

Cynthia and David Gigandet
Heritage Pointe
Apex, NC 27523

Chatham County Board of County Commissioners
12 East Street
PO Box 1809
Pittsboro, NC 27312

September 15, 2014

Dear Chatham County Board of County Commissioners:

We would like to stress to you our strong opposition to the re-zoning request presented by **Raleigh Industrial Partners, LLC (RIP)** to rezone Parcel No. 17890 and 17891 from R-1 Residential to Conditional District Regional Business (to develop a Boat, RV, Self Storage facility and Boat Sales and Service Center). Our opposition to this request is founded by 3 driving factors: traffic safety concerns, lack of need for this type of business establishment, and a need for strategic property development in Chatham County, specifically on the east side of Jordan Lake.

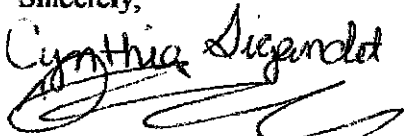
First, in RIP's Revised Standards and Goals.pdf they state this facility will have "... little demand on transportation infrastructure. All highways will reach their capacity during morning and afternoon rush hour. The peak traffic times for this business will be on weekends, not during regular peak rush hours." In reality, the mornings and evenings are more busy with "work" traffic but the times that the boat traffic is heaviest is usually on holiday weekends and afternoons when there is nice weather. Traffic is continuous on the Chatham County side of Hwy 64 between Hwy 751 and Jordan Lake. The location for this property would not only increase congestion at Hwy 751 but also at the open median in front of Builder's First Source. Both of these areas in light traffic are not conducive to trucks pulling trailers trying to make a U-turn, which is what would be required when going to Jordan Lake from this facility. We see the big trucks coming from the concrete plant and Builder's First Source everyday cutting across Hwy. 64 and adding boats and trailers to this mix as well as additional traffic coming to the boat sales and service center would pose serious safety risk.

Secondly, when we first saw this request our first thought was "Is there a need for more boat storage in the area as the developers ascertain in their proposal?" We conducted several internet searches, from these searches we received anywhere from 10 to 15 different facilities within a 3 mile range of the east side of the Lake. In addition, we also noticed that there have been 4 other requests that have been presented to the Chatham County Board of Commissioners in 2014 (with several of these already approved). After, doing a little more research, we have learned that there is at least an estimated 600 additional storage spaces that have been approved but not yet built. All of this equates to, NO we do not need more storage of any kind on the east side corridor of Hwy 64.

Lastly, we were involved in the opposition to rezone a 16-acre partial owned by Chatham Development right across from our Heritage Pointe Subdivision back in 2008. This request was denied on the basis that "it did not meet the Land Use and Development Plan". We do not see where this rezoning request is any different. We believe that the Commission has an opportunity to manage the development on the east side of the lake. Both Wake County and Durham County are booming with residential and retail development, one can see it every way you go to cross over the Chatham County line. We would like to see a strategic development plan to help drive growth and development in our area, not this rezoning of every lot that comes open into a commercial hodge-podge. We live in Chatham County but all of our disposable income goes to other counties-we would love to see development here to keep our money here in Chatham County (retail, grocery, restaurants, entertainment, etc.)

We are appreciative of the opportunity to share our concerns, as we are ~1/2 mile away from the property in question and were not aware of this rezoning request until after the last board meeting occurred. We saw the rezoning sign after the roadsides were mowed and looked into this. The developer had noted that there was no opposition to this request, but this must be taken in context as the folks that received the notice were either Builder's First Source or vacant lots (where the property owners lived out of state). As a suggestion to the Commissioners, I would propose that you review the notification requirements and expand the "notification" area to include adjacent properties and any other properties within a 2 mile radius. As development of the rural land continues, I believe that giving all stake-holders a say is imperative and an awareness of the requests being made is necessary.

Sincerely,



Cynthia and David Gigandet

Chatham County Board of Commissioners
12 East Street
PO Box 1809
Pittsboro, NC 27313

September 15, 2014

Dear Chatham County Board of Commissioners:

We are residents of Heritage Pointe in Chatham County and want to voice our strong objection to the rezoning proposal presented by Raleigh Industrial Partners, LLC to change Parcel # 17890 and Parcel # 17891 from residential to commercial for the purpose of boat and RV storage with a sales and service center.

Heritage Pointe is one of the prime residential communities in Chatham County. It is about a half-mile from these land parcels. The community has 64 lots, all sold with the majority of the homes completed or in the process of completion. The value of these properties all approach close to a million dollars with many well over that amount.

Why take these prime parcels of land and approve another storage facility? Several surround Heritage Pointe now. What is needed is residential or a combination with commercial composed of a grocery store, pharmacy and other service facilities for the many residents in this area of Chatham. We pay extra taxation in New Hope and yet the County has provided no such services. Instead Heritage Pointe residents travel to Wake and Durham Counties for services and give them all of our business and taxes, as is true for all residents of this area.

These parcels considered for rezoning would allow another not needed or wanted storage facility. The facility would be located almost immediately after crossing from Wake County into Chatham County. We need to keep Chatham County as a beautiful and desirable place to live and not a storage facility for non-residents. We urge you to look at your previous denial of rezoning in 2008 of sixteen acres

on Route 64 across from the entrance to Heritage Pointe. This was based on your decision that it did not meet the Land Use and Development Plan.

There is a very strong need to keep these parcels residential or in combination with a services location for residents. Please look closely at this situation and you will realize that the future of this space should be reserved for resident services. Let's get a grocery, pharmacy, and other services as this not only provides enticement for County living, but keeps the location for use of its present and future residents.

Thanks for your time.


Burton & Dolores Carnegie

2 American Court

Apex, North Carolina 27523