

LEE-MOORE OIL COMPANY
REQUEST FOR CONDITIONAL USE PERMIT

PUBLIC HEARING COMMENTS
PATRICK E. BRADSHAW

SEPTEMBER 19, 2006
(Continued from September 18, 2006)

1. The members of Lee-Moore Oil Company's development team that prepared the application are present and have been sworn, and we request that the written application filed with the Planning Department, including any supplemental materials, be included in the record of this hearing.
2. Lee-Moore Oil Company is requesting a conditional use permit for use of an approximately 29.4 acre parcel for a home improvement center and additional retail and shops. The working name for the project is "County Line Plaza." The proposed site plan shows a home improvement center of approximately 140,800 square feet, additional retail and shops of approximately 49,400 square feet and two out-parcels.
3. County Line Plaza will make a positive contribution to Chatham County by providing accessible retail shopping and services and beneficial economic and fiscal impacts, including drawing shoppers and sales tax revenues from residents of areas outside Chatham County. The project as designed will also minimize impact to neighboring properties and the public at large by incorporating significant buffers, landscaping and lighting controls.
4. In the legislative portion of the public hearing, I offered reasons that the proposal is consistent with the County Land Use Plan. Rather than repeat them, I would like to incorporate into this hearing the comments I made then. As I pointed earlier, 30 acres of this property has been zoned for business use for 32 years, and this project just reconfigures and slightly reduces the area that may be used for business purposes.
5. Lee-Moore could develop the existing business zoned area without seeking any zoning approval with a "big box" store and related retail and four outparcels. This would slightly reduce the retail area but would cause the center to have a less efficient and attractive design, and would increase the negative impacts to adjoining property owners and the traveling public on U.S. 15-501 by reducing buffers, landscaping and lighting controls. The watershed regulations would still apply, but the only site design restrictions would be 50 foot front and 20 foot side and rear setbacks, and parking and sign controls with which Lee-Moore will comply in any event.
6. Demands on County services from this project will be minimal. The Chatham County Sheriff, North Chatham Fire Department and Chatham County EMS have all confirmed their ability to provide necessary services. This use will not increase the

County school population and will not require infrastructure improvements from the County.

7. Mark Ashness.
 - a. Site plan
 - b. Landscape plan
 - c. Lighting (comply with draft Chatham County Lighting Ordinance)
 - d. Buffers
 - e. Signage
 - f. Watershed
 - g. Water
 - h. Wastewater
 - i. Stormwater (2 year – 24 hour storm)
8. Ricky Pontello or Jim Beeson or Mark Ashness
 - a. If Jim Beeson, review credentials
 - b. On-site evaluation
 - c. Soils suitable for wastewater disposal
 - c. Admit soils evaluation into evidence
9. Ramey Kemp
10. Bill Ford
 - a. Lee-Moore Oil Company has retained Bill Ford of Ford Commercial, LLC to perform a market analysis of the demand for a home improvement store such as is being proposed here. Mr. Ford has been engaged in commercial real estate for 30 years, beginning in his native Texas and continuing in Charlotte and around North Carolina since 1988. He has been the Vice President of retail development for two large development companies, Vantage Properties in Houston and Charter Properties in Charlotte. Throughout his career, Mr. Ford has been involved in the development of a number of shopping centers that included both Home Depot and Lowe's stores. Ford Commercial, LLC has been in operation for six years. Ford Commercial, LLC has developed a Home Depot retail center in Charlotte, a Lowe's – anchored mixed use project in Dilworth, near Charlotte, the Lowe's in Mebane, and a number of others. He has close relationships with real estate managers at both Lowe's and Home Depot. In his 30-year real estate career, Mr. Ford has been involved in the development of over 15 home improvement centers in North Carolina and Texas.
 - b. Admit market analysis into evidence.

- c. Mention new Home Depot in Hillsborough makes two home improvement stores in Orange County (application said one). Still adequate market for this location.
11. Lucy Gallo
- a. Add \$42 million to real estate tax base, resulting in annual property taxes of \$250,000.00 at current rates.
 - b. Local sales tax \$729,000.00, with \$611,628.00 going to Chatham County.
 - c. Net fiscal effect on Chatham County government is annual surplus of \$681,190.00.
 - d. 360 new jobs, 530 during construction.
12. Kirk Bradley
13. On behalf of Lee-Moore Oil Company, we respectfully submit that the evidence provided in the application and at this hearing is sufficient to support the five necessary findings under the Chatham County Zoning Ordinance. Lee-Moore's project will enhance the health, safety and welfare of the citizens of Chatham County by providing a service for which there is a high demand in a sensible location with a design that will have less impact on adjoining property owners than the development of the property under its existing zoning. We respectfully request that the proposed conditional use permit be granted.
14. So that I will not have to interrupt other witnesses, I would like to object for the record to the testimony in this portion of the hearing of any witnesses who lack standing to testify under North Carolina law and to any opinions that are offered without adequate foundation under North Carolina law. I would also like to reserve the right to call witnesses to rebut testimony offered by others in the remainder of the hearing.

KIRK J. BRADLEY COUNTY LINE PLAZA PUBLIC HEARING COMMENTS

SEPTEMBER 19, 2006

Mr. Chairman and Members of the Board of Commissioners and Planning Board, my name is Kirk Bradley. I live at 30069 Benbury and have been a Chatham County resident for 15 years. I am the President of Lee-Moore Oil Company, which is the owner of the property that we are proposing to develop as County Line Plaza.

Lee-Moore Oil Company is a family company that was started by my grandfather in 1937. The company was run for many years by my late uncle, Truby Proctor. I became president of the company in 1987.

Truby and my grandfather acquired the county line property over 30 years ago because they recognized the business potential of this strategically located tract of land. Thirty acres of the site has been zoned for business use for over 30 years. For perspective, I was 11 years old when this property was zoned. The tract was among the first three parcels in the U.S. 15-501 corridor that was targeted for economic development by the Chatham County Commissioners and zoned for business use soon after zoning was adopted for the eastern portion of the County. My family has waited for over 30 years for the appropriate time to develop this property, and we feel that time has arrived. While we have owned the property, a number of other business, industrial and office and institutional uses have been approved in the area around our property.

My family and I have a record of producing high quality development and positive economic impact in Chatham County. The 2006 real property tax valuation of the Governors Club Planned Unit Development, which we have developed since 1988, is over \$768,000,000.00. Occupying less than one-half of one percent of Chatham County's land area, the Governors Club community constitutes over 13% of the total tax value of real property in Chatham County. According to Lucy Gallo's analysis, the County Line Plaza project will produce net revenue surpluses to Chatham County government of over \$681,000.00 per year, or almost one percent of the County's total projected general fund revenues for the 2006-2007 fiscal year.

The engineers, environmental scientists, traffic engineers and economic analysts that we have assembled for this project are among the very best that are available in the State of North Carolina. We will do this project well, it will be an economic boon to Chatham County and it will improve the quality of life of the people of Chatham County and surrounding areas. I hope that you will look favorably on our request.