

COLE PARK VETERINARY HOSPITAL

11500 Highway 15-501 N

Suite 116

Chapel Hill , NC 27517

January 26, 2009

I come before the Board of Chatham County Commissioners, as the representative of Cole Park Veterinary Hospital to seek rezoning and special use permit of two adjacent properties on Highway 15-501 N for the purpose of building a free standing veterinary hospital that would become the new site of my well established veterinary practice which is presently housed in the backside of Cole Park Plaza.

In 1993 I purchased a 7 yr old small animal satellite clinic that was associated with the Animal Hospital in Carrboro and made it an independent full service hospital. Other than myself, there were initially 3 employees.

Throughout the years we expanded the physical space twice to approximately 5000 sq feet and employ now approximately 23 full and part-time persons in a 3 and ½ doctor-equivalent practice. We are open for 5 and ¾ days per week having about 13-14 staff members working at any given time. Presently we have more than 2300 active clients and more than 15,600 active patients. As a result of our growth, Cole Park Veterinary Hospital makes a solid contribution to the tax base of Chatham County.

Our clients come from as far as Southern Pines, Durham, and Raleigh, although the majority of our clients come from Chatham and Orange Counties. Because we have no road visibility, we have had to rely heavily on word of mouth for our growth.

During the past 15 years, we have not been static in our development. Cole Park Veterinary Hospital has become accredited by the American Animal Hospital Association (AAHA) whose high standards of care have only been achieved by 11% of veterinary hospitals nation wide. We also serve as a regional source for integrative medicine. Two of the four doctors are certified in veterinary acupuncture and practice several modalities of

Traditional Chinese Medicine.

The nature of adding space in a shopping center does not allow for the most efficient of designs. For instance, we lack natural lighting in the work areas and in the kennels. Additionally, the air circulation is not optimal, and the heating and air units have been pieced together in an inefficient manner so that we are presently not able to better conserve energy. Also, because of the remote and unsecured current location, we cannot provide as safe an environment as desired by the staff and me.

The proposed site is ideal for providing solutions to the above challenges as well as providing a permanent site for my business. Additionally, it will allow needed road frontage exposure and hospital space that we require to have optimal long-term economic growth. Although the proposed facility is larger, much of the additional building space will be dedicated to needed offices, a larger reception lobby and more storage areas. With the increased footage we will be able to separate functional spaces in the proposed hospital that are presently serving dual roles. Examples of this are separate dental and surgical prep areas, dedicated rooms for acupuncture, and dedicated break room for the staff.

We are committed to incorporating green technology by structural design and allowing for the possibility of solar panels to lessen our pull from the grid. We are also committed to making the property landscaping such that it will enhance the natural beauty of Chatham County rather than distract from it. We believe that good neighbors are quiet neighbors and will strive to provide an environment that will not be distracting to the residents of the contiguous homes. There will be only one outside exercise area and no dog will be left there unsupervised.

Lastly, if you grant this re-zoning, we will be able to provide local jobs for the construction industry in a time when it is critical to maintain employment.

Thank you for your consideration of this request.

Patricia Pagel-Smith, DVM  
President, Cole Park Veterinary Hospital, Inc.  
President, Redd Dog, LLC