

Woodmont project:

My name is P H Craig, been in the REAL ESTATE business since 1963; IN CHAPEL HILL SINCE 1955;

IN 1970 BOUGHT A HOUSE ON LITTLEJOH RD

IN 1981 BOUGHT VERY OLD EARLY 1900 FARM HOUSE ON OTHER SIDE OF THIS PROPERTY. I HAVE SPEND A LOT OF MONEY ON BOTH. ADDING ONE BATH, REPAIRED FLOORS, INSTALLED GIRDERS, BEAMS, PILLARS AND FLOORS MYSELF. I RESTORED A FLAGSTONE PORCH.

I AM A Certified General Real Estate Appraiser, I am qualified to appraise this ENTIRE PROJECT; HOWEVER I AM HERE TONIGHT AS A NEIGHBOR; MY PRIMARY INTEREST IS CONNECTIVITY OF ANY STREETS, WATER, SEWER.

I DECIDED TO COME BACK WITH A WRITTEN STATEMENT WHEN I HEARD MR LISTER MAKING SOME MISSTATEMENTS ABOUT US ADJOINING NEIGHBORS. THERE ARE A GOODLY NUMBER OF NEIGHBORS THAT HE DOES NOT REPRESENT. ALL THE NEIGHBORS (9) THAT I KNOW ARE FOR THIS PROJECT. WE THINK IT IS A QUALITY PROJECT. WHATS THERE NOW ON Hwy 54 IS A DISGRACE AND AN EYESORE.

pause

THERE IS ONE CERTAINTY IN COMMERCIAL PROPERTY, or residential, FOR THAT MATTER; QUALITY BUILDINGS ATTRACT QUALITY TENANTS. ATTORNEYS, CPA FIRMS, BANKS, software support, EDUCATIONAL, institutional, ASSOCIATIONS, AND PROFESSIONAL GROUPS.. THINK CLASS A

THIS SAME DEVELOPER BUILT THE EXCHANGE (Suntrust offices across from Meadowmont) and other CLASS A OFFICE SPACES. THEY ARE INDEED CLASSY NOT CARY STRIP MALL BUILDINGS. THEY WILL PROVIDE JOBS. THEY WILL INCREASE THE TAX BASE

IF I MAY SPEAK AS A PROFESSIONAL NOW, I CAN TELL YOU THAT WE ARE IN DIRE NEED OR MORE OFFICE/INSTITUTIONAL BUILDINGS. BECAUSE OF THE LOW PERCENTAGE OF SUCH, THE RESIDENTIAL TAX Bills are RELATIVELY HIGH.

THAT CAUSES DISPROPORTINATE HIGHER TAXES ON SINGLE FAMILY HOMES AND APARTMENTS. AGAIN FROM A PROFESSIONAL STANDPOINT, ANY APPRAISERS ANALYSIS WOULD TELL YOU THAT THIS TYPE OF COMMERCIAL TAX BASE IS VERY DESIRABLE. ANY COMMUNITY IN THE STATE OF NC WOULD BEG FOR SUCH QUALITY CONSTRUCTION

I HAVE LOOKED AT THE PLANS FOR MULTIFAMILY, WHICH IS LOCATED CLOSEST TO MY OLD ANTIQUE HOUSE AND FINE THEM TO BE VERY GOOD. AGAIN I PLAN TO MOVE BACK THERE WITH AN OFFICE/HOME..

I AM HERE TO SPEAK FOR CATHERINE HOLLAND. SHE OWNS A PROPERTY BESIDE MINE ON LITTLEJOHN. HER HOUSE IS ON THE CORNER. SHE HAS

BEEN IN THE REAL ESTATE BUSINESS LONGER THAN I, AND HER EXACT WORDS ARE THAT SHE IS PLEASED WITH THE BUFFERS, AND THIS PROJECT WILL GREATLY IMPROVE PROPERTY VALUES.

SHE LIKE MANY OTHER PROFESSIONALS, INCLUDING THE CHAMBER OF COMMERCE ARE AWARE AND ARE ACTIVELY LOBBYING FOR QUALITY CLASS A OFFICE AND INSTITUTIONAL USES TO HELP ALEVIATE THE HIGH TAX BURDEN ON ALL RESIDENTIAL PROPERTIES IN ORANGE COUNTY.

THIS IS QUALITY; THIS IS CLASS "A" IN EVERY SENSE OF THE WORD. ON A SCALE OF 1 TO 100 I WOULD PUT THIS PROJECT AT 100 IN TERMS OF DESIRABILITY; ITS DESIRABLE FOR THE FOLLOWING REASONS:

THESE ARE QUALITY PEOPLE ON THIS TEAM.
THIS IS A QUALITY PROJECT; IT WILL ADD CLASS TO THIS TOWN.
I HONESTLY HOPE HARRY BOWLES WILL CONSIDER MORE PROJECT IN CH.
WE SHOULD BE SO LUCKY

AS A GUEST COLUMNIST, I SOMETIMES WRITE ABOUT SUCH TOPICS ELEVEN YEARS AGO I WROTE ABOUT BOB AND ANNE SIMPSON BRINGING CLASS TO DOWNTOWN. I SAID THAT CHAPEL HILL WAS LUCKY TO HAVE SUCH A SHOP, WITH PEOPLE WITH SUCH IMPECCABLE TASTE, AND TALKED ABOUT THE MANY student EMPLOYEES THAT THEY HELPED. ANNE GRAHAM LOTZ (BILLY GRAHAM'S DAUGHTER) MICKEY EWELL (OWNER OF SPANKYS, 411, SQUIDS) Don Newman, ARE HERE NOW BECAUSE OF THESE CLASS PEOPLE. MY COLUMN ELEVEN YEARS AGO WAS TO THANK THEM FOR BRINGING CLASS TO DOWNTOWN. WHEN BOB SIMPSON RECENTLY DIED, THAT COLUMN RAN AGAIN, AND THE CHAPEL HILL NEWS WILL REPRINT IT AGAIN TOMORROW.

IM AM SAYING TO YOU HERE TONIGHT, THAT WE HAVE SITTING RIGHT HERE BEFORE YOU A PERSON OF UNQUESTIONED TASTE AND QUALITY A PERSON THAT WILL BRING "CLASS" TO EAST OF MEADOWMONT.

HE HAS A TOP TOP FLIGHT TRACT RECORD; EXHIBIT A IS "THE EXCHANGE". YES I WOULD BE DELIGHTED TO HAVE MY OFFICE/HOME RIGHT NEXT TO SUCH A IDYLIC PROJECT. IT IS QUIET, WELL PLANED, ELEGANT, BRINGS QUALITY TOP FLIGHT PROFESSIONALS TO THIS AREA

HARRY BOWLES IS AN EASY GOING PERSON, NOT ONE TO BOAST, BUT MAYBE SOMEONE SHOULD BOAST ABOUT WHAT HE HAS GIVEN THIS TOWN, AND GIVEN THIS TAX BASE
HE HAS THE BEST TEAM PUT TOGETHER ON THIS PROJECT. BRUCE BALLENTINE AND JOSH GURLITZ ARE WELL KNOWN AND HIGHLY RESPECTED. THEY ARE NOT ABOUT TO PULL A "FAST ONE" ON ANYBODY.

THEY WILL PROBABLY BE BACK IN HERE NEXT WEEK. THEY ARE HONEST, THEY ARE QUALITY PROFESSIONALS. UNLIKE WHAT HENRY LISTER AS HE TALKS ABOUT CARY STRIP MALLS. WHAT IS HE TALKING ABOUT??? JUST GO DOWN THE ROAD AND LOOK At PURE QUALITY, PURE CLASS, THAT'S WHAT YOU CAN LOOK BACK AND SAY YOU WERE PROUD TO HAVE BEEN A PART OF PRODUCING BECAUSE OF YOUR VOTE.

THE BUILDINGS THERE NOW LOOKS LIKE A TEMPORARY bivvac WWII AMMUNITION STORAGE BUILDING. AND KNOWING CHARLIE STANCEL AS I DO, I WOULD ALMOST GUARANTEE IT WAS BUILDINGS TAKEN FROM CAMP BUTNER AFTER WWII. HE SOLD RECYCLED GOODS THERE FOR MANY YEARS. WHEN HE STARATED THIS JUNK SALE OPERATION, THIS WAS OUT IN THE COUNTRY DOWN RALEIGH ROAD. AND IT STILL LOOKS LIKE CAMP BUTNER. GOD I AM TIRED OF LOOKING AT THAT MESS. WE ARE SO LUCKY TO FIND SOMEONE THAT WANTS TO DEVELOP THAT HOLE IN THE GROUND.WITH A QUALITY, CLASS A PROJECT. AND I AGAIN WANT TO EMPHASIZE THE WORD CLASS

P H CRAIG
NEIGHBOR
919 967 4155