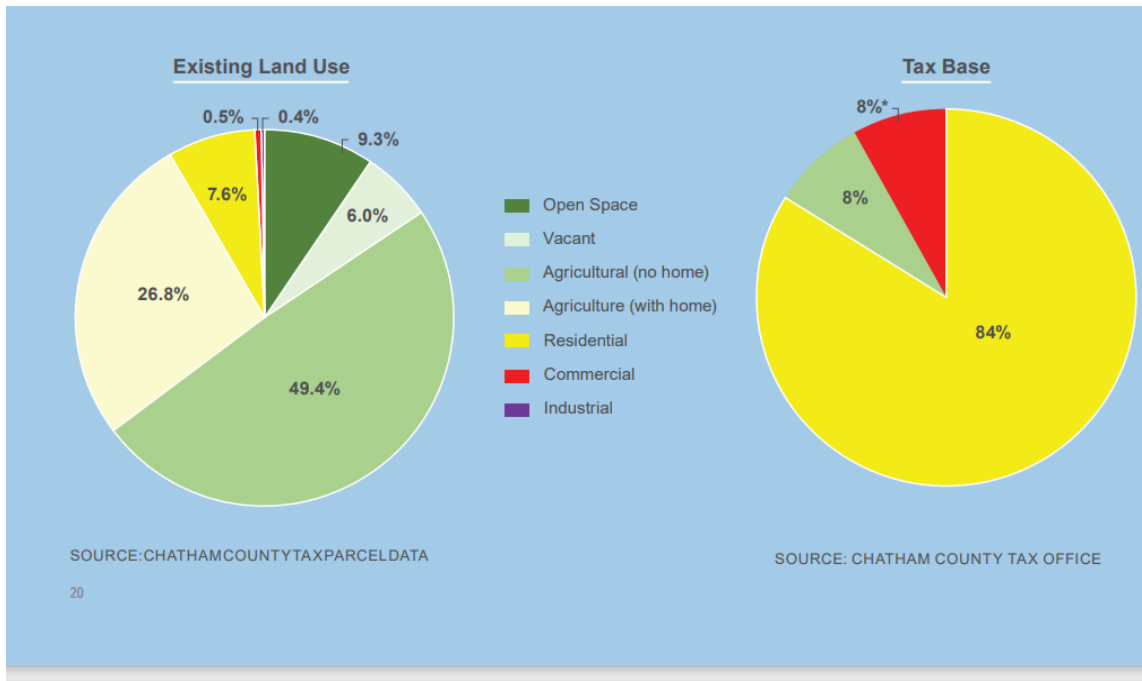
(2) Chatham County's tax base is almost exclusively from residential properties, and one of the goals of the Comprehensive Plan is to change this tax base to be more diverse, taking the burden off the less lucrative tax income from residential properties.

The quote below is from the "Goals" section, page 40, of the Comprehensive Plan.

"4. Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting."

This huge church with its arena style auditorium will not generate any tax revenue for Chatham County, and is in conflict with the goals as specified in the Comprehensive Plan, to generate a tax

base other than residential. See the graph below, at the time of this study (2016) the residential tax base was 84%.



The Big Picture: Issues and Opportunities | CHAPTER TWO

*“Chatham County’s total tax base, by dollar value, is approximately 84% residential, 8% agricultural and forestry land; and 8% commercial or industrial (Chatham Co. Tax Office 2016). By comparison, adjacent counties Lee, Durham, and Wake have commercial and industrial segments of the tax base in the range of 20% to 40%. The relatively low level of non-residential tax base means that the County is more reliant on residential property owners to raise revenue for needed county services. **For example, if the County decides to spend more on teachers, or law enforcement, or to expand services by providing a new fire station or school, the burden of funding those improvements in Chatham will largely fall on residents rather than the business community.**”*

In closing, approval of the O&I zoning for this particular church will set precedent, possibly setting a cycle of other mega churches in Chatham County’s future, which could further negatively impact our residential tax base burden.

Thank you for your consideration.

Best Regards,
Robin Lyons
96 Hamamelis Lane
Pittsboro, NC, 27312

This group doesn't pay taxes, yet yields ALL the rewards from those of us that do.

Love hiking those trails, not gonna love all that traffic from a building the size of a giant grocery store

PLEASE BLOCK THIS

Grant Leonard
919-949-4002

From: Grant Leonard <grant.leonard@gmail.com>
Sent: Monday, September 30, 2024 9:38 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Re: No mega church on 15-501

Thanks!

Can I add I would be in favor of anything there that is more community friendly and does not discriminate? 100% in favor of anything that isn't a divisive religious organization? Especially one that contributes taxes

All the best
Grant Leonard
919-949-4002

From: Michelle Edwards <michellesedwards@gmail.com>
Sent: Monday, September 30, 2024 6:47 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Campus Chapel Hill

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Angela!

I just wanted to write a short note of encouragement about the possible land purchase of Summit Church in Chapel Hill. We live nearby and have attended the Summit Church for 15 years and have only the most positive things to say about the impact that our church is having in the communities it has been part of. We are so excited to meet the needs of people nearby us here in Chapel Hill. Please know that we can't wait to be in the Briar Chapel Area to love the people of our community.

My best,
Michelle

"...our refusal to give grace to others reveals how much we still need grace ourselves."
--Paul David Tripp

From: Georgia Ayers <georgiaayers04@gmail.com>
Sent: Sunday, September 29, 2024 3:29 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church in Chatham County

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, my name is Georgia Ayers and I have lived in Chatham County my entire life. I now attend UNC Chapel Hill and the Summit Chapel Hill Campus. I am writing to talk about my experience with Summit and my complete support of building the new Summit Campus in Chatham County.

As a new college student, I was scared to be thrown into a new community where I knew absolutely no one. I didn't know how I would make friends or belong in this new place. I didn't know that the Summit community would welcome me with open arms and provide the best friendships I could have ever asked for. This church changed my life and gave me an outlet in college. Since attending, I have seen student after student commit their lives to Jesus and get plugged into this community. It has created a safe place for college students to gather together outside of campus and their school environment. Just this past weekend we held a college retreat with over 600 college students. As a sophomore student leader, I was able to foster relationships with 18 freshmen girls who are new to campus and nervous about making friends. This could never have happened without Summit, and with the growth we've experienced, a permanent campus is vital to continue this growth.

This church also gives back to the community in invaluable ways. At our college retreat that was originally supposed to be in Black Mountain, North Carolina, we were devastated to continue learning about the hurricane's effects in our state. Our teams quickly created a way to give back by collecting water for people affected, collecting over 250 cases of water that will be taken there. Our church often gives back to our Chapel Hill community in many ways, such as drives to collect supplies for schools and teachers, outreach opportunities for lonely grad students, and support for local families in need. We also host events for parents who are currently fostering or in the midst of adoption. Our church also sends teams overseas to work with the underserved populations there. These are just a few examples of how Summit works in important ways for our community. If Summit were able to have their new location, this outreach would be able to be magnified

in larger ways to benefit even more people. We are a thriving church and want the opportunity to give to as many as possible, and we will if we are given the chance.

I know that I have found a home in Summit, and I will continue to attend this church far beyond my graduation. I hope to be able to continue giving back and reaching the community after I graduate, and this new building will allow for so many important opportunities for Chapel Hill.

Thank you for your consideration!
Georgia Ayers

From: Tina Ayers <ayers4heels@hotmail.com>
Sent: Sunday, September 29, 2024 3:01 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Chatham County Planning

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Angela,

Hi! First, thank you for all that you do to support planning in Chatham County. Our family has lived here for 20 years, and the growth around us has been beyond what we could have imagined. We appreciate that all types of establishments have been welcomed into Chatham County. We frequent many of them regularly and others we don't because they don't offer something we need or want, but we appreciate that others may want or need that service or mission.

We are very excited about the potential for a Summit church in our local area. We currently participate in both the Chapel Hill and Apex campuses, as each is about 35 mins from us. We love the large, vibrant, involved congregations of these churches. We also appreciate the positive impact we've seen in the community. We've served in Summit-supported and -funded opportunities such as a block party for the UNC graduate students, many of whom are not from the US and often have a hard time finding a sense of community. The children were welcomed with bounce houses and games while the adults were engaged with badminton, volleyball and corn hole. All were served a meal and all were welcomed. Recently a group from Summit spent a Saturday cleaning, painting, and making improvements to Apex High School. On an ongoing basis, Summit offers weekly opportunities for youth to connect to find community; counseling for marriages, support for dealing with loss, and skills for overcoming addictions; and support of the community through missions such as backpack buddies. These are just a few examples of investing in the community in which Summit is planted.

This weekend our NC mountain neighbors were devastated by Hurricane Helene. Hundreds of Summit College students, many of whom attend Chapel Hill Summit, were supposed to be in Black Mountain this weekend. With the forecast, their weekend was moved locally. One of the first things they did was pray and collect much needed items for this devastated community. Summit already has people on the

ground helping. Many more are scheduled in the coming weeks. They will be rolling up their sleeves to help these communities rebuild.

Summit represents what I want in my community. I'm hopeful Chatham County will continue to support a variety of plans to support the diverse community in which we live.

Thank you for your consideration.

Brett and Tina Ayers

From: Sam Cranford <secranfo@gmail.com>
Sent: Saturday, September 28, 2024 12:27 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church Land Proposal

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chatham Planning Board,

My name is Sam, and my wife and I have lived in Powell Place in Pittsboro for the last 9 years. During that time (and before) we have been members of The Summit Church and wanted to write to you to share our experiences there and how they can impact our Chatham community.

Even though we have driven 30 minutes to a Summit campus for the last 9 years, we have also led small groups here in Pittsboro leading to deepening relationships with other members in our city. Although most people see The Summit as a "mega church" we see it as a large extended family made up of smaller, more intimate families all throughout the Triangle. Even though we "lead" this family, we have witnessed all of the following within our group since we moved here:

- A young woman driving with my wife at 4am to take our sick child to the hospital -A dad of 4 watching our son when my wife had an emergency.
- A mom volunteering to do our laundry after my wife had a miscarriage.
- A mom of 3 watching our 2-year old when my wife went into unexpected labor -Meals provided for by numerous people in our group after the births of our 3 children -Our group supporting us when our son was in the NICU for 30 days.
- Our group raising \$1,000 to give to a family whose dad lost his job.
- A friend of mine driving to Raleigh to help me drop a car off that I was donating to a partner ministry.
- One man driving another who can't drive to his PT appointments -Our entire group throwing a surprise 40th birthday for a single guy whose whole family lives in Costa Rica.

This is the love that people who love Christ and are members of The Summit share with others inside and outside the church. Outside of it, I personally have been involved volunteering with Chatham Literacy and Chatham Habitat in the past. However, my wife and I have had way more opportunities to serve through a local Summit campus including landscaping/painting at local schools and ministries, leading summer VBS meetings in neighborhoods, tutoring local students, helping refugees move into

new apartments, participating in all-inclusive trunk-or-treats, donating to Angel Trees during the holidays, hosting international college students for holiday meals, to name a few.

While we have been leading for 8 years, one of my prayers has been how we can invest in and care for Pittsboro and this county. One recent opportunity that another couple brought to us was with volunteering time with local food pantry. I/we have been yearning for opportunities to care for those closer to us, and I know having a Summit campus nearby will help provide resources and manpower to serve those who need it in our community.

Thank you for your time and consideration of the The Summit having its presence to Pittsboro and Chatham County. Please let us know if you have any questions or if there is anything I can do to help in this process.

Sincerely,
Sam (and Lauren) Cranford

From: Bethany Harris <blwharris@gmail.com>
Sent: Friday, September 27, 2024 11:18 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Support for Summit church proposal

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Angela,

I wanted to take the time to write and show support to the Summit church and its' proposal for the land in Chatham County. I understand the prospect of a church that size may be intimidating. I have attended Summit for many years and have seen the heart its' campuses have for their communities. I hope that we have a chance to share that heart with the people in Chatham.

Thank you,
Bethany Harris

From: Laurie Fisher <laurie7221981@gmail.com>
Sent: Friday, September 27, 2024 11:56 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church Feedback

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Board,

I am writing in support of rezoning the parcel of land for Summit Church. I have been a member & weekly attendee of the Summit Church for 10+ years and have lived in Briar Chapel for 12.5 years. The Summit Church community has been a constant support and blessing to my life and my family's life over the years. They have walked with us and carried us through the loss of a child and have loved us well during both happy and challenging times. Both of our children attend weekly events at the church that are open to all children and we participate in weekly small group get together to build up and support members of our community.

We have a community of over 50+ people that currently travel out of Chatham County to attend Summit Campuses and that give our time and talents to serve the communities surrounding these campuses through such events a backpack drives to support local schools, supporting community outreach centers and the international community in our area. Having a local Chatham campus will greatly benefit our community through continued events that seek to love our neighbors well.

I trust the Summit Church leadership to build a church and surrounding property that will be an asset to Chatham county for decades to come and that the church is the best possible use of the land. I look forward to being able to attend and being able to serve the community of Chatham county through the Summit Church.

Laurie Fisher

From: Jake Hollenbeck <jakehollenbeck@gmail.com>
Sent: Friday, September 27, 2024 11:41 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing regarding the proposed Summit Church building and development. I have been attending The Summit Church for approximately 15 years. During my time with The Summit, I have seen the positive impact it has on the triangle region. I have been a part of numerous events where we help serve the community in which we live. I have also experienced and seen first hand how lives and families are reunited and encouraged based on the power of the Gospel.

Having the Summit Church in Chatham County would benefit the community in which it will be located. It will provide a loving, encouraging, uplifting, and safe place for individuals

and families to connect and live life together. It will also be a positive place for college students to attend, as UNC's campus is only a few miles away.

Thank you for your time,
Jake Hollenbek, Briar Chapel

From: Kristi Hollenbeck <kristimhollenbeck@gmail.com>
Sent: Friday, September 27, 2024 11:31 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church- planning board

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning to whom this may reach and concern,

I personally wanted to contact Chatham County's Planning Board regarding the potential Summit Campus build in Chatham County. I live right across from the potential lot in Briar Chapel and have been attending The Summit Church since 2006. I have visited and attended many churches over the years, but the people of Summit stand out in the way they love each other and love our community.

Through Summit initiatives I have been able to paint classrooms in elementary schools, provide backpacks and school supplies, plant flowers and pick weeds in front of our neighborhood schools, spend time weekly with kids in low income housing sharing the love of Jesus, eating with them and playing after school. I have been challenged to not just talk about Jesus, but live out the call to be His hands and feet in the community that I live in.

Having the Summit Church here in Chatham County would be a huge blessing for our community, I've seen first hand how they love and serve where they are planted.

My family moved to Chatham County 3 years ago and have been praying for a church community near where we live. We currently attend Summit Chapel Hill, but having a campus so close to where we live would be such a blessing for us and our 3 kids. We need more churches in this area. Having a church community to serve and do life with where we live is huge!! As our kids grow and get older I get excited about the possibilities of youth events, small groups, and having a building where community can grow deeper together and wider to our community in serving our neighbors.

Thank you for considering adding a campus here and approving this Summit Campus build, our family would be SO excited for this next chapter of having a church community where we live!!

Sincerely,
Kristi Hollenbeck

From: Heather Elmore <heelmos@aol.com>
Sent: Friday, September 27, 2024 10:57 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Board,

I hope this email finds you doing well! The first day that we walked into Summit, much younger and with only one baby, we were meeting at Riverside High School. I remember thinking, "There's no way I'm doing church in a high school!" However, the doors opened and with every person we met, every warm greeting and smile, I knew that this church was an extension of the Lord's love. Hearing the gospel preached by Pastor J.D. Greear, with nothing taken away and nothing added to it, just Bible truths, changed my heart.

We've raised 4 children in the Summit Church and also in the Chatham County School system. Summit has been our partner in parenting, helping shape and grow our children into people who love their community and want to give back. The thought of having a church right here in our community is very exciting for us! Our family has been greatly impacted by all of the resources and programs offered by the Summit. We've been there 18+ years and cannot wait to share our church home with our friends and neighbors.

Many thanks,
Chris & Heather Elmore
(Theryn 19, Cade 17, Banks 14 & Brooks 11)
919-768-2061

From: Erica Hoskins <erica.hoskins87@gmail.com>
Sent: Friday, September 27, 2024 10:51 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: The Summit Church in Pittsboro

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning !

One of the things I love most about Summit is how involved they are in the community. Whether it's food drives, work in prison ministries, helping teen moms, volunteering at shelters, painting schools, or just organizing events to bring people together, they're always focused on giving back. I've seen firsthand how much they help people in need and create a real sense of belonging.

I'm really excited about the idea of a new campus here because I know it would be a great way for even more people to experience what Summit has to offer. It's been exhausting driving to Apex or Mebane each week. I'd love for our community to grow locally, which is difficult to do outside of Chatham. Personally, I'd definitely be there—attending services and getting involved however I can. It would be great to have a space closer to home where more of us could come together.

Thanks for considering this, and I really hope you'll support the plan to bring The Summit to our community in a bigger way!

Have a nice weekend!

Erica Hoskins

From: randall brooks <randall.brooksnfb@gmail.com>
Sent: Thursday, September 26, 2024 7:09 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: New Summit Campus

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I just wanted to send this email in support of the proposed Chatham County Campus of the Summit Church. My family has been attending the Briar Creek Campus in RTP for 8 years. I could go into detail about the many benefits that this church has had on my family and the surrounding community. Through giving and volunteerism this church provides many services that are also provided by local Government, but at no cost, and I feel this Campus will be a blessing to our community in Chatham as well. Thank You

To the Chatham County Planning Board,

I am writing to convey my very strong opposition to rezoning land on 15-501 in order to accommodate the construction of the Summit mega church. An operation of this size is completely inappropriate for Chatham County and clearly is intended to serve mostly people from outside the county.

I have lived in Chatham County for 10 years now and intend to spend the rest of my life here. I (along with many others) rely on 15-501 to get pretty much anywhere I need to go, whether it's my work, grocery shopping, dining out, or seeing my doctor. There are no viable alternate routes I can take to avoid the massive traffic jams that will be caused by this church. If you

have ever been on highway 54 in Chapel Hill when St. Thomas More school lets out, you will have had a taste of just how disruptive this type of entity can be, and that school has only 379 attendees. Imagine how much worse the traffic will be on 15-501 if the predicted 667 - 2768 vehicles daily descend on us. The traffic pattern will be further snarled by the fact that the plans as designed will require everyone to make at least one U-turn on 15-501 as a part of their trip to or from the church which will lead to even more accidents on an already hazardous stretch of road. Worse, it will impact the ability of emergency services to reach those in need and hospitals and firetrucks to respond to emergency calls.

The church will inevitably require additional infrastructure support to be provided by the county but will not pay for it themselves. My understanding from the Summit Church updated documents is that only a small minority of their congregants are from our county. This church is being built for the benefit of non-residents. This imbalance seems inherently unfair to Chatham citizens who must shoulder the burden without enjoying wide benefit and for that reason alone the proposed re-zoning should be rejected. As a tax-exempt entity, this church will reap the advantages of its location and of county support without having to pay for its costs, even worse, robbing Chatham County of needed tax revenues by occupying land that would otherwise generate income for the county. Likely the residents of Chatham County will even bear the burden of increased property taxes as a result of the use of the road and the loss of tax revenue since the church is exempt from property taxes and is not conducting activity which generates taxes. This facility will benefit the great number of people from outside of Chatham County attending the church with no benefit to the residents, who will absorb the burden. It is not for Chatham County.

Finally, Summit Church's methods and beliefs are problematic. One of the first goals stated on their official website is that they want to build 1,000 (!) churches by the end of this generation. They have already constructed 12 churches in the greater research triangle area. Massive growth is their main goal, but they are making others pay for it. I fail to see why residents of Chatham County should be forced to subsidize such an operation.

Thank you for your work on this issue. I hope the board will choose what is clearly best for Chatham County and vote no on this rezoning request.

Yours sincerely,
Kristen Skipper
914 Fearrington Post
Pittsboro, NC 27312

Dear Mr. Garrett,

I am writing in strong opposition to the rezoning application that has been submitted by Quinty, PA to Chatham County. The request seeks to rezone three parcels in the area from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office

and Institutional for a church/place of worship. Parcel 18909 is across 15-501, north of Vickers Road. Parcels 2752 and 93852 are adjacent to Briar Chapel, north of Briar Chapel Parkway.

The applicant, known as Summit Church, is proposing a complex with a large sanctuary for up to 1,200 people and parking with approximately 600 spaces. The traffic impact of this -- near an already busy and dangerous intersection -- is immeasurable.

And the implication for the tax base of allowing a large big business masquerading as a house of worship is considerable. You want high income workers living and paying taxes in Chatham County? Then you'd better not invite a churchful of ignorant zealots with outstanding sexual abuse charges to ruin traffic and consume resources tax free. We'd rather pay the higher taxes in Orange County than subsidize these high-earning homophobes.

Regards,
Perry Hewitt

Traffic is already bad around briar Chapel. This proposed church would make it worse.
Sent from my iPhone

Joan H Bullard
79006 Hawkins, Chapel Hill,
NC 27517
joanbullard@gmail.com
919-622-7944

Hello Mr. Garrett,

My name is Ylce Irizarry and I am Chatham Country personal and small business tax payer. I am writing to voice my opposition to the building of the 88,000 square foot proposed church (location on 15-501 near Briar Chapel).

The grounds for my opposition are these:

1-This will not increase county tax revenues; in fact, it may increase the tax burden on residents as the county will have to maintain roads, lights, sewage, and other items supported by property taxes. Churches do not pay such taxes.

2-Chatham County will continue to grow because it is a great place to live. That growth needs to be controlled. As I understand it, this church may also hold for-profit, non church, external group events. This will increase the traffic for working people like myself on weeknight evenings in addition to weekends. I already have a 30 minute commute; I don't

mind it much because it is scenic. That will change if more trees are stripped to make a giant parking lot.

3-Environmental impact. While we cannot stop all growth in Chatham County, we should distribute it so that it does not affect any one area disproportionately. I chose to live in Chatham County, in Pittsboro, because it had trees, a lot of parks, and access to Lake Jordan. It has significantly more forested areas than Durham or Orange Counties. If this mega-church is built, I will seriously consider moving somewhere else.

Thank you for presenting this opinion at the October 1 meeting. I am traveling out of town for work and cannot be present.

Regards,
Ylce Irizarry, Ph.D.
271 Mindees Lane
Pittsboro, NC 27312

This letter is to request that the Chatham County Planning Board deny the request of Summit Church for the conditional rezoning of 50 acres on 15-501 across from The Veranda for use as a 88,421 square foot megachurch.

The traffic generated by this facility - 3000 trips on Sunday will create high-volume bottlenecks (especially when noting that the traffic will come in surges and the requisite u-turns across traffic) and cause problems along the entire corridor of 15-501. This corridor is the sole connection between Chapel Hill and I-40 and will result in further back-ups even beyond Chatham County. It will impact the ability of emergency services to reach those in need and hospitals and firetrucks to respond to emergency calls. We already receive too many notices of accidents in the immediate area. The residents of Briar Chapel will be greatly impacted. There is no assurance that the church will not schedule additional services and other activities on Sundays, thereby increasing the projected trips.

Although 600-700 trips during weekdays are used in the traffic report, this number could also increase substantially due to use of the facility and its "future building." The County has no control over the number and extent of activities that could occur in the church, its auditorium, the open space and the future building.

In addition, the residents of Chatham County will bear the burden of increased property taxes as a result of the use of the road and the loss of tax revenue since the church is exempt from property taxes and is not conducting activity which generates taxes.

This facility will benefit the great number of people from outside of Chatham County attending the church with no benefit to the residents, who will absorb the burden. It is not for Chatham County.

We urge you to deny this request.
Jenn & Ben Sherman
54 Tarwick Ave, Chapel Hill, NC 27516

To the members of the Chatham County Planning Board:

I have reviewed the information submitted by the applicant in this matter and am familiar with the record.

I am concerned about the traffic based on the trips generated by this project as submitted. However, there is another significant problem. I am concerned about the traffic of the future because you can not rely on the traffic report for the trip numbers once the property is rezoned and the applicant owns the property.

This is because the trips generated in the report are based on the limited activities provided by the applicant at this one point in time. It is simply a subjective snapshot created by the applicant. That snapshot could look very different at any and multiple points in time after the rezoning and purchase of the property. There is no accounting for one-off events or later changes, expansions or additions to the initially planned use or activities.

This property is unique in that it is a 50 acre tract with an 88,000 square foot building, a proposed future building and open space. There is plenty of opportunity for flexibility and activities that are not yet planned or stated in the materials submitted to the planning department and which are impossible to predict. In this case, once the applicant owns the property the activities can expand in frequency, scope and type and as a result the trips generated will change dramatically. Once the tract becomes private property, the County will have no control over any changes in scope, frequency or activities and thereby no control over the traffic on this critical corridor.

Consider -

Impact on traffic if the applicant adds additional services - evenings, holidays, Saturdays or even weekdays.

Impact on traffic resulting from weddings, funerals and baptisms for parishioners of this facility and of other locations of the applicant.

Impact on traffic if the applicant holds other events, gatherings, festivals, conferences in the building or even outdoors at times when services are not held.

Impact on traffic if the applicant holds regional events among its multiple locations such as joint services and conferences .

Impact on traffic if additional classes, childcare, teen activities and other programs are added during the weekdays and/or week nights.

Impact on traffic if retreats are held on the property.

Impact on traffic by use of the auditorium (although applicant states this will not be rented this statement is not binding), use by the parishioners of the auditorium and by applicant's other facilities or or even gratuitous use by others.

Impact on traffic if the applicant holds or permits others to hold outdoor concerts and activities or sports events on the property.

The above are only examples of potential activities. It is not a final list because we cannot predict what we don't know may happen in the near and distant future.

All we know is that when the property is transferred to the applicant the County has no control and that the trips as currently calculated will be irrelevant. The applicant, like any other property owner, will seek to maximize its use of the property.

The traffic based on the current assumptions is already a huge problem. However, it does not even begin to illustrate the disaster that could occur in the future.

I urge you to deny the Summit Church request for rezoning. .

Stephanie Powell
114 Beacon Ridge Blvd.

This letter is to request that the Chatham County Planning Board deny the request of Summit Church for the conditional rezoning of 50 acres on 15-501 across from The Verandah for use as a 88,421 square foot megachurch.

The traffic generated by this facility - 3000 trips on Sunday will create high-volume bottlenecks (especially when noting that the traffic will come in surges and the requisite u-turns across traffic) and cause problems along the entire corridor of 15-501. This corridor is the sole connection between Chapel Hill and I-40 and will result in further back- ups even beyond Chatham County. It will impact the ability of emergency services to reach those in need and hospitals and firetrucks to respond to emergency calls. We already receive too many notices of accidents in the immediate area. The residents of Briar Chapel will be greatly impacted. There is no assurance that the church will not schedule additional services and other activities on Sundays, thereby increasing the projected trips.

Although 600-700 trips during weekdays are used in the traffic report, this number could also increase substantially due to use of the facility and its "future building". The County has no control over the number and extent of activities that could occur in the church, its auditorium, the open space and the future building.

In addition, the residents of Chatham County will bear the burden of increased property taxes as a result of the use of the road and the loss of tax revenue since the church is exempt from property taxes and is not conducting activity which generates taxes.

This facility will benefit the great number of people from outside of Chatham County attending the church with no benefit to the residents, who will absorb the burden. It is not for Chatham County.

We urge you to deny this request.

Alexa and David Moore
96 Treywood Lane
Chapel Hill NC 27516
Chatham County

Hello Mr. Garrett,
I live at 156 Old Piedmont Circle in Briar Chapel.

I moved here in 2015 to enjoy the quality of life. It was amazing to find a community that was accessible to UNC and relatively affordable for me.
I am not opposed to growth and development. But, I think it should be considered in terms of the quality of life in Chatham County. I have appreciated the new restaurants, grocery stores, and other businesses that have located near Briar Chapel.

I don't think the mega church that is proposed to be another location for Summit Church is a fit for our county. Besides the pressure on the infrastructure of the 15-501 highway, this church discriminates against >50% of the residents of our county.

The theology is consistent with Complementarianism. This is a belief that

- Only men should hold leadership positions in the church.
- Women may hold other positions, but not those of authority over men.

The text below is directly from the Summit Church website:

<https://summitchurch.com/Content/ExternalWebsite/Documents/one-in-christ-role-of-women-in-ministry.pdf>

B. Women Are Complementary Partners

While Scripture makes it plain that women are equal partners with men in God's mission, it also teaches that God made men and women with gender distinctives. God created the woman as an ezer kenegdo, which means she is equal in essence to the man without being identical in function (Gen 2:18). God created men and women to reflect his image together, which means that the two genders

reflect the image of God more fully than one gender would alone. By God's design, men and women complement each other in his mission, providing unique ministry value. In fact, had God designed men and women to be completely interchangeable—the position known as egalitarianism—we would have less motivation (not more) for encouraging women to be involved in the life of the church. The complementarian position recognizes that women offer value to the church that men, by themselves, never can. The focus of Scripture, after all, is not on what women cannot do, but on what they can, and must, do. As complementary partners in mission, men and women flourish best when aligning with God's prescribed order. Scripture teaches that God has established certain positions that he reserves only for qualified men. In the Old Testament, the primary role that was limited to certain men was that of the priest (Leviticus 21). In the New Testament, the role limited to certain men is that of the pastor-elder (1 Timothy 2:12–3:1). We no longer abide by the Old Testament system of worship, but we do follow the example of leadership outlined in the New Testament, reserving the title of “pastor” or “elder” for those men that meet the qualifications of Scripture. Recognizing these roles, however, does not lead us to believe that women can only serve in a secondary or diminutive capacity in the church. Nor do the distinct ministry roles that God outlines need create a dichotomy between those who do “real ministry” (the men) and those who merely support the ministry (the women). Women are expected to exercise the spiritual gifts of teaching, leading, and prophecy, just as men are. Often those gifts will be exercised in the single-gender environment we call “women's discipleship,” but not always. When both men and women exercise their spiritual gifts, they fulfill rather than subvert God's order. The body of Christ thrives only when both our sons and daughters thrive. We believe that women can exercise all of the gifts mentioned in Scripture while still honoring the biblical pattern of complementarity. Moreover, we believe that women can exercise these gifts while still reserving the distinct role of pastor-elder for qualified men.

As an elected leader, I know you realize that women have the right to vote. It would behoove you to recognize that you represent women AND men in Chatham County. I would never expect you to support an organization that would repress people based on their sex, creed, color or sexual orientation.

I urge you to vote “no” for this project.

Sincerely,
Deborah L Givens
156 Old Piedmont Circle
Chapel Hill, NC 27516

I strongly implore the county commissioners to prevent the change of building codes, ordinances and permits that would allow a Mega Church to occupy 50 acres across from Briar Chapel's Veranda on US 15–501. The impact of an estimated. 3,000 church attendees on Sunday and 700+/- cars during the week are more than our traffic patterns, our first responders, and our roads can handle. The scale and scope of this type of initiative is not something that will benefit the majority of North Chatham residents. The increase burden on resources as noted above, and the fact that this church will not pay any taxes to support this increased burden means that all the citizens will be paying for something that most of us will not use, do not need, and should not be allowed. A smaller nonprofit/church enterprise is something that can be accommodated and I am not opposing the construction of a

church, but it needs to be able to fit with the population, and the natural and community resources that we have to support the broader community. I strongly urge the commissioners to turn down this plan.

Thank you.

**Sincerely,
Colleen Sharp
176 Roads End
Pittsboro, NC 27312**

From: Joseph Wright <joseph@wright-contracting.com>
Sent: Wednesday, September 25, 2024 3:21 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Letter in Support of Summit Church Rezoning

Members of the Planning Board,

I am writing you in favor of the Summit Church. I love the Lord, I love my Country, my state and my community. I believe my church will love and bless our community here in Chatham county.

I grew up in a rural county in Western NC, seeing growth in an area is tough, but inevitable. I am an Eagle Scout, a pilot and a business owner. I moved to Raleigh where I attended and graduated from NC State. While a student I was impacted by the outreach of the Summit Church where I have been attending since 2007. Upon graduating I was able to start an environmental restoration company based in Chatham County. I had the privilege of some of my earliest projects being located in Chatham County. I ultimately moved my business, my family and my life to Chatham County. I am proud to live here! Not only do I live here, I serve here. I am a firefighter, Captain and President of the Board of a local volunteer fire department. I have volunteered for over 22 years.

There is no doubt growth is coming to Chatham County, from all directions. Major factories Vinfast, Wolfspeed, Toyota is in the area, Chatham Park to name a few are impacting Chatham County. Chatham County is growing, faster than most realize. People are moving here, to live work and play. That's not something that's going to stop, its already in motion. There will be more pedestrians, traffic, traffic lights, environmental impacts, infrastructure and people. The county is going to need more police, firefighters, paramedics, utility workers, schools, teachers and this list goes on. People are going to need jobs and all the retail needs that keep our society moving forward. The reality is that growth and all that comes with it is almost unstoppable. The influx of people is coming. The question facing you as board members in this decision is simple, who is going to serve all these people?

I think the Summit Church is part of the answer to serving the existing and the new citizens of our county. As a member of the church, I know that we are a "Mega Church," but we meet in many locations and we serve the areas where we live. We aren't looking to build the PNC arena and meet in one location. Something will ultimately occupy this land, why not a church? Our church handles traffic control, safety and all the infrastructure needed to operate without being a burden to the community. They do it with paid staff and volunteers. It is well thought out and fits the aesthetics of the area. The

building is just a building, public meetings can be held, schools, charities and the community can use the space. It won't be empty six days and only full on Sunday!

The reality is we're not talking about a building, that's not the church. The people that attend are the church. Citizens of Chatham County attend this church. The members of the Summit Church serve, they give back, they help. I would encourage board members to reach out other cities and inquire to the impacts our church has on their citizens.

Thank You,
Joseph Wright
Wright Contracting, LLC
PO Box 545
Siler City, NC 27344

866.809.9276 (Main)
919.663.0810 (Office)

866.260.0921 (Fax)

From: Rick Wilkie <rickgwilkie@gmail.com>
Sent: Wednesday, September 25, 2024 9:53 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

My name is Rick Wilkie. My wife and I have lived at 441 Chatham Forest Drive in Pittsboro since 2019. I am writing to voice my support for approval of the proposed campus for a new Summit church in northern Chatham County.

We currently attend Sunday services at the Summit campus in Apex and are also members of a small group in Pittsboro that consists of Summit members from the Apex and Chapel Hill campus locations. We are very excited about the proposed new location just a few miles north of Pittsboro.

Summit has been a huge blessing to our family. It has brought us closer together while also providing many service opportunities in and around the Apex community. We look forward to the possibility of serving at a campus nearer to our home.

I believe having a Summit campus in the Pittsboro area would be a huge benefit to the community at-large. Our experience at the Apex campus certainly backs that up. I appreciate your time and good work in this matter.

Best regards,
Rick Wilkie

From: Whitney Mabry <wsmabry@gmail.com>
Sent: Wednesday, September 25, 2024 9:37 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: In favor of The Summit Church Coming to Chatham County

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Angela and Board Planning Members,

I hope that you are all doing well! I wanted to send an email in favor of The Summit Church Campus coming to Chatham County. I understand that there may be some differing opinions on this, but rest assured that this church will be nothing but a huge blessing to our county. I am a resident and a previous teacher within the Chatham County School district. I am currently a Summit Church member and have been praying for God to send us a local campus that my family can worship and serve in. The Summit Church has been such a positive influence and experience in mine and my family's life and I know many others that have the same experience. I pray that other Chatham County residences will also have the unique opportunity to experience the Summit church. Having experience in both attending the Summit Church and previously teaching in Chatham County Schools, I can speak first hand on how this church would bless this community. The schools and children would benefit from not only having local members praying over and for them and the staff members of this district, but also watching the way that Summit has poured into other schools in Durham County. I can only imagine that they will bless Chatham in the same way. Many in our church are lunch buddies and provide lunch breaks for teachers within the school, they send school supplies, etc.. they love on and bless the teachers/staff. The church also provides many family/kid opportunities along with weekly worship services to help support growing in your faith. This faith is what sustains us through our daily lives and there is no way that that cannot impact every other aspect of our lives (work, businesses, the way we treat others within the community, etc..) Not only would the Summit Church be a blessing to this community, it would also provide eternal value to Chatham County. I will continue to pray and trust that God's will be done in Chatham County as it is in heaven.

Thank you for the time to voice my opinions on this matter.

Blessings,
Whitney Wright

From: Alex Harris <daharris6527@gmail.com>
Sent: Wednesday, September 25, 2024 9:08 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Support for Summit Church proposal

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Angela,

Hope you are doing well. I'm writing to express my support for the proposed Summit Church location at 15-501 and Vickers Rd. My wife and I have been attending and involved with Summit for 6+ years now and it has been a great blessing for our family. Summit takes very seriously the idea of "seeking the good of the city," meaning the community around it. We've been blown away by the various programs and outreach the church undertakes to reach the neighborhoods and communities in which it is located. For the last several years we've been driving to the current Chapel Hill location, and have been hoping and waiting an opportunity might open in Chatham. I know there are many others in the same situation.

I am a Chatham County native and current resident, and I've seen the trajectory the county has been on for a quite a while now. I think the Summit would be a great addition to our community and hope the Planning Board will recommend it for approval.

Thank you,
Alex Harris

September 25, 2024

To: Chatham County Planning Department and Board Attn: Jim Garrett; Jason Sullivan; Angela Plummer We are writing in opposition to the proposed re-zoning for a Summit Church property.

While there are many compelling reasons noted by our neighbors and others concerned about the proposed development, our focus is on two issues:

- 1) **inevitable traffic problems and potential negative impacts on public safety that this proposed re-zoning will create.** 2). **Tax base Loss in context of Forever Chemicals issue and related tax liabilities for all Chatham County residents**

Re Traffic— Our request to Planning Board members and the County Commissioners is that you ponder this issue as you do the unusual turnaround to head West from Andrews Store Road on 15-501. Please picture cars attempting that turnaround in slow-moving gridlock conditions as church members arrive to or leave services, or in any number of special events the proposed entity might elect to have. This is just one example of the traffic flow strains we can expect.

Ingress and egress— potentially with more than 4X the traffic density — will be difficult on and off 15 -501. There is no grid system of roads here— there is no bypass. Alternate feeder roads to/from the church site inevitably pour into 15-501.

As Fearington residents we have only one road in/out (Village Way) and imagined scenarios of ambulances and the like attempting to serve our community during the expected gridlock are very troublesome.

We have heard that the traffic studies done re: this rezoning are out of date and performed when effects of the pandemic lockdown were still lightening traffic. Indeed, just this past week another major US Company (Amazon) announced its reversal on remote workers. Above and beyond the population growth in our area, the return to pre-pandemic traffic patterns is still in progress. Sundays are cited by some as light traffic days. This flies in the face of our experience— we have been stuck on 15-501 in Chapel Hill on late Sunday mornings on several occasions. The 15-501 Chapel Hill traffic is NOT light at that time.

Re: Tax Implications The loss of tax revenue by allowing such a large 501c3 organization to build out this proposed site has been widely noted. Our understanding from the Summit Church updated documents is that a small minority of their congregants are from our County. This imbalance seems inherently unfair to Chatham citizens who must shoulder the burden without enjoying wide benefit and for that reason alone the proposed re-zoning should be rejected.

See report on Flint Water tax liabilities for Michiganders—

<https://www.freep.com/story/news/local/michigan/flint-water-crisis/2016/02/20/flint-water-crisislawsuits/80514276/>

Moreover, this drain on tax revenue comes at a time when our County and County officials are very vulnerable to legal action by plaintiffs adversely affected by Forever Chemical pollution (See above article re Flint water, e.g.). While the most salient aspect of our currently poor water quality might be moral in nature (viz. allowing children to drink unsafe water), this is NOT a time to compromise potential County revenues, and especially for a site developments with predictable needs for additional resources, e.g. for traffic safety.

Thank you for your time and consideration of these issues. Sincerely, Amy Munice and Peter Kachergis, 638 Fearington Post, Pittsboro, 27312

From: Gary & Etta <garyetta96@gmail.com>
Sent: Wednesday, September 25, 2024 8:33 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church-letter of support

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Chatham County Planning Board Members:

We wanted to send an email in support of the Summit Church and its request to purchase the land off 15-501/Vickers Road to build their Chapel Hill campus. We live

in Pittsboro and have been attending the Summit Apex campus since 2017. We are also Summit Small Group leaders and weekly host of group of Pittsboro residents in our home or local restaurants. We are aware of numerous Chatham County residents who currently attend various Summit campus' outside Chatham County each weekend.

Since 2017, we have personally witnessed and have been amazed at the generosity of the Summit Church in the communities where they are located. The Summit Church invests in the lives of the people in their community and have outreach programs for those in need (such as-the homeless, widows, teenage pregnancy centers, and local food banks). Summit serves local schools by providing supplies for back-to-school campaigns and adopting local schools to assist and support teachers. Summit also has local mission projects that help schools with landscape and painting needs.

The people of Summit are very generous and loving people who also give back to the community where they attend through shopping and dining at local restaurants.

The overall investment that the Summit Church will make in this community will have a far greater positive impact for the citizens and children of this county than any negative effect. We know that you have done your due diligence to weigh the pros and cons of allowing the Summit Church to build on this property and we trust that you take letters of support also into consideration.

Thank you for your attention!

Gary and Etta

**Gary and Etta Blankenship
610 Log Barn Road
Pittsboro, NC 27312
Gary's cell-919-741-3325
Etta's cell-919-619-2395
Email: garyetta96@gmail.com**

**From: Karen Butler <karen.butler.e@gmail.com>
Sent: Wednesday, September 25, 2024 7:11 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: New Summit Campus in Chatham County**

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Plummer and Chatham County Planning Board,
I joined Summit Church, at the Chapel Hill campus in Orange County, in 2018 shortly after moving to Briar Chapel in Chatham County. Since that time, the Summit Church body has been a source of encouragement and support as I pursue spiritual growth and in turn learn to engage in community.

Summit Church pastors and our home fellowship leaders in Briar Chapel are instrumental in cheering me on in my faith and guiding me on my journey to be more generous, loving, and compassionate to the world around me. This has been incredibly impactful in my life; I am grateful to those in the church who have and do pour into my life so that ,hopefully, I can do the same for others.

The Summit Church family is dedicated to caring and investing in community—here in North Carolina and around the world. I am excited at the possibility of finally being able to contribute more intentionally to the support of the Chatham County community. A Summit Church campus here in Chatham County would help direct my efforts and outreach to those closer to home—a community I love and to which I feel closest.

Thank you for your consideration and support.
Blessings,
Karen E. Butler

Hello there Mr. Garrett,

I wanted to write to the planning department to express my opposition to the planned mega church site within Pittsboro per Summit Church Conditional District Rezoning. My aim here is two fold, one to express my reasoning for being against this rezoning and allowing this to be built and two to allude to better alternatives that would be better uses of the land parcels. To my first point, mega churches, especially in this instance do not promote the values that they put forth. Having dealt with similar instances where I used to live in the past, I have found that these kinds of institutions are actually a downgrade compared to comparative developments that could be built instead. To my second, there are many alternatives that not only serve a similar purpose, but other religious buildings we already have within the county with which we could accomplish the same thing.

To expound on this, two point two of the [discussion and analysis document](#), while noise could be concerning the location would actually be more detrimental to the traffic conditions on the road. Yes, Chatham county is growing, but a specific build in this instance is not something the community at large would need. Taking faith out of the equation, a more positive change for the longevity and growth of the county would be multiple small business locations within the area or additional public land grants for parks and other positive public institutions that promote the things families in this area would want to see. This is further pushed by looking at point 3. While this kind of location is a "gathering place" realistically it is a privatized gathering institution where not all public members may be welcome.

Unfortunately, to explore that idea further I do have to bring faith back into it. A church of this kind would ultimately be a Baptist institution. Realistically not everyone within this county believes that way. There is nothing wrong with a church, we have many within the county and they are all great places of worship and public gathering. But Churches of this kind are not the same. They do not expound the same benefits as other religious churches we have. These institutions are about one thing, profit. I have seen this first hand back on Long Island, NY (where I lived). A large church of a similar nature ruined the neighborhood it was built, discrimination, for lack of better wording...overly religious individuals spread misinformation and targeted attacks against others, and taxpayer dollars went into funding/keeping up with a church that catered solely to one group of people that did not, that is the key here, DID NOT lead to growth and gathering within the community. I am by no means saying that this institution or the individuals who will make up its congregation will behave the same. Just pointing to what I have seen in the past.

Finally to my second point. As mentioned this land use could be better used for more public projects that would not only be more central in building this amazing community up long term wise, but serve to gather and preserve the land we all love in a better way. Additional public parks for the many families that now make up the community, with small business locations nearby would be one example to better serve the community. These kinds of things will also bring in additional funding to Chatham County rather than one private institution.

Thank you for your time,
Thomas Valerio

From: Lauren VanHook <lmvanhook@gmail.com>
Sent: Tuesday, September 24, 2024 6:00 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church Chatham County Rezoning

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Board,

I am reaching out to you regarding the proposed rezoning of land in Chatham County for the Summit Church campus. I am a resident of Chatham County and have lived near the proposed site since 2018. I also have attended Summit Church since 2018 and have witnessed the positive impact the Church community can have on its surrounding area. The Summit as a church is a “good neighbor” and that would continue when we transition to Chatham County.

There are many ways we contribute to the community, but I have personally helped provide backpacks for kids for the last 4 years and have contributed meals to those in need. I’ve seen the benefit Chatham County children in foster care receive when they are placed in a home of friends that are Summit members. I’ve celebrated in a Chatham County courthouse when a child was adopted by a Summit family.

In addition, for the last 6 years we’ve held a weekly club for elementary school students to have a place to learn and play safely with each other. Summit also has a Prison Ministry where members can become trained to serve in North Carolina Prisons meeting needs the Prisons share. I am taking steps to be trained to participate in this. All of these would not be possible without our Summit Campus and have made a difference in the life of my family.

The Summit Chapel Hill campus moving to Chatham County is attended by other Briar Chapel and Chatham County residents. We would welcome a campus that does not pull us from Chatham County into Orange and Durham Counties regularly. We love our community and would like to have an organization like the Summit to serve Chatham County with and through.

We believe that the church would bring a stronger sense of community, with minimal negative impact to the surrounding area and am confident we will be good neighbors for Chatham County.

As such we encourage our community leaders to vote to rezone in favor of the campus and appreciate their support.

Sincerely

Lauren VanHook

From: William VanHook <wmvanhook@gmail.com>
Sent: Tuesday, September 24, 2024 5:46 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church Campus in Chatham County

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Board,

I am writing to you regarding the proposed rezoning of land in Chatham County for the Summit Church campus. I am a resident of Chatham County and have lived near the proposed site since 2018. I also have attended Summit Church since 2018 and know the positive impact the Church community can have on its surrounding area.

Currently, members of the Summit Church volunteer in the greater Chapel Hill and Chatham County community in a variety of ways. Specifically, members of the church provide tutoring services for children in the Chapel Hill community, as well as help in providing backpacks for kids in need each year and taking meals to those who are in need. There are countless other ways members of the Church have led efforts to be a blessing to members of these communities in need, which has been a tool to teach our children that helping others can often be done in simple ways.

One of the most impactful ways members of the Summit Church has impacted the greater Chapel Hill and Chatham County communities is through the work of foster care and adoption of children in need of healthy homes. I can recall the smiles on the faces of some of the children directly helped by the kind-hearted members of the Summit Church and their servant mindsets towards local foster children. I believe that Summit Church members and attendees have been involved in countless ways to be a blessing to these communities and will be able to expand those efforts in the greater Chatham County area, forging fresh partnerships with other organizations that are serving those in need here.

I would like to mention that the Summit Church campus which would be relocating to Chatham County is attended by numerous residents of Briar Chapel and surrounding Chatham County areas. Many of these residents could also attest to the blessing the Church has given to the community. This church has had a positive impact on my family's life as we have created a community that cares for each other and spends time weekly with each other. where we have established friendships over the last 6 years.

With the move to the County, our family and many others plan to attend the Church's weekly services and be active in a campus here in Chatham County. We believe that the church would bring a stronger sense of community, with minimal negative impact

to the surrounding area. We believe that Summit would be active as a body, invested in this community being a good neighbor to others.

As such we encourage our community leaders to vote to rezone in favor of the campus and appreciate their support.

**Sincerely,
William VanHook**

**From: Ashley Powell <powell.ashleyh@gmail.com>
Sent: Tuesday, September 24, 2024 3:03 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church-Chatham County**

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I hope this email finds you well!

My name is Ashley Powell and I've lived in Pittsboro with my family since 2016. We have loved Pittsboro's charm and have watched as it has grown over the years we've lived here. I can think of no better new addition than a campus of the Summit Church! We were thrilled to hear this was a possibility!

My husband and I, along with our children, have attended the Summit since we returned to NC in 2015. We have had to drive out to campuses in Brier Creek, Chapel Hill and Apex over the years, but it has absolutely been worth the drive! We have several other friends and families who also live in Chatham county and drive out to other campuses of the church. Together we have dreamed of having a convenient location to attend services and have our children's activities. This new location would offer that, but also help provide a way for us to reach out to our own local community here in Pittsboro more effectively.

The Summit is known for its mentality of service. There have been so many opportunities to help serve in local schools or with other service organizations through our church-but nothing really local to where we live. If this campus proceeds, we'd love to know of service opportunities in Pittsboro and all of Chatham county!

Please strongly consider this new campus for Chatham County. I'm confident our church will have a positive impact on the community!

Thank you for your consideration and I hope you have an excellent afternoon!

**Sincerely,
Ashley Powell**

Mr. Garrett,

I am opposed to the rezoning of Parcel 18909 for the following reasons.

1. The area of US Highway 15/501 near the parcel is already highly traveled. Nearby intersections have already been the scene of numerous accidents. I am concerned that with such a large event center/church as the one proposed there will be even more accidents.

2. A rezoning will also lead to a tax exempt status for a large parcel of land.

**Thank you for your time and consideration.
Blisse Adams**

Ms Plummer / Planning Board Members ~

I appreciate the opportunity to share my views about the new location for the Chapel Hill campus of the Summit Church. My wife and I retired and live in Briar Chapel. We have been attending Summit campuses for many years. We would be thrilled to attend a campus that was closer to our home, rather than traveling over 20 minutes to the nearest location.

In addition to my personal benefit, I see a couple benefits for Chatham County:

1 - Many businesses on 15/501 would have more customers on Sundays because of the hundreds of church attendees. All restaurants would experience increased clientele.

2 - Church-goers are generally moral and up-standing members in the community. I have personally seen the Summit impact dozens of families. Earlier this month, the Chapel Hill campus sponsored a block-party for all the international students at UNC. Many volunteers manned kids games and bouncy houses, provided free lunch, and engaged positively as ambassadors to guests in our country. The church has a strong presence in the community and seeks opportunities to engage and meet needs.

I look forward to seeing how the Summit continues to serve and support the greater Triangle area. This ministry's southern-most extension into Chatham County will expand to reach many more families and businesses.

Thanks for your time~

Jeff R.

Briar Chapel Resident

Greetings.

I am writing to oppose the rezoning of property on 15-501 for Summit Church. I oppose the rezoning because I do not believe a church in this location is the best use of this land for Chatham County.

Because of the rapidly escalating impacts of climate change, I prioritize decisions through that lens. Will an action move us toward a solution for the climate crisis? I believe rezoning for a church on 15-501 moves us in the wrong direction. I would hope to see this land be used for dense housing in the future. The County has a great and growing need for affordable housing and an increasing need for public transit. Dense housing is more affordable and climate friendly. Transportation is the largest emitter of CO2 in Chatham County. 15-501 provides one of the highest priority routes for enhanced public transit in Chatham County and a logical route to target for reducing vehicle miles traveled.

Rezoning for a church that does not pay taxes and sits empty most of the week in the middle of a large paved parking lot moves us in the opposite direction from the climate solutions we need to be implementing in Chatham County. Thank you for considering this input in your decision making.

Sincerely,

Vickie Atkinson

From: Michael Rodriguez <mjrodri1@gmail.com>

Sent: Monday, September 23, 2024 12:56 PM

To: Angela Plummer <angela.plummer@chathamcountync.gov>

Subject: The Summit Church in Chatham County

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

My name is Michael Rodriguez and I have been a Chatham County resident and small business owner for almost 15 years. I also own businesses in Chapel Hill and Carrboro, and have done so for more than a decade, while also serving on the Board of Directors for the Chamber for a Greater Chapel Hill-Carrboro for almost 4 years.

For 13 years I have attended the Summit Church, driving first to our Raleigh campus, then Chapel Hill, and currently the Apex location. And for most of this time I have often prayed for a Summit Church to come to Chatham County.

While I could write pages on the intangible benefits to having a Summit Church in any community, I believe that those points that are tangible and data driven make the most sense for this forum.

1. We make it our mission to serve the communities our churches are in. This comes with assistance to local schools whether it be for campus beautification, at-risk youth mentorship, and in some cases even substitute teacher coverage. We help serve refugees, offer aid to families in need, and genuinely attempt to understand and help the other needs we may not be aware of. A church of hundreds looking to share resources, talents, and time can only assist a community. Currently, these resources are being distributed to other communities due to a lack of presence in Chatham. This changes almost overnight with a campus coming here.

2. As a small business owner, I recognize the need for an increase to the shopping public. I have noted some concerns over the property tax loss, though presently it appears the tax benefits of this unused land is less than \$500 annually. While my businesses themselves would not directly benefit from an increase in the population on Sunday's, I can assure you that surrounding restaurants, gas stations, and grocery stores would. The sales tax from lunches and goods bought on what is traditionally the slowest day for any business would far outweigh the concerned "loss" of tax revenue.

3. I have also noted a concern over traffic. Growth is coming to Chatham, period. Hundreds of apartments, a Community College, grocery stores, etc. are already built with more buildings, rooftops, and growth coming. Traffic to this point has not been affected as far as I have noticed, and the DOT will most likely already be investing in infrastructure to accommodate the current developments. And, of all days in a week, if there is a day that I NEVER see traffic, it is on Sunday mornings. Having a Summit in Chatham will not create gridlock. Our existing campuses are already in areas with

significantly more traffic and people, and we have not experienced any backlash due to traffic from local citizens or municipalities.

I find it hard to imagine the benefit to denying a group of hundreds the opportunity to worship in Chatham who will also seek to help our county and its people. I hope that our church's track record speaks for itself, and the board votes in favor of allowing the Summit Church to bless Chatham County.

Thank you all for your effort and consideration,

Michael Rodriguez

Multi-Unit Franchisee, Subway

Board of Directors: The Chamber for a Greater Chapel Hill-Carrboro

FAF National Advisory Board: Subway

630 East St., Ste. 1

Pittsboro, NC 27312

mjrodri1@gmail.com

Hi Dan,

I live in Briar Chapel and make the drive across the intersection at 15-501 several times a week to pick up/drop off my grandbaby.

I long ago learned to sit at the light after it turns green, in case someone is barreling through the red light. I'm sure I don't need to tell you how fast traffic is on this stretch of highway.

Please vote NO to approving the church that will literally add thousands of vehicles to this already dangerous intersection.

Thank you,

Melissa Carter

As concerned residents of Briar Chapel we oppose the zoning of the parcel adjacent to the Dogwood veterinary facility for use as a mega-church. There are many reasons why a facility of this size and utility would be adverse to this section of highway and the Briar Chapel community of over 2,700 homes. Have we not learned anything from the St. Thomas More debacle on 15/501 where traffic nearly everyday is delayed for long periods owing to school opening and closing traffic? A church of this size is far better suited to access from a major highway such as Route 64.

We urge the Board not to approve zoning for this mega-church.

Dr. and Mrs. Edwin J. Andrews

278 Serenity Hill Circle

Chapel Hill, NC 27516-0389
+919-932-0942

From: Claire Eichenberg <claireeichenberg@yahoo.com>
Sent: Sunday, September 22, 2024 7:54 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church in Chatham

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Angela,

I'm just writing in support of the Summit Church's new campus off the 15/501. We live off Mt. Gilead and have been going to the Apex campus, which is sooo far away, so we are super excited about the proposed new campus. I work at Pollard Middle School, close to the proposed site. Summit loves to do volunteer projects in support of kids and schools, and many other things. They would be a benefit to the whole community. Please approve this proposed site for the Summit campus.

Best regards,
Claire Eichenberg

From: Luke Rowe <luke.rowe61@gmail.com>
Sent: Saturday, September 21, 2024 5:29 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Locating a campus of the Summit Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Plummer,

I had read recently on Next Door about a "Mega Church" that was trying to buy property on 15/501 across from the Veranda Development. A lot of folks are pretty upset, by a lot, I mean a few who get upset about most things in the form of Development. In this case the upset had as much to do about the "Mega" as the development.

I moved to Chatham County in September 2012 into the Legend Oaks neighborhood. It was at this time I also started to first attend the Summit Church. I have never associated the adjective "Mega" to our church. I have attended the Briar Creek campus as well as the East Chapel Hill HS location, neither are super convenient, but although I have visited other churches around here on varying Sundays, looking for an alternative I have not found

one that I have felt as connected to as the Summit. JD Greear and his staff are powerful preachers and as I experienced when I have served these on Sundays, a commitment to their mission. We have planted a lot of churches and as I travel for work I have attended a few. All independent, but initially funded by our congregation. I love that we do this.

The Chapel Hill campus is wonderfully led and I have enjoyed serving with them.

I am excited to have a campus close by and I have a list of friends I want to invite to come with me.

Unlike the comments from folks who has never attended a service, I found a positive and uplifting environment, committed to the Word and with Jesus at the center of it all. Messages which can be tough to hear, but messages that always end with the gift of Love.

Locally around the Summit our entire congregation engages with our neighbors and creates a positive impact. I am that person that will stop to help a stranger, say hello as I walk by folks heading into Harris Teeter or the local hardware stores. I know in my every action I reflect my Savior and the community of believers I belong to.

I am so excited at this potential development that I had to reach out and write. I hope I haven't overstepped.

I will say as a county resident, taxpayer, small business owner that having the Summit in Chatham County will attract residents and it will not impact other churches. The Lord speaks to us all in ways we can accept if we are open to it. For some that will be a small church. The Summit was once only 300 members. For others it will be attending a Catholic Church, the very definition of a Mega Church if I thought there needed to be a description like that of churches. But we are one church that meets locally, who votes on initiatives and spending, we participate.

Having the Summit close by will allow me to do even more than I have.

I have lived through massive development and the good and bad that can come from that. I grew up in Gaithersburg in Montgomery County Maryland. All the comments I read that folks worry about are centered on the idea that the good old days were yesterday. That is so not true, but development scares people because of the change, the traffic, the increased property taxes. But then you have more to do, places to eat, places for sports, parks, and yes, churches.

Ms Plummer, thank you for receiving my email. I will still of course attend the Summit wherever it is, but I feel that it would be a loss for some many of my neighbors who are yet unaware of all the good to come.

Please take care and good luck.

Lucien Rowe

840 Legend Oaks Drive

919-357-0160

Good Morning, Mr. Garrett,

Unfortunately, I won't be able to attend the meeting on the request for rezoning the parcels listed in my subject line, but please see my written statement below.

The proposal to build a megachurch in our community raises several significant concerns that warrant careful examination. While religious freedom is a fundamental right, constructing a megachurch can have far-reaching impacts on the local area and its residents.

The construction of a megachurch can significantly impact local infrastructure and traffic patterns. With thousands of attendees converging on a single location for services and events, surrounding roads and neighborhoods may experience increased congestion and noise pollution. This influx of traffic can strain existing infrastructure and potentially decrease the quality of life for nearby residents.

Megachurches often create insular communities that may not integrate well with the area's existing social fabric. The tendency to form large, homogeneous groups can lead to a sense of isolation from the broader community. This segregation effect contradicts the historical role of churches as institutions that bring together diverse groups of people on equal footing.

The physical presence of a megachurch can dramatically alter the landscape and character of a community. These structures often feature large, imposing designs that may not harmonize with the existing architectural aesthetic of the area. This alteration could potentially erode the unique identity and charm of our community, a concern that should not be overlooked.

Instead of concentrating resources in a single megachurch, distributing those resources among multiple smaller churches could lead to more effective community engagement and resource utilization. Smaller churches often have lower per capita overhead costs and may be better positioned to address the specific needs of their local communities.

1. Loss of tax revenue: As a tax-exempt entity, a megachurch doesn't contribute property taxes, potentially reducing local government income.

2. Limited economic diversity: A single large institution needs to provide the economic diversity that multiple commercial buildings could offer.
3. Potential for traffic congestion: Megachurches host large services and events that can cause significant traffic issues in the surrounding area, leading to potential disruptions and inconvenience for local residents.
4. The parking requirements are immense and contribute to the need to clear-cut a large area to create an area that lies empty for most of the time, thus impacting the beauty and the desired rural/ pocket communities as listed in the UDO.

While religious freedom and diversity are important values to uphold, the construction of a megachurch presents numerous challenges that may outweigh its potential benefits. The financial burden, community impact, and resource allocation concerns associated with megachurches suggest that alternative approaches to this land usage may be more beneficial for our area. By carefully considering these factors, we can work towards a future Chatham that is able to adapt and thrive, while maintaining the beauty and charm that attracts so many to Chatham and is outlined in Plan Chatham.

Sincerely,
Bryan Schroeder RN, MPH
8436933747

Dear Mr. Garrett:

I am writing to join the many neighbors who oppose the Summit Church rezoning request, based largely upon concerns about traffic congestion, loss of tax revenue, project scale, and environmental impact. In addition, as a retired city planner, I would like to share some more detailed land use and planning comments about this rezoning application.

- **Zoning and Land Use**

The county is in the process of completing a multi-year process of crafting the UDO, a unified development ordinance designed to ensure consistency between zoning and land development regulations and the planning goals expressed through the Comprehensive Plan and the future land use map. The UDO appears to be on track to be enacted soon.

In this system, one function of the compact community zoning is to channel higher-intensity growth along major roads and to places where infrastructure and similar development already exist, such as along Route 15-501 in North Chatham. This should allow other sections of the county to retain truly rural character, while driving some of Chatham County's rapid growth to more suitable areas. The Summit rezoning proposal would undermine this growth management strategy by diverting to a single institutional land use 50+ acres now earmarked for village-type development and commercial services.

The regional scale of this proposal, at 82,000+ square feet (compared to, say, the 60,000 total square feet of the Community College campus), is at odds with the village scale intended for this area in the future land use map and by the CC zoning. Among its purposes, according to materials submitted by the applicant, is to relocate congregants from a Chapel Hill site, and to have a church branch available within 20 minutes of everyone in the Triangle.

As a longtime affordable housing advocate, I am aware also that the rezoning would eliminate one of the few areas with potential to host the various small-lot, denser and less costly housing types that are so sorely needed in the county's prohibitively expensive housing market. (Arguably the general rezoning of a second tract back to R-1, in connection with the conditional zoning, is also unnecessary, as it reinstates large-lot, one-acre rural residential zoning along the highway.)

- **Traffic Impact Analysis (TIA)**

Trip generation may be underestimated. The analysis submitted by the applicant does not seem to show any increase in trips on the one weeknight (either Wednesday or Thursday?) when the church holds a second service. The site plan shows a large building pad of undetermined square footage, for a future "accessory" building. Its use is not stated, but application materials suggest a gym or a community center. Those traffic counts should be included. The TIA uses some data based on the completion of turning lanes and other road improvements to be undertaken by NC DOT in 2038. 12 years after the church is scheduled to be built. Before then, "F" levels of service could exist on some side streets on Sundays, according to the TIA. Under these circumstances, the idea that a volunteer team could facilitate traffic flow into and out of the site, as suggested by the applicant, is highly unlikely.

- **Criteria for Rezoning**

The grounds for approving rezoning are 1) a defect in the zoning ordinance and 2) changed or changing conditions, if any, of the area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of public health, safety, and general welfare. According to the Summit application, there are four local churches within 2 miles of its proposed development site. The Summit Church has 12 branches within the Triangle (source: Wikipedia). It is a stated goal of the church to provide a campus within 20 minutes of everyone in the Triangle. The church would provide "limited" employment, according to its application.

No one has claimed the zoning is defective. It is hard for me to see why a rezoning to institutional/office use to accommodate the applicant's wish to have a church branch convenient to everyone in the region is a necessary response to changing conditions, or is essential to public health, safety and welfare. Thank you for this opportunity to express my concerns.

Gail Friedman
205 Fearington Post, Pittsboro 27312
gbfriedman21@gmail.com

Mr Garrett

As a resident of the Briar Chapel community since early 2012, I have noticed the development of the 15-501 corridor. I think the Board of Commissioners has done a reasonable job of trying to develop and handle the unprecedented growth and yet maintain the rural feel of Chatham County. The most recent pending zoning board notice to change the acreage next to Dogwood Vet Hospital in order to allow construction of Summit Church , a mega church, is not consistent with the development of property in the area. In my conversations with neighbors in Briar Chapel, a community of 2,700+ homes, there is not one person in Briar Chapel that is in favor of the land usage being proposed. This is also the same sentiment of Fearington Village which is less than a mile away from the proposed site. There are multiple reasons for this sentiment:

- a) a valuable piece of real estate in Chatham county gets developed free of property taxes-which is a loss of substantial revenue for the county,
- b) in order to support the cost of an infrastructure of a church this size, the facility will need to conduct events multiple days of the week. In general, the events which are not church sponsored will generate revenue for the church. The use on Sunday as well as other days of the week will put an additional burden on the roads and traffic patterns around the area.
- c) Chatham county does not have the road infrastructure to support this significant increase in traffic flow that will be created on Sundays or any other days of use. The county will likely have to utilize the services of the Sheriff's Department to supply traffic control; for every event-Sundays and weekdays. This is a cost to the county which has no revenue offset.
- d) The Briar Chapel community will become the innocent bystander of the increased traffic flow as a result as people exit the parking lots after any event will be looking for exit routes to get to Andrews Store Road or Manns Chapel Road instead of fighting the traffic on 15-501. This will potentially cause undo wear on our roads; create unsafe conditions for the residence walking and biking on our streets; and the additional traffic could have an adverse effect on the value of homes in our quiet community.

We urge the Chatham County Board of Commissioners to vote not in favor of this rezoning request.

Thank you for your time, regards
Jeff and Avril Kelchner
296 Serenity Hill Circle
Chapel Hill, NC

We've recently learned that a new 80,000 sq ft church is being proposed along 15-501 near Briar Chapel. We already have many beautiful houses of worship in the area and bring a monstrosity like this to our beautiful county just doesnt make sense.

We consist of 3 x households and none of us are for something like this.

Thank you for listening.

Brennan Barber
1133 Great Ridge Pkwy

From: Kim McCraw <kmccraw29@gmail.com>
Sent: Friday, September 20, 2024 1:29 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Proposed Site For The Summit Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I know there has been so much negativity with this proposal and I would like to share my perspective. I recently moved to Chatham Park and absolutely love it here! Even though I am new to the area, I am no stranger to the Triangle. My daughter lives in Briar Chapel and my son lived in Durham before he passed. Both my daughter and son are members of the Summit and I visited many times with them (RDU campus). I have not found a home church since I've been to the area but watch Summit online. That's why I was so excited to see that the Summit may possibly open a campus on this side of town! I know some of the feedback has been about the traffic it would create and concerned about no revenue since a church is non-profit/tax exempt but I beg to differ. Yes, there will be more traffic but the other campuses create traffic and it's not an issue. They do an amazing job with traffic flow and I feel that would be handled here as well. Having the church on this side of town will encourage members to stay on this side of town with dollars spent on Sunday lunches, gas, and other expenses kept in Chatham County. In addition, The Summit Church has an incredible missionary program, starting with their own community. Their resources could help so many in the area. From a personal perspective, they were there for my son and our entire family as he was in Duke Hospital for a month before losing his battle. The small group he and his girlfriend belonged to through the Summit provided so much love and support during a very difficult time. Yes, there are several wonderful churches in the area but there is no reason to limit the word and works of God. A church may fit the needs of one person but not another. With more choices, I think we would see an increase of church attendance and outreach in our own community. I, for one, will be there the moment the doors (hopefully) open and can't wait to share what a blessing and positive impact this "Mega Church" will be to this wonderful community I now call home. Thank you for your careful consideration of allowing The Summit to plant here.

Respectfully,
Kim McCraw

From: Derrick Jackson <derrickjacksonjr@gmail.com>
Sent: Friday, September 20, 2024 10:28 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Support for Summit Chapel Hill Campus in Chatham County

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Angela Plummer and the Planning Board,

I am writing to express my enthusiastic support for the potential new Summit Chapel Hill Campus in Chatham County. As a long-standing member of the Summit Church for almost 5 years, my family and I have experienced firsthand the positive impact that the Summit has had on our lives and the community.

The Summit Church has been a source of spiritual growth, support, and community for us. We have witnessed how the Summit Church has made a difference in the lives of many individuals and families, including our own. The prospect of having a Summit campus closer to our Chatham County residence is incredibly exciting for us.

I believe that a Summit Church campus in Chatham County would be a valuable addition to the community, providing a place for spiritual growth, support, and community involvement. I wholeheartedly support this initiative and believe it will have a positive impact on the community.

Thank you for considering my feedback and for the opportunity to voice my support for the Summit Chapel Hill Campus in Chatham County.

Warm regards,

Derrick Jackson
[Chatham County Resident]

From: Paige R.
Sent: Friday, September 20, 2024 10:25 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Exciting New Summit Church location

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Plummer,

I live in the Briar Chapel neighborhood and I wanted to tell you how excited I am with the prospect of having Summit Church so close to my home! I was recently on UNC's campus near where the International students live, many of them with their families. Summit Church was conducting a free event for these students and families with free food (hotdogs, burgers, chips, drinks), a bouncy house, corn hole, badminton, basketball, and other games ~ all for FREE! The students seemed so thankful and the church members working the event were engaging with the students in conversation and playing games.

I've read about how they send letters of encouragement to teachers at the high school that hosts them. Also, in August, the members purchased hundreds of book bags and school supplies for children in the community. The children in our area will benefit greatly from the work they do to support families in our general area.

It will be exciting to see how they use their resources to support our community and its residents. My husband and I are anxious to see this church built and get involved in all the great investments they'll make in our area as they've done in East Chapel Hill. I keep seeing them labeled as a "mega church" but the attendance I've seen for the Chapel Hill campus is in the hundreds, which could hardly pass for "mega" - I would think that label would require a number in the thousands.

Anyway, I've seen so much bad press on Next Door that I wanted to use your address that was supplied in a post to hopefully weigh in on what I see as a positive attribute to our community. Sure, they may be a tax-free entity but it seems like they pour a lot of their own money and resources into the community where they are located.

Sometimes people are averse to change and want to only see negative aspects instead of realizing the positive impacts a change can have on their community. I wanted to weigh in on what those positives could be (based on what I've personally seen and read) if people would be a little more open-minded to see them.

Thank you for reading,
Paige R.

Dear Mr. Garrett,

Good morning. I am writing to express my deep concern and current opposition to the proposed Summit 'mega church' development.

I am a Chatham County resident. My wife and I own a home in the Briar Chapel neighborhood and we have two young children (562 Beacon Ridge Blvd). We are also people of faith and regularly attend worship. I appreciate what a church or place of worship can do or be, especially when they integrate themselves within a community. However, with a site this large, my and my family's concerns are functional as the taxpaying residents living closest and most directly affected.

1. Tax Base – I am most concerned at Summit's free ridership. As a religious organization, Summit has tax-exempt status. They propose a 50+ acre site along our vital, 15/501 thoroughway, with 3,000 cars travelling to/from on Sunday and another 600-700 midweek. Summit is too big to contribute practically nothing while requiring much of, and straining, our most costly and critical public goods and services. Yes, Chatham may be growing quickly, but we are also not yet Durham, Orange, or Wake counties where Summit has other locations.

This will strain and increase O&M of our transportation infrastructure, potentially requiring need for more traffic lights and lanes, while local taxpaying residents are left footing the bill. Moreover, removing prime land for continued commercial and residential development amplifies the losses to our county's tax base in the form of county property, payroll, sales and use, or other taxes.

2. Access to Services / Quality of Life – In addition to infrastructure, Summit will also increase demand on our police, EMT, fire department, and other critical services. As these are stretched increasingly thin, it is the local resident, taxpayer base – including me and my family – who will suffer the consequence (while footing the bill).

The reality is that churches and ministries this large are a form of 'Big Business' whether we like thinking about them this way or not --- collecting millions annually in membership, tithes, and donations. I hope you and the County Planning Board will engage Summit and require them to commit economically to mitigate or offset the large costs and challenges imposed on the community they profess to serve. I also look forward to learning how Chatham County intends to address the challenges and new budget constraints imposed by Summit to minimize financial and quality of life costs to residents.

Thank you for your and the Board's time and consideration. I appreciate it. Happy to answer any questions you may have if helpful.

Very respectfully,
Michael

Michael A. Zorger
(Pronouns: he/him/his)
Cell: 202-304-8916

Dear Mr.Garrett,

I am concerned about the mega church that is proposed to be built and its impact on our roads and probably increase in taxes to maintain and improve our infrastructure. The traffic on 15/501 is already heavy with traffic. I can't imagine the impact this mega church will have on our main road.

Lisa Rothman
478 Abercorn Circle
Chapel Hill, NC. 27516

No. This is a bad idea. The only reason I could think anyone in government would ever approve of this or anything like this is because they are lining their pockets. Many, many people think the same way but would not express it this bluntly. Please. This is a very bad idea.

Sincerely,
Melissa Tomich

Hello Dan

I currently live in Briar Chapel. There are a lot of new buildings starting up along Hwy 15-501. Traffic has increasing a lot since moving here in 2015. A very large Church/ Mega Church and recreation center would increase traffic dramatically. Also there are ample Churches here that would lose their parishioners. We have Chatham Community Church, multiple Baptist, Presbyterian, Episcopal and Methodist Churches as well.

The County will not receive any taxes from this venture either.

Respectfully,
Linda Arends
ncsunflower@icloud.com

Hi Angela and Dan,

Mega churches can have a mega impact on the quality of life for their neighbors. You can read about how the issue developed in Durham: <https://abc11.com/archive/8979089/>

Below I've highlighted three key issues: Noise, Traffic and Citizen Tax Burden.

There are three general issues:

1. Noise: Rock oriented churches create a lot of noise. I love live music but it can be a nuisance for the community. To run a facility like this, there will be many hours of practice and performances during mornings and nights throughout the week. Noise ordinances don't protect neighbors from booming bass or melodies that you can hear over the TV or while doing homework. Here's a dispute that's ongoing in Pittsburgh in 2024: [Moon Township residents upset about noise from new megachurch nextdoor.](#)

2. Traffic: How many events will they have throughout the week? How many special events will they have throughout the year? The traffic study shows 2,768 trips on Sundays. But the facility has 1600 seats for the audience and probably 100+ support staff. It's not clear that [the traffic analysis](#) accounts for the capacity and frequency of events.

Weekday Site Trips						Weekday			AM			PM		
LUC	Description	Density	Variable	PK HR	METHOD	Daily	In	Out	Total	In	Out	Total		
560	Church [Data Range: 10-50]	88	1000 GFA	Adjacent	RATE*	669	17	11	28	19	24	43		
Church Total						669	17	11	28	19	24	43		
Sunday Site Trips						Sunday			Sunday Peak					
LUC	Description	Density	Variable	PK HR	METHOD	Daily	In	Out	Total					
560	Church [Data Range: 10-50]	88	1000 GFA	Adjacent	RATE*	2,768	438	474	912					

3. Tax Payer Liability: Summit Church will not pay taxes to support our community. In 2024 they are expected to generate [\\$51M in revenue](#). Though they don't provide full details, they write that 40-60% of their revenue goes towards staffing and support and 26% is used for growth (i.e. the proposed building). It would be helpful to know how much revenue this location expects to make so that we can benchmark their contributions to the Chatham community against other local businesses.

Thanks for the opportunity to provide feedback about concerns for this project.

Greg Prospero

Dear Sir,

If the church owns the land, I believe they should be allowed to build on it. The people who attend may have paid Chatham taxes. All probably have paid State taxes. The ones who travel may buy gas, food, something as they come or go. Let them rent out their spaces as long as they open Chatham County laws. There are FAR worse things to be built than a Mega Church. I don't live near there, I travel 15/501 as I go to UNC appointments. This is only my opinion.

Thank you

Ann Zimmerman

Dear Members of the Chatham County Planning Board,

I hope this letter finds you well. I am writing to express my concerns and strong opposition to the proposed development of the Summit Church complex, which includes a large sanctuary designed to accommodate up to 1,200 people, along with a parking lot for approximately 600 vehicles.

While I fully support the freedom of worship and community growth, I am deeply concerned about the potential negative impact this development could have on our local community for several reasons:

1. Strain on Local Resources Without Paying Taxes

The influx of visitors, especially during large events, may strain public resources like emergency services, road maintenance, and waste management. Local taxpayers will likely bear these costs without receiving benefits, as churches are exempt from taxes under their 501(c)(3) status. Why approve an organization that takes land and avoids taxes while homeowner taxes continue to rise year after year?

2. Increased Traffic Congestion

A complex of this size will significantly increase traffic, especially during weekend services and events. Our current infrastructure can't handle the volume, leading to congestion, longer commutes, and safety risks. There are larger areas in Chatham County better suited for this. Why target Briar Chapel and north Chatham?

3. Need for More Diverse Retail

Chatham County should bring more retail to the area and stop constraining it to the same main retailers that we see throughout the county. More diverse grocery options and large retail is needed in the area before we open it up to organizations that will sap resources without paying their fair share of taxes. With the growth of Chatham County, we have a unique opportunity to open more doors for business and jobs. That should come first.

I urge the board to carefully consider the long-term effects this development could have on our community and to explore alternative solutions that better align with the needs of both the church and the local area.

Thank you for your time and consideration of my concerns. I sincerely hope the board will take these issues into account when making a decision on this proposal.

Sincerely,
Courtney Delnevo

Good evening,

I had previously sent this email to Dorian, but was notified by Briar Chapel management that you are the correct person to direct this to, so I apologize if this is a duplicate. My name is Olivia Franek and I am writing in support of the Summit Church Parcel purchase near Briar Chapel. When listening to the meeting that was held on Monday, August 19th, 2024, I heard opposing views to the church purchasing the land in Chatham County. As a Chatham County and Briar Chapel resident since 2020 and attendee of Summit Church since 2015, our family is in favor of Summit Church purchasing the parcels for use of a church facility.

The concerns regarding traffic flow for the church expecting 3000 people on Sundays are understandable, however Summit has already done an incredible job at all of their other campuses in the triangle area, and have a team of safety and transportation who work to keep things flowing. Traffic concerns are not new to them and they are well equipped to handle the concerns here in Chatham County. We never have sat in a parking lot waiting to get out of church. Everything has gone very smoothly. This has always been the case since we started with Brier Creek being the main campus of the church with large volumes of people and then when they moved to Capitol Hills. There are residents of Briar Chapel who now drive to the Chapel Hill or Brier Creek campuses because they started attending Summit prior to moving to Briar Chapel, and having a closer location would provide many benefits for these families.

The weeknight involvement discussed in tonight's meeting involved statements including people going to church would be going more than just Sundays. While this may be true, the volume is significantly less than on Sundays. Summit would have specific number on these concerns.

The concern of property tax not being paid due to it being a religious facility and the county losing out on money is a legitimate one, however as I do not know exact numbers of what property tax would

bring, the amount of growth for local businesses in the area would be hugely beneficial to the county and I feel could offset many of these concerns about money loss from the property tax. I also want to bring up that the county could have another company purchase this land and rezone that could provide property tax, but would not necessarily be what the neighboring homes would want either (retail stores, more housing, etc). Summit has been very adaptable to the concerns of Chatham County by increasing the barrier between the neighboring land, trying to match the aesthetic and sitting back farther off 15-501.

Summit Church has a huge history of bringing positive growth to the areas in which they obtain a place of worship, including positive community involvement events that could do a lot for Chatham County residents. From backpack and school supply drives to local mission work bettering local schools and helping with improvement of the area, Summit is committed to making the areas they dwell in a better place. They truly care about the community as a whole.

I appreciate your time.

Best,
Olivia Franek

Hi Dan,

I am a resident of Chatham County and Briar Chapel. I won't be able to attend the hearing on October 1st as I will be out of the country. Instead I am writing to voice my dissent for the re-zoning and construction of a Mega Church adjacent to our neighborhood. Nothing of tangible benefit will come from them being here. It's not worth the environmental destruction from the construction and perpetual pollution caused by the attendees. This will be a net-negative on the community.

Best,
Dave McQuain

In my 22 years living in Fearington and now Galloway Ridge I have watched my pastoral environment (why I moved so far from CH), become a series of strip malls and commercial endeavors..... as well as residential developments, while not directly on 15/501 have added to the traffic stream; lost is the experience and joy of " driving into the country" after work.

A mega church, aside from the absence of taxes, will create a weekend disaster for those of us who ' might' want to risk driving on 15/501.... As well as whatever church activities happen during the week.

I don't understand why Chatham county would welcome a non-tax paying establishment of such magnitude which would disrupt the lives of everyone using 15/501..... put it on 64 so there are multiple accesses and does not disturb, any further, the bucolic environment we all moved here for.

Jane Ross, Galloway Ridge

Hi Dan,

I wanted to write to express deep concern about having an 88,000+ foot mega church structure built on the 15/501 corridor that would regularly add thousands of additional vehicles on a main thoroughfare for a growing residential population.

I heard a rumor that construction of a Publix grocery store on this same property was previously declined due to similar concerns. (Since I'm new-ish to the area, I don't know if that's true). I would not be opposed to a Publix or a desperately needed Target there because the traffic flow is more varied. But to construct a meeting place that would predictably add thousands of vehicles simultaneously would have an extremely negative impact. Would the county construct a 3,000+ seat entertainment venue there? (Think Red Hat Amphitheater) The logjams would keep local residents from traveling to other businesses in the area.

Please take citizen concerns seriously and reject the mega church construction.

Thanks and Regards,

--Anne Hopp

82 Beacon Ridge Blvd, Chapel Hill (Briar Chapel)



Cathy Holt

21h · 



For my Chatham County Peeps:

I am so dismayed to learn that there is an 88,416 square foot church being proposed to be built on Chatham County's most important corridor 15/501 (near Briar Chapel). With 3000 members attending the traffic on 15/501 will be terribly impacted not to mention the impossibility of that many cars safely pulling in and out of the entrance. Also they are going to be offering the largest for rent auditorium space in Chatham County so the harm to our community will happen on more than just the days of church services.

No one complains about the lovely pastoral churches all over Chatham County. But this is a mega church and will negatively impact our quality of life with bottle necks along our access in and out of Pittsboro.

This would also have a negative impact on our County's infrastructure and burden our taxes with increased road work, police, etc. This is one of our prime pieces of land along our most important corridor and yet we would not receive any taxes from it because it's a church. Using vision as we determine how we develop this important area is critical. Development should at least be for tax paying entities carefully chosen and maybe those

paying entities carefully chosen and maybe those tax paying entities could help pay for us to protect some of the beauty of that area before it is gone forever.

The next meeting of the County Planning Board is October 1st. 6:30 at the Chatham County Old Ag Building, 65 East Chatham Street, Pittsboro. They are who will send their opinion to the County Board of Commissioners whose next meeting is later in October.

I won't be in town on Oct. 1st but luckily we can send our opinions via letter to the Planning Department by writing to dan.garrett@chathamcountync.gov or preregister with him if you want to speak at the meeting. Even if you don't want to speak at the meeting, your presence matters!

Sincerely, Cathy Holt

<https://www.cathyholtyoga.net>

One more thing about the Summit Church plan. I see online complaints that churches don't contribute to tax revenue. 501Cs offer other benefits to a community that don't necessarily show up on a spreadsheet. Community use of their facility is one such benefit. Another benefit would be to local businesses such as when church members go for coffee/lunch/brunch after services.

Regards,
Terri Beresid

109 Plenty Ct.
Pittsboro, NC 27312

Hello Dan,

I have seen some uproar regarding a church's right to be built along 15/501 near Briar Chapel and I will not be able to attend the Oct. 1st meeting. But I wanted to voice my strong support for a church's right to be built here and think it would be a great addition to the Chatham community.

I believe it would improve quality of life for many and provide a lot of inherent benefits to our community.

Thank you for reading,

Garrett

Dear Mr. Garrett,

I am unable to attend the October 1 meeting, but would you please submit to the County Planning Board that I am strongly opposed to rezoning the property on 15/501 proposed for Summit Church.

This corridor has already experienced a high growth in traffic (and accidents) in the 6 years we have lived in Chatham County due to the development of over 2000 homes in Briar Chapel, new apartments built near the new Food Lion, new strip shopping centers and the domino effect of new homes in Chatham Park with cars living, commuting and shopping through this corridor.

There needs to be more thoughtful planning for a large church property removed enough from busy areas so as not to negatively impact the daily lives of people already living nearby. Thank you for your consideration and submitting my comments to the Planning Board.

Kathleen Webster
295 N Serenity Hill Circle
Chapel Hill

Hello

I'm writing about the plan for Summit church to build a location on 15/501 in Chatham.

I'm all for it! They have a long-standing, great reputation for encouraging a loving spirit and being community friendly. They are not my church home but I know many who go to one of their triangle locations. I can't think of a better use of space.

I won't be at the planning meeting but I wanted to send a quick note. I see there is opposition on NextDoor but you need to know that there are plenty of people who think we need church in our lives. I believe people will oppose any development along 15/501 and that if this plan gets rejected, the people who oppose it will complain about the next plan as well. Funny how people move into an area and then want all future development to stop after the trees were cut down for the homes in their own neighborhood.

Regards,
Terri Beresid
109 Plenty Ct.
Pittsboro, NC 27312

Dear Mr. Garrett,

There is no possible way that this is a good idea! The residents of two large communities, Briar Chapel and Fearington Village, need to pass through this area to access grocery stores, medical services, shopping and downtown Chapel Hill. There is no alternative route. A large facility such as this could back up traffic for miles and it won't just be on Sunday. As a retired Realtor, I can assure you that isolating these two communities will cause a drop in property values. If this becomes a reality, I personally will sell & move. Please do not allow this to happen!

In addition, a mega church will be a user of county services **without paying taxes! That location could certainly be put to better use!** The area already has a number of smaller churches of various denominations and I doubt that any of them are full to capacity. A large church such as is proposed is much better suited to a more rural location, if it needs to exist at all. There is also development south of us in Chatham Park so somewhere near there might be a possibility.

Respectfully,
Hope Skilling

I am extremely concerned about the construction of the new Baptist megachurch to be built along 15501. With the construction of Chatham Park and the new housing development across from Southern Village, the traffic along 15501 will become unmanageable. What is now a scenic roadway will become just another congested highway. Please consider our quality of life in this area and the future of our neighborhood.

Sydney Dubbin

Message submitted from the <Chatham County, NC> website.

Site Visitor Name: Charles Waldren

Site Visitor Email: callenwaldren@gmail.com

Regarding the proposed large church. I don't see how, in these troubled times, how we can have too many places of worship.

Not sure for how long a proposal to build a mega church opposite the Veranda has been known. As a nearby resident, I have been made aware of such a proposal only within the last week. At the very least, communication to the public publicizing such a major building project has not been significant.

My concern about possible approval for such a proposal is two-fold. First, turning such a major piece of property tax-paying real estate over for the construction of a church would remove that property from the tax paying rolls. Should the County be willing to absorb that loss of revenue while simultaneously—and inevitably—increasing costs to the County to support the various service and infrastructure such a church building project would require?

Second, is there sufficient infrastructure capability in existence or, are the parcels involved in the proposal, capable of supporting such necessary infrastructure?

At the very least, there has to be sufficient road capacity for a significant increase in vehicular traffic; sufficient capacity for electric generation, running water capacity, sewage removal capacity, communication infrastructure capacity and traffic control to name but a few items.

Having done just a small bit of reading about mega churches, the literature suggests that membership enrollments in such churches is declining, parishioners seeming to be moving back to smaller churches which provide more personal connections/experiences.

If that trend is accurate, does that not suggest that a very large auditorium, as mentioned in some information available about this mega church proposal, would—of necessity— become a public performance/theater/concert facility more intentionally than a church meeting hall?

Hope the County “powers that be” Will take these concerns under careful consideration prior to allowing approval for so large and costly-to-the-County proposal to move forward.

Thank you for your consideration.

David Harrison
108 Cardinal Ridge Road
Sent from my iPad

Dear Members of the Chatham County Planning Board,
I am writing to you regarding Qunity PA's and the Summit Church's request to rezone 6 parcels near the entrance to the Briar Chapel Community. I believe that you've received many other communications regarding this request that have identified concerns that residents in Briar Chapel and the surrounding communities have about

the construction of a megachurch on this site. Although I concur with many of these, I would like to focus on the impact of the facility on the safety of travel in its vicinity.

As I'm sure that the Sheriff's Office is aware, there are frequent accidents at the intersection of Briar Chapel Parkway and 15-501. **I ask that if you don't have an exact number you obtain that information before considering this request.** Cars are traveling through this intersection at 55 mph on six lanes of traffic. The intersection of Lystra and 15-501 has been improved by a new traffic signal and expanded turn lane, but accidents are not uncommon there as well.

When people are attending a service or an event at Summit Church from home, in order to return home they will have to make a U-turn on 15-501 either with or without the benefit of a traffic light. If a thousand or more people dismiss at the same time, the backup on 15-501 both north and south of the church entrance where participants are making U-turns will be massive. People will misjudge the speed of oncoming traffic and impatient drivers will be running red lights after long delays. The only solution to this would be to place a light and intersection at the church's entrance; however, this would be so close to the Briar Chapel entrance light that it would not be advisable and, maybe, not even permitted due to the proximity.

In short, approval of this request will create a predictable traffic hazard that will lead to serious injuries or even deaths. I urge you to deny this request or, at least, prohibit ingress and egress from 15-501 and require that the church gain access to the side street across from the Briar Chapel entrance.

Thank you for your service and consideration of this request.

Sincerely,
Neil Pedersen
209 Wildwind Drive

Dan,

My wife and I are current residents of Briar Chapel, and have been since 2018. We were recently made aware of a rezoning proposal to accommodate the construction of an extremely sizable new church on 15-501 across from the Veranda (the Summit Church Conditional District Rezoning) located on approximately 50 acres of land.

This church would sit across the street from the main entrance to Briar Chapel and the Veranda on 15-501. Over the years, we have witnessed a variety of car accidents at or near this very area. This proposed rezoning and construction would significantly increase traffic flows on 15-501, and cars seeking to enter and exit the church on a two lane highway

where cars routinely travel at 50-55 mph. It is easy to envision that car accidents in this area will only increase if the rezoning is granted.

This construction would bring no new tax revenue to Chatham County (as churches are tax exempt), yet would have the ability to negatively impact property values in Briar Chapel and surrounding developments. We would strongly encourage the County Planning Board to deny this rezoning proposal, as the likely negative impacts from the project seem to far outweigh any perceived benefits.

Your consideration of our thoughts on this proposal are appreciated.

Regards,

Andy and Patty Mahder
184 Windy Knoll Circle
Chapel Hill, NC 27516

Hello Dan,

I reside in Briar Chapel. I do **not** support the proposed mega church so close to my community. The location of this church will create a traffic nightmare and will strain the resources of Chatham County. Please take my concerns into consideration.

Thank you.

Andrea Slavin

Good morning Dan. I am writing to express my thoughts upon the Mega Church project slated for 15-501 South. Please, please, please re-consider this location and **re-locate the Church to a less populated area**. In the 15 years since I moved to Chatham County, the area has become more and more congested due to the influx of new housing and new commercial construction. 15-501 South has become a major thoroughfare. At peak traffic times, the road is not only congested, but dangerous, as the traffic disregards the posted speed limits. In this regard, there have been a great increase in the amount of accidents, many of the very serious.

So, this is a very sincere request to **re-locate the proposed Mega Church**.

Thank you for your attention to this matter.

Concerned citizen,
Ellen Cuttler

Dear Mr. Garrett,

Please convey my thoughts to your colleagues on the Chatham County Planning Board.

The prospect of any enormous tax-exempt organization planted on congested Hwy 15-501 in the heart of a busy residential and retail district seems ill-conceived. In addition to creating chaos, emissions, and noise associated with idling cars on Sundays, a facility the size of Prosperity Gospel is likely to also include a weekday school program that will further tie up roads for families in our Bynum, North and West Williams and Pittsboro precincts. Further, it is not the type of development that promotes the use of mass transit. Therefore, the proposal seems inconsistent with the Draft UDO (p. 313) and the Chatham County Comprehensive Plan land use plan.

I am no expert on planning. And I am not opposed to places of worship *per se*. However, all the pieces of the puzzle must work together to create a cohesive and comfortable whole.

Adrienne Lallo
884 Fearrington Post
(884 Ashton)
Pittsboro NC 27312
512-619-1365

Dear Sir:

I am writing to express opposition to the proposed building of a large church near Briar Chapel on Hwy 15/501. The Chatham Park development will inevitably result in a dramatic increase in traffic along the highway, and the addition of a large church will only compound the problem. Moreover, as a church, its tax exempt status will allow it to escape responsibility for contributing to the county's coffers. Surely there is a better use for this land, if it must be developed.

Sincerely,
Marcia Culley

From: Cathy Holt <holtcathy69@gmail.com>
Sent: Tuesday, September 17, 2024 6:33 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: protecting 15/501

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Plummer,

I am so dismayed to learn that there is an 88,416 square foot church being proposed to be built on Chatham County's most important corridor 15/501 (near Briar Chapel). With 3000 members attending the traffic on 15/501 will be terribly impacted not to mention the impossibility of that many cars safely pulling in and out of the entrance. Also they are going to be offering the largest for rent auditorium space in Chatham County so the harm to our community will happen on more than just the days of church services.

No one complains about the lovely pastoral churches all over Chatham County. But this is a mega church and will negatively impact our quality of life with bottle necks along our access in and out of Pittsboro.

This would also have a negative impact on our County's infrastructure and burden our taxes with increased road work, police, etc. This is one of our prime pieces of land along our most important corridor and yet we would not receive any taxes from it because it's a church. Using vision as we determine how we develop this important area is critical. Development should at least be for tax paying entities carefully chosen and maybe those tax paying entities could help pay for us to protect some of the beauty of that area before it is gone forever.

Please do what you can to use thoughtful vision for keeping a quality of life in Chatham County for its citizens.

Sincerely, Cathy Holt

Dear Dan,

Many of us are alarmed at the proposed Church building. We are concerned about the traffic impact on this section of 15/501 as it is the primary corridor that runs north and south in Chatham County and is our most direct access to Chapel Hill and I-40 to the north, and Highway 64 to the south. This increase in traffic could create bottlenecks, and not only adversely affect our every-day driving but cause difficulty in accessing emergency services to hospitals and slow down the ability of ambulances, police, and firetrucks to respond to calls.

There is the additional question of the impact that such an increase in use of our roadways will have on our infrastructure, road maintenance, need for turn-in areas, traffic lights, etc. Such a burden is likely to increase our taxes, as this church would have tax-exempt status.

Please vote against it. Thank you for your consideration.

Daniela Sever

Dear Mr. Garrett

I am writing to voice a no for the Mega church approval. That intersection is already riddled with heavy traffic and the have a Mega church added would certainly be an enormous burden for everyone. Its not to right location.

Please consider the total impact and say no to this project. Find a better location that is suitable and avoids a major impact on existing infrastructure, animals, co considerable loss of trees, plus avoids having additional red lights and traffic circles which adds even more delays to commuters day.

Thanks for your consideration
A Johnson

If this church has any political agenda, I don't want it in my voting district. Keep religion out of politics!
Please!
Jim

Jim Aiken

Hi

I am a resident of Fearrington Village and am opposed to the rezoning discussions regarding the Mega Church possibility on 15/501. We already have so much traffic there that this church would make it worse.

Thanks,

Lynne de Sherbinin

Dear Mr. Garrett,

For the record, we are totally opposed to the building of a mega church on 15-501 as described [Summit Church].

It will be detrimental to our quality of life, deprive the county of much needed taxes, and serve thousands of people who don't even live here.

I have been a homeowner, resident of Fearrington Village for over 10 years and have served on our local HOA board for several years.

How can we prevent this from happening?
Please advise.

Yours truly,
Brenda Ungerland

Dear Mr. Garrett.

Along with so many of my neighbors in Briar Chapel & the surrounding communities, I wish to express my opposition to the Mega Church under consideration. It seems beyond reason why such a structure would even be considered for this location. The size and member traffic would be equivalent to having a sports facility in the middle of a residential area.

Lastly, with rising taxes and the need for revenue in Chatham county, this would be an incredible loss of tax income.

Please forward my opposition to the Board of Commissioners.

Sincerely,

Mark & Patti Sonnentag

Briar Chapel

I am a resident of Briar Chapel and have been since 2018. I am concerned about the impact the Summit Church will have on our community and the residents near us. With the large capacity of the church and its draw, we will have many more cars driving on 15/501 each way, each day. There are many accidents occurring on the intersection of 15/501 and Briar Chapel Parkway and at the intersections at Ferrington Village and Galloway Ridge. Some have resulted in serious injuries and caused rerouting of traffic. Will the police and emergency vehicles be able to tend to these accidents? Will they be able to respond to crises and health issues in our community and those near us? Will this cause more environmental issues with the increased traffic and pollution? Where is the water for use in the church coming from? As stated in many national articles, we have one of the worst water systems in the country with contaminants and other materials which are adverse to health- especially the young and elderly residents. I think it is time for the county to be cognizant of the fact that this will lead to many more developments and our natural beauty and farm areas will be gone. Many came here because of the area and lifestyle, but are being sent back into an era of overdevelopment and heavy traffic like we experienced in Massachusetts. I am not against growth, but I am against growth that will adversely affect my lifestyle, health and being able to have rapid response to healthcare if needed. Finally, this area will not be paying taxes and will impact the economic growth of the area and increase liability for all residents of Chatham County. Thank you for listening, Lois Sobel

i am very concerned about the mega church that wants to be built across from briar chapel on 15/501. we cannot take all that traffic here. we do not want our taxes increased for more roads, lights, etc. to accommodate this. it does not belong in this area and will lower our home values. they will not pay taxes but we will have to pay more for that building. we cannot allow this to move here. please stop it! thank you, antoinette greaves briar chapel resident

From: Lynn Hayes <lynnhayes@gmail.com>

Sent: Wednesday, September 11, 2024 9:09 PM

To: Angela Plummer <angela.plummer@chathamcountync.gov>; Jenifer Johnson <jenifer.johnson@chathamcountync.gov>

Cc: Richard Hayes <richhayes3@bellsouth.net>

Subject: Re: Herndon Farms

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Dear Angela and Jenifer,

I have learned more about the traffic patterns regarding the proposal for Summit Church and we have some serious concerns about the turn lanes after digging into the traffic impact analysis. The “super streets” that are proposed for 15-501 are not funded and would not be put in place before the church was built. The U-turn lanes at Poplar, Lystra and Vickers only have room for about 10 cars to line up - if there are hundreds of cars leaving the church at one time it would be a big mess as cars try to cross 15-501 to get to the turn lane which is backed up down 15-501 and thereby blocking the lanes of traffic.

Please consider these concerns as you review the proposal.

Lynn and Rich Hayes

On Aug 19, 2024 at 3:19:31 PM, Lynn Hayes <lynnhayes@gmail.com> wrote:

Dear Angela and Jenifer,

We live at 612 Oak Island and are also the owners of 570 Oak Island. We are in support of the rezoning by Summit Church of the properties formerly submitted for the Herndon Woods project and are in fact grateful to Summit Church for their kindness in doing so.

Please feel free to contact us with any questions.

Sincerely,

Lynn and Rich Hayes

From: Howard Fifer <howard4868@gmail.com>

Sent: Sunday, September 8, 2024 6:16 PM

To: Angela Plummer <angela.plummer@chathamcountync.gov>

Cc: katiekenlan@gmail.com

Subject: MegaChurch application/Environmental issues

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Plummer,

I wish to register my opposition to allowing this project to proceed as requested. There is no adequate provision for waste water treatment as presented, and indeed, no adequate plan is even possible given the stated uncertainty of use/future uses of this development.

There are no specifics provided as frequency and/or types of future uses, indoors or outdoors. The plan vaguely alludes to another future building on site, and future unspecified uses (by # of events or # of participants) which makes a rational assessment of the adequacy of wastewater treatment via septic fields impossible. Septic fields in the generally poor drainage clay is not advisable, but certainly when there is no demonstration of the permeability of the specific placement (and even then efficacy and protection to the public and environment from potential harm should be assured with adequate bonding/insurance).

The unavoidable issue is there is no estimate, or certainty, of how much wastewater will be created at this site from the proposed development. Current and future possible uses not described, limited or restricted in any way. The amount (number and size) of future usage for related and/or commercial events is not set forth. The absence of a list of future uses (outdoor uses, future building, and renting of space for others to use at an unspecified # of events for an unspecified # of people) prove conclusively that they have not met their obligation to have proper wastewater treatment plans in order to allow this application to be approved. It is an issue this request to allow specific future uses which are asked for without any demonstration or accounting for wastewater thus created—no estimate of amount (none is possible) so no demonstration of providing for this mandatory aspect of getting the project built in this location.

Thank you for considering this. I will be out of town at your next public meeting and unable to comment in person. I have taken the liberty of including Commissioner Katie Kenlan to allow her to be apprised of my environmental concerns.

Howard Fifer

Hi

I wanted to reach out with comments about the proposed megachurch on 15-501 (by Vickers Rd) that is slated to be discussed on October 1. I live in the McGregor Woods neighborhood off of Vickers Rd, and am OPPOSED to this church. As someone who has had to drive past St Thomas Moore for years when their services release, I can attest that the traffic is horrible. This church would have MORE seats and more offerings to the community on a weekly basis, which would increase traffic exponentially. In addition, there is a U-turn required if coming from the north at the Vickers Rd light. People already do not give correct right-away there, and the Briar Chapel traffic at that intersection can already be a lot. To add literally THOUSANDS more cars in order for the church to come on 15-501 would be an absolute nightmare. Its way too big for that spot (especially with the U-Haul business right there which creates a lot of large truck traffic), and needs to find another place where there is less of a traffic burden. I am also concerned about both noise and light pollution in our neighborhood-this is a more rural area and I do not see why this church is a necessity. I

am very much against this church being developed on the parcel currently being considered.

Amy Magrinat
35 W Newman Rd
Chapel Hill 27517
Planning Board Meeting on October 1

I am vehemently opposed to this facility being built directly across from Briar Chapel. This is shameful to perpetrate on this community.

Barbara Kaser
77 Sagebrush Rd
Chapel Hill

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Judy Benson
1172 Great Ridge Pkwy
Chapel Hill, NC
Briar Chapel

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. We have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Stephen & Susan Gerstl
260 Serenity Hill Cir.

Chapel Hill, NC 27516

Briar Chapel

Dear Mr. Garrett,

I am writing in opposition to the proposed rezoning for the Summit Church development off of 15-501 in Chatham County. I recognize that development is expected for our rural community, but I hope that it will be done thoughtfully and with the residents in mind.

I oppose the development for two reasons: increased traffic on an already busy 15-501 corridor and the tax-exempt status of the development. The increased traffic on Sundays and also during the week will make that section of 15-501 a nightmare for local residents. I've witnessed firsthand the impact on increased traffic in Chapel Hill by the expansion of St. Thomas More Church. The fact that the property would be used by an organization that is tax-exempt puts additional burden on residents of Chatham County, many of whom are retired and living on fixed incomes.

I urge you to vote against rezoning for the development of Summit Church.

Regards,

Steven Leadon

36 Monarch Trl.

Chapel Hill, NC 27516

Mr. Garrett,

I, too, oppose the idea of a mega church being allowed at Vickers Road and NC 15-501.

Excessive traffic and the loss of a significant amount of property taxes are the main causes for my opposition.

I encourage you to vote down this proposal.

Thank you.

Jim Proper

44 Ashwood Drive

Chapel Hill, ANC 27516

Dear Mr. Garrett,

Please let me add my concern to those who have expressed opposition to the building of the Summit Church, a "mega-church" on Highway 15-501 close to the Briar Chapel neighborhood in Chatham County. I am a homeowner in Briar Chapel and understand that the Church intends to build immediately across the highway from the entrance to our neighborhood. Having briefly researched the Summit Church and as stated in their

own website, their primary mission is to grow each of their many congregations by conversion. They project a membership of several thousand families for each location. This will inevitably cause a disruption of our current traffic patterns so extreme as to make entry and exit from the main entrance to our neighborhood impossible on Sunday mornings and on any other days and times that the church holds events, ie: choir practice, bible study, education, etc.

It is also of great concern that, as a religious organization, they will be assessed no local property taxes. This will essentially render the proposed 500 acres lost revenue for Chatham County. And, while Chatham County is certainly growing, particularly in the northern parts, it is not one of North Carolina's wealthier counties. Can we really afford to essentially give away this much future tax revenue when our county residents have infrastructure and service needs as the county grows? I believe not.

My neighbors here in Briar Chapel share in my concern that the approval of the building of a Summit Church so close to a large family neighborhood such as ours will result in both untenable traffic and overpopulation issues as well as future loss of county tax revenue. We beg you to please vote down this proposal.

With respect,

Kathleen Page Hundley
919-240-7606, hm
919-594-9167, cell
p.hundley913@gmail.com

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Sincerely,
Veda Puglia
1698 Briar Chapel Parkway
Chapel Hill, NC

To whom it may concern,
the Board of Commissioners, I strongly vote against the building of the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this

church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community.

Please consider my opposition to the building of the Mega church at the entrance of my community.

Thanks

Orna Kafri

71 Salt Cedar LN

Chape Hill, NC 27516

I concur.

On Thu, Sep 5, 2024 at 11:04 AM Alan Rosenfeld <arosenfeld37@yahoo.com> wrote:

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Alan Rosenfeld

[216 Hill Creek Blvd](#)

[Chapel Hill, NC](#)

Briar Chapel

I strongly agree. This is already an increasingly congested area.

Thanks, Larry.

C Lawrence Kien, MD, Ph.D.

As a resident of Briar Chapel, I am strongly opposed to building a mega church on 15/501 across from Briar Chapel. This would create a permanent traffic nightmare, not just on Sundays and not just for Briar Chapel homeowners. Surely the church can find an alternative location on a less populated corridor. I urge Chatham County to block this development. Thank you for your consideration. Laurie Leichman

Mr. Garrett,

I live in Pittsboro and frequently travel 15-501 to and from Chapel Hill. I strongly oppose the planned church to be located behind Dogwood Veterinary Hospital. The intersection at Briar Chapel Parkway, 15/501 and Vickers Road is often the scene of automobile accidents because of the high traffic volume. That intersection currently services 2500 homes within Briar Chapel, a daycare center and multiple businesses. Adding additional demands on that intersection will exceed the road's capacity and compromise the safety of motorists. Has there been a traffic impact analysis to support this proposal?

Respectfully,
Donna Sukkar

This is a great idea Alan. I am going to write to Mr Garrett as well.

Anita

On Sep 5, 2024, at 11:04 AM, Alan Rosenfeld <arosenfeld37@yahoo.com> wrote:

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Alan Rosenfeld
216 Hill Creek Blvd
Chapel Hill, NC
Briar Chapel

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Mr. Garrett

I am urging you to vote down the planned mega-church behind Dogwood veterinarian Hospital in the Briar Chapel community. There is strong opposition to this church since it will not be paying taxes

resulting in lost revenue for the county. We in the Briar Chapel community are deeply opposed to this mega church that will have a dramatic impact on the traffic in this community. Please let the board of commissioners know that there is strong opposition to this mega church.

If you have any suggestions as to what we can do to stop this, please let us know.

Regards

Anita Stamm
661 Great Ridge Parkway
Chapel Hill, NC

I concur. Is there a way we can add our signatures??

On Thu, Sep 5, 2024 at 11:04 AM Alan Rosenfeld <arosenfeld37@yahoo.com> wrote:

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Alan Rosenfeld
216 Hill Creek Blvd
Chapel Hill, NC
Briar Chapel

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community of 2000+ homes. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Thank you

Leslie Adams
156 Post Oak Rd
Chapel Hill NC 27516
Briar Chapel

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

James McKay
251 Serenity Hill Circle
Chapel Hill, NC
Briar Chapel

Mr Garrett

I sent the previous message to Chatham County officials but I was not sure of the correct zoning contact, so I'm forwarding it to you. Please take into consideration my **strong** opposition to the rezoning for the Summit Church project, as a Briar Chapel resident. I've outlined some of my concerns below in my original email. If you re not the correct contact, please forward along.

Thank you

Gina M. Donato, Ph.D.
112 Treywood Lane
Chapel Hill, NC 27516

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Alan Rosenfeld
216 Hill Creek Blvd
Chapel Hill, NC
Briar Chapel

From: nancy dail <nancydail.myarbonne@gmail.com>
Sent: Wednesday, September 4, 2024 6:24 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit church in Chatham County

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am totally in support of Summit church having a satellite location in Chatham County!!

I'm excited the new location will be very close. I have driven to Durham and Apex in order to go to this church. I have heard there is a lot of chatter complaining about the presence of a "megachurch" with claims that the church doesn't do any good for the community. Clearly, those folks don't know Summit. It has been a major positive force in its communities on many levels. There are bad churches out there. I'm very grateful for churches like Summit that strive to do things the right way. And for those worried about traffic, I've never had to sit in traffic because of any Summit campus. The traffic concern is a red herring.

Progress is coming to Chatham County and this is a huge sign that it's bringing good opportunities to the community!!

Mr. Garrett,

Please let the Board of Commissioners know that there is strong opposition to the planned mega-church behind Dogwood Vet Hospital in the Briar Chapel community. The traffic will be greatly affected when the church has events, which I am sure will occur more often than just Sunday. Also, this church will not be paying taxes so that property will be lost revenue for the county. I have not spoken to a single resident in Briar Chapel that supports building a mega-church at the entrance to our community. Please vote this down.

Wilbur Carter
102 Serenity Hill Circle
Chapel Hill, NC
Briar Chapel

From: Liz Kawabata <lizkawabata@gmail.com>
Sent: Wednesday, September 4, 2024 11:48 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Proposed Mega Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Plummer,

As a citizen of Chatham County, I am against building the proposed Mega Church across from the entrance of Briar Chapel.

First, I believe that Mega Churches do not foster strong community ties because the attendees come from many outlying communities. We have enough churches already.

Second, the size and the structure would be a blight on the surrounding area.

Third, the traffic from services and events would make that part of 15/501 more crowded and more dangerous than it is now.

Fourth, the Mega Church would not generate any revenue for Chatham County, while using many of its resources.

Please vote against this proposal.

Thank You.
Elizabeth Kawabata

From: mtadd@earthlink.net <mtadd@earthlink.net>
Sent: Tuesday, September 3, 2024 3:52 PM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: tonight's meeting

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Sullivan,

As I will be unable to attend tonight's meeting I would like to ask that the planning board address what I think is an extremely important concern regarding the potential approval of the Mega Church (I sincerely hope that it won't be approved) is what is their plan to accommodate the parking of 3,000 cars? Do they plan on building a mega parking deck, or just pave the heck out of what once was a forest? Is anyone considering the environmental impact? Not just the displacement of a variety of animals from insects to mammals that live in these woods, but also what will it do in terms of climate change? Fewer trees, more pavement and impervious surface will just add to the warming of our area and potentially cause flooding as where will the rain water go? I moved to Fearington five years ago and never in my wildest imagination did I think there would be such out-of-control development

on 15-501. As you know there have been many accidents all along the northern corridor towards Chapel Hill. Many have been at the entrance to Fearington. The last thing we need is an enormous influx of traffic.

I look forward to hearing from you,

Best,
Maria Tadd

From: Belle Brooks <brownmom15@gmail.com>
Sent: Wednesday, September 4, 2024 7:48 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Angela! My name is Belle Brooks and I am a native of Chatham County. My family has been attending the Summit Church since June 2016. We drive 45 minutes to the Briar Creek campus. My son and daughter-in-law have a four year old daughter that began attending Awana this past fall which is a program that teaches children to memorize scripture. They made that drive twice on Sundays which is a total of three hours in the car. You know this church is special to drive that far!! We have often invited friends to join us there but most people don't want to drive that far. We have been praying for a Chatham County campus for years now. I am amazed at the pushback the county is receiving! If the main reason is increased traffic, that can easily be handled with turn lanes and traffic lights. If economic value to the community is the reason, then remember many of these churchgoers will then go out to eat. That would be a boost to the area.

The Summit Church is a very different church than others in the area. This church reaches out to the community to help meet the needs of the community. After all, one of the church's purposes is to love on the surrounding people, offer help and hope. Having grown up in church all my life I can testify to the love and inclusion found in this church.

I thank you for considering our pleas to approve this site.
Sincerely,
Belle Brooks

From: Olivia Franek <oliviaailifranek@yahoo.com>
Sent: Monday, August 19, 2024 9:33 PM
To: Dorian McLean <dorian.mclean@chathamcountync.gov>
Subject: Comments for Rezoning Summit Church Parcel

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

My name is Olivia Franek I am writing in support of the Summit Church Parcel purchase near Briar Chapel. When listening to the meeting held tonight, Monday, August 19th, 2024, I heard opposing views to the church purchasing the land in Chatham County. As a Chatham County and Briar Chapel resident since 2020 and attendee of Summit Church since 2015, our family is in favor of Summit Church purchasing the parcels for use of a church facility.

The concerns regarding traffic flow for the church expecting 3000 people on Sundays are understandable, however Summit has already done an incredible job at all of their other campuses in the triangle area, and have a team of safety and transportation who work to keep things flowing. Traffic concerns are not new to them and they are well equipped to handle the concerns here in Chatham County. We never have sat in a parking lot waiting to get out of church. Everything has gone very smoothly. This has always been the case since we started with Brier Creek being the main campus of the church with large volumes of people and then when they moved to Capitol Hills. There are residents of Briar Chapel who now drive to the Chapel Hill or Brier Creek campuses because they started attending Summit prior to moving to Briar Chapel, and having a closer location would provide many benefits for these families.

The weeknight involvement discussed in tonight's meeting involved statements including people going to church would be going more than just Sundays. While this may be true, the volume is significantly less than on Sundays. Summit would have specific number on these concerns.

The concern of property tax not being paid due to it being a religious facility and the county losing out on money is a legitimate one, however as I do not know exact numbers of what property tax would bring, the amount of growth for local businesses in the area would be hugely beneficial to the county and I feel could offset many of these concerns about money loss from the property tax. I also want to bring up that the county could have another company purchase this land and rezone that could provide property tax, but would not necessarily be what the neighboring homes would want either (retail stores, more housing, etc). Summit has been very adaptable to the concerns of Chatham County by increasing the barrier between the neighboring land, trying to match the aesthetic and sitting back farther off 15-501.

Summit Church has a huge history of bringing positive growth to the areas in which they obtain a place of worship, including positive community involvement events that could do a lot for Chatham County residents. From backpack and school supply drives to local mission work bettering local schools and helping with improvement of the area, Summit is committed to making the areas they dwell in a better place. They truly care about the community as a whole.

I appreciate you reading my e-mail, and if there is a better way to get this message out to the public by speaking at a future meeting where this is on the agenda, I would love to do so.

Best,
Olivia Franek

Chris,

Regarding the abstract, we add information about the item after the public hearing as the item proceeds to the Planning Board and more information is added after they make a recommendation to the Commissioners. The full application is available for the items and that has all the information that's available to staff prior to the public hearing.

Jason Sullivan
Planning Director
Chatham County
P.O. Box 54
80-A East St.
Pittsboro, NC 27312
Office: 919/542-8233
Fax: 919/542-0527

From: C Bouton <csbouton42@gmail.com>
Sent: Sunday, August 18, 2024 4:34 PM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: Re: Public input for county development

Thanks so much for your help, Jason. However, I'm afraid that there is no information for the property abstracts on either link you sent other than default section titles. This is quite disheartening, especially since there is no easy way to put these in proper context for input as a Chatham resident and in such short notice.

Aside from this, I would really like to speak with you about information accessibility on the County website. Is this something you can address? I ask as a resident who is over 55-yo, a full-time employed commuter in the Triangle, and a part-time family caregiver - super busy. I'm glad to schedule a call at your convenience during your weekly business hours. Please let me know if I need to contact a different person or even a different office to address the fact that there is no timely & succinct way for Chatham County residents to look up items like this for appropriate research on opportunities for public comment.

BTW, you are awesome to take the time on your weekend to write me about my questions. I truly appreciate your efforts.

Kindest regards,
Chris Bouton
919-491-5631

On Sun, Aug 18, 2024, 9:55 AM Jason Sullivan <jason.sullivan@chathamcountync.gov> wrote:

Chris,

The signs on [15-501](#) are for a proposed church and you can view the rezoning application on the following webpages –

<https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2024-items/summit-church-conditional-district-rezoning>

<https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2024-items/summit-church-general-use-rezoning>.

These properties are currently approved for a compact community, but it appears the developer is not moving forward with the project. The public hearings for these items is tomorrow night and the commissioners meeting starts at 6pm in the Historic Courthouse in Pittsboro. You can provide comments during the public hearing or in writing and here is the link to sign up -

<https://www.chathamcountync.gov/government/board-of-commissioners/commissioner-meetings/public-input-hearing-sign-up>.

I think the sign on 64 is within the Town of Pittsboro's planning jurisdiction and I've copied the town planning director on this email.

Jason Sullivan
Planning Director
Chatham County
P.O. Box 54
80-A [East St.](#)
[Pittsboro, NC 27312](#)
[Office: 919/542-8233](#)
Fax: 919/542-0527

From: C Bouton <csbouton42@gmail.com>
Sent: Tuesday, August 13, 2024 3:09 PM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: Re: Public input for county development

Hi Jason,

There are signs on 15-501, and I saw another near Business 64 East in the recent past, but there was nowhere online to review for public comment.

Is there a link on the Chatham County website?

Thanks,
Chris

On Tue, Aug 13, 2024, 1:39 PM Jason Sullivan <jason.sullivan@chathamcountync.gov> wrote:

Chris,

Are the signs along [15-501](#) or west of Goldston? Thanks

Jason Sullivan
Planning Director
Chatham County
P.O. Box 54
80-A [East St.](#)
[Pittsboro, NC 27312](#)
[Office: 919/542-8233](#)
Fax: 919/542-0527

From: C Bouton <csbouton42@gmail.com>
Sent: Tuesday, August 13, 2024 11:22 AM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: Public input for county development

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Jason.

I hope you are doing well. Your name was listed on the Planning Board web page, and I hope you are the correct person to email for assistance. I'm looking for the page on the County website for submitting public comment for the yellow property notice signs so that I can research what's going on and submit my comments. Unfortunately, I can't find anything on the website for this. The only public comment input I found is for the County Commissioner meetings. Where can I find the listings for public comment information?

Thanks for your help.

Kind regards,

Chris Bouton
csbouton42@gmail.com

From: Marion Haywood <marion.haywood@gmail.com>
Sent: Monday, August 19, 2024 3:33 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>; Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Oak Island rezoning

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Angela & Jennifer.

I live at 501 Oak Island Drive and am in favor of the zoning request to return the land parcels adjoining my property to R1 - residential.

Please contact me if you have further information regarding this matter or have questions.

Sincerely,

Marion Haywood

August 19, 2024

RE: Summit Church Conditional District Rezoning

Dear Chatham County Commissioners:

I am writing request that you reject the conditional rezoning application for the properties listed in the Summit Church Conditional District request on your agenda this evening. I support the neighbors of these parcels to return the zoning of this property to comply with the Chatham County's Comprehensive Plan, which includes "preserving rural character was identified as the most important goal during the planning process." (p.18)

This project does not fit the intent of our Comprehensive Plan with a 60,000 square foot building and 527 parking spaces plus a future secondary building of unknown area. This will not preserve the rural aspect of our county, especially in an area that is already becoming highly developed.

As a commuter who passes this property every day, I also believe that the size of this project is not conducive to retaining ease of traffic in that part of 15-501. This stretch is already very easily backed up with regular commuter and school traffic, and that has only increased with the construction traffic along this route. Traffic pattern updates between this proposed project and Ferrington Village have been very disruptive for the only roadway between Pittsboro and Chapel Hill. Please return this property to the original zoning that retains our county's rural character.

Thank you for your consideration.

Kind Regards,

Chris Bouton

Pittsboro, NC

From: Gina Donato <gmdonatophd@gmail.com>

Sent: Wednesday, August 21, 2024 2:05 PM

To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>

Subject: Chatham county zoning

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I just wanted to voice my opinion AGAINST
the Chatham County rezoning for the Summit

Megachurch- A rezoning request by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township.

As a resident of Briar Chapel, the size and scope of this establishment would be a huge impediment to traffic on 15-501, noise in the community and disruption of the area considering the number of people, services and parking spots that are required. We would like to keep the area as residential as possible and this amount of rezoning would be quite a disruption to the feel and residents. Please consider denying this project.

Gina M. Donato, Ph.D.
112 Treywood Lane
Chapel Hill, NC 27516

From: Barbara Falotico <barbara.falotico@icloud.com>
Sent: Wednesday, August 21, 2024 2:01 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Mega church opposition

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My husband and I live in Briar Chapel. We are strongly against a megachurch development across from our neighborhood. The 15-501 intersection is dangerous enough with volume and speed. I'm opposed to the increased volume of traffic on a permanent basis.

A very concerned resident,
Barbara Falotico
45 Post Oak Road
Chapel Hill, NC 27516
621-786-3130

From: Susan G <susanguza@msn.com>
Sent: Wednesday, August 21, 2024 2:46 PM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: RE: Summit Church Conditional District Rezoning

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I agree with Chris Bouton's statement below. I also ask that the rezoning request by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township submitted by Summitt Church be denied.

Susan Guza, Briar Chapel Resident

From: Mirinda Kossoff <mkossoff31@gmail.com>
Sent: Wednesday, August 21, 2024 5:02 PM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: No to another megachurch

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am against another megachurch being built on 15-501 near Fearington where I live. A church brings more traffic, doesn't pay taxes and contributes nothing to the community. If the land is to be developed, we need more goods and services, not a church.

Thank you,
Mirinda Kossoff

From: Vicky Copelton <minkadog73@icloud.com>
Sent: Wednesday, August 21, 2024 3:52 PM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please please do not support the mega church between Fearington and Harris Teeter. Vicky Copelton
Sent from Vicky's IPAD

From: Rich Feldman <richard.feldman777@gmail.com>
Sent: Wednesday, August 21, 2024 5:42 PM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: NO mega church!

Ms. Johnson,

I am AGAINST a mega church being built on 15/501 by Fearington Village, and I will vote AGAINST any elected official who supports building such a monstrosity in our community.

There are "plenty" of local churches and synagogs that support our community, and the very LAST thing our community needs is a three-ring circus eye-sore church "corporation" hogging 50 acres of tax-exempt land.

Thank you.

Richard Feldman
1353 Cedar Grove Road
Pittsboro, NC 27312

From: charles brock <ken-tucky@att.net>
Sent: Wednesday, August 21, 2024 7:07 PM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stop the development of a mega church!
Do not build mega church.
We already have numerous churches in Chatham!!!
Ken Brock Chatham county

From: Janet Stevens <janstevens17@hotmail.com>
Sent: Wednesday, August 21, 2024 7:17 PM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Zoning request 24-5452 summit church on 15-501

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for taking comments on the above.

3,000 cars is huge, certainly bigger than the high schools that already cause quite a jam.

This does not fit with keeping some rural areas in this part of Chatham County. It is good the building would be set back as it looks very utilitarian. With all the other churches in the area I would think it would pull from some of them.

Thank you
Janet Stevens
823 Fearington Post

From: Ruth Ann Burk <ruthann.burk@gmail.com>
Sent: Thursday, August 22, 2024 8:48 AM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: Mega Church

I am a resident of Fearington Village and totally opposed to the construction of a mega church between our village and Harris Teeter. Church will not pay taxes and have a negative impact to traffic.

This is a terrible proposal. Vote NO.

Ruth Ann Burk
1395 Bradford Pl

From: Kristina Solovieva <kristinasolohomes@gmail.com>
Sent: Thursday, August 22, 2024 9:48 AM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Yes-for Mega Summit Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer and Angela,

We just moved to Pittsboro from California and I love that this community is building more churches, more restaurants, more businesses, parks and more infrastructure. I know there was a post on Nextdoor that triggered a lot of negative emails addressed to you. Please count us in for the Christ focused vision for the area.

“Yes” to the new churches and businesses! It would be so boring to live around just the newly built ugly apartments surroundings

Thank you!

From: JR <jrichardson767@gmail.com>
Sent: Thursday, August 22, 2024 12:16 PM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: Proposed Summit Church - SUPPORT

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a Chatham County resident writing to voice SUPPORT for the project as long as the church pays reasonable impact fees for infrastructure costs directly attributable to its construction and operation.

I have lived and paid taxes in Chatham County from 1990-1993 and 1999-present. During this time there has been a continued inflow of new residents whose culture and background are neither Southern nor welcoming. Frequently these new residents try to control the county agenda, which is the case with the proposed Summit Church.

There has been a lengthy discussion on the Nextdoor app for two days about the project. It is clear from this open discussion that many of the objections are based on the religious and political bias of commenters who appear to have lived in Chatham County only a short time. If their highly biased objections (see example below) are used as a basis for rejecting the conservative Christian Summit Church's application it would be unconstitutional. Further, objecting solely to THIS church on the basis of its tax-exempt status (like all churches, synagogues, mosques, etc) would be blatantly discriminatory and illegal.

So the county should stick to the direct collateral infrastructure costs associated with the church and make its decision solely on that basis. I hope the county responds by APPROVING.

John A Richardson
151 Turtlerun
Farrington
Pittsboro, NC 27312
919-444-1042

From: ncsunflower@icloud.com <ncsunflower@icloud.com>
Sent: Friday, August 23, 2024 9:31 AM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Mega Church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I would like to oppose the Mega Church plan on 15-501. Is there a website I can give my opinion on this?
Thank you for your time

Linda Arends

From: nancy ferguson <nancyjoanandres@gmail.com>
Sent: Friday, August 23, 2024 11:46 AM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Mega Church on 15-501

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I understand that a mega church is up for approval off of 15-501 between the Harris Teeter and Farrington Village. I hope this project will not be approved because of the heavy traffic we already have in that area. This project might be better off of HI 64. I live near the Harris Teeter and am very concerned about this project—the negative impact of excessive traffic and costs borne by all of us taxpayers.

Thanks for listening,
Nancy A Ferguson

From: Alissa Owens <alissaowens84@gmail.com>
Sent: Friday, August 23, 2024 11:05 AM
To: Dorian McLean <dorian.mclean@chathamcountync.gov>
Subject: Summit campus

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I am new to the Briar chapel community in Chapel Hill. We have been Summit church member since 2015. I was told there was possibility of a new campus being built near me!! We pray this is a go!
Alissa Owens

From: Judith Martin <wildflower28716@yahoo.com>
Sent: Saturday, August 24, 2024 11:15 AM
To: Angela Plummer <angela.plummer@chathamcountync.gov>
Subject: Summit mega church

Hello Angela,

I live in the Briar Chapel community across from the proposed sight for the mega church.

I am very upset about this proposal.

Chatham County needs new businesses, medical facilities, good restaurants and stores that would all bring in revenue for Chatham County. At the same time giving all the residents the good services that we need.

We have lots of good churches here in the county. We do not need a mega church that uses prime real estate and does not create revenue for the county. It will also cause a severe traffic problem on 15/501. And it will only serve those belonging to that church, not all the residents of Chatham County.

I am saying NO to this proposal, please do not do this. It is not a good fit for Chatham County.

Sincerely,
Judith Martin
246 Salt Cedar Lane
Chapel Hill, NC 27516

From: Jessica Lynn <duddles123@icloud.com>
Sent: Sunday, August 25, 2024 1:10 AM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: We don't need another mega church

Seriously. Enough with the craziness.
Do something. Stop the madness. Stop the lunacy. Please ...

From: Judith Martin <wildflower28716@yahoo.com>
Sent: Saturday, August 24, 2024 11:03 AM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Mega church

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPad

Jenifer,

I live in the Briar Chapel community in Chatham County across from where the proposed Mega church might go.

I am very upset about this proposal.

Chatham County needs new businesses, medical facilities, good restaurants and stores. Those would all provide revenue for Chatham County and much needed services for all the residents. We have lots of good churches here. The Summit mega church will not provide revenue for Chatham County. It will create a severe traffic problem on 15/501. And it will only serve those belonging to that church, not all of the residents.

I am saying no to this proposal, please don't do this. It is not a good fit for Chatham County.

Sincerely,

Judith Martin
246 Salt Cedar Lane
Chapel Hill, NC 27516

From: Katie Breitholtz <klbreitholtz@gmail.com>
Sent: Sunday, August 25, 2024 8:44 AM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Summit Church Development

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Jenifer Johnson,

I am writing to express my concern with the development of the Megachurch Summit Church being proposed for development near Fearington Village. The proposed development is another big box church being dumped into our community without true benefits to Chatham County. Churches do not pay taxes to support our public schools, local or state governments, and property tax dollars. With a large influx of people moving to our area, it is important we support the community with more small businesses that will meet the needs of our incredible community. The mission and values of the Summit Church is to "plant 1,000 churches". They prioritize the gospel, but do not claim to support the community as a priority. As a member of Chatham County and public school teacher, I'd propose to deny their right to build a megachurch. If the need to truly develop the land, it could be used for economic development that would employ local residents and bring tax dollars to support our community. Thank you for your time and service to our community.

Respectfully,
Katie Breitholtz

From: KEN MURPHY <kmurphy19662003@yahoo.com>
Sent: Saturday, August 24, 2024 8:48 PM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: No mega church!

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Plenty of churches for everyone. Save our land for tax paying entities.

Kenneth Murphy
113 colonial trail ct
Pittsboro Nc
From: Linda Fleishman <fleishman.linda@gmail.com>
Sent: Friday, August 23, 2024 4:02 PM

To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Mega Church Zoning

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I live in Briar Chapel. I am very disturbed at the thought of a Mega Church being built behind Harris Teeter off 15/501. I can't imagine the traffic from such a venue. How can I find out more about the proposed plans? And, what can be done to stop such a disastrous project? I can't see where it would increase the tax base since churches are non profit and the wear and tear and disturbance to the neighborhood would be a huge problem.

Regards,
Linda Fleishman

From: margaret deprater <mdeprater@hotmail.com>
Sent: Monday, August 26, 2024 11:35 AM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: Mega Church proposal

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jennifer, please voice the following concerns regarding the Mega Church project proposal: New construction planned for these 50 acres to be built near Briar Chapel entrance : this site incurs large travel volumes on Sundays; this site would need more hiring of professionals to direct traffic volume; this site does not have adequate parking; this site construction would add to pollution problems and endanger the environment. Therefore I voice objection to this proposal. Signed Margaret R DePrater 510 Farrington Village:

From: Sharon Blessum <skyprairie@gmail.com>
Sent: Monday, August 26, 2024 11:26 AM
To: Jenifer Johnson <jenifer.johnson@chathamcountync.gov>
Subject: MEGA CHURCH ON 15/501

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am not able to attend the meeting Sept 3 so I hope my comment here will matter. I live at Farrington Village and we already have MANY accidents on the corners of 15/501 and Weathersfield, 15/501 and Village Way. The DOT improvements have not stopped the problem. As well as the many changes on that road from here north (and south). A large church population would not only create the most horrific congestion, it would be very dangerous. I beg of you to protect the residents up and down an already challenging roadway. A mega church would not only sorely affect the quality of life in

surrounding communities, it would go against the teachings of Jesus to love your neighbor as yourself.

Peace and Beauty,
Sharon Blessum

From: Barbara Rounds <barbararounds1@gmail.com>
Sent: Friday, August 23, 2024 9:40 PM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Subject: Please Choose Another Location

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This Highway where you have chosen to locate a church open to the public will cause unnecessary stress and traffic to this small local community.
Please choose a private or smaller road that will not cause congestion.

Please confirm you have received my request.

Kind regards,
Barbara Rounds
1368 Fearington Post
Fearington Village
Pittsboro