



110 Sandy Avenue

Southern Pines, 28387

May 28, 2019

**RE: Pilot inquire of eviction of trespassers on property owned by Overton Body Shop in Southern Pines. Property located on the south end of Sandy Avenue in town of Aberdeen.**

Overton Body Shop acquired 4 parcels of land adjacent to our Overton Body Shop campus (in Southern Pines) in May of 2014 (behind the Harris Teeter/ Dick's Sporting Good complex). This property is located in Aberdeen, NC. The original plan was to develop this property to add capacity to our growing family of automotive repair businesses in Moore County. Logistics and access forced us to take a different route in our growth and the land has remained vacant. These parcels are currently on the market and will make a great investment for the right buyer. These four parcels represent some of the last undeveloped acreage in the US 1, 15/501 intersection corridor.

Over the last few years our staff and customers have noticed an increase in foot traffic and even some vehicle traffic moving across this property and in the course of previewing and surveying the property we noticed several campsites and what appeared to be people living on the property. The areas in which these campsites appeared were littered with garbage, debris of all kinds, and human waste. These conditions represent a potentially environmental hazard as well as a health hazard to our employees and customers. Additionally, we have had several instances of unprovoked aggression from individuals trespassing on this property towards our staff. In some cases, even our customers were accosted. These confrontations ranged from threats and intimidation to endangerment by a vehicle. Over the course of the last several years we attempted to peacefully encourage these trespassers to vacate the property by asking them to leave in person, and posting signage. Unfortunately, the property continues to be occupied by some individuals and because we cannot identify who remains on the property, and who is responsible for the aggressive behavior, Overton Body Shop contacted authorities and took the appropriate and legal measures to have these trespassers removed from the property. We have granted power of attorney to the Aberdeen Police Department to keep the property vacant. While we do not believe all the individuals who currently or previously trespassed on this property were a risk, these actions were taken in the best interests of our employees, our customers, Moore County residents, and prospective buyers of the property.

You may contact Eli Winans [ew@overtonbodyshop.com](mailto:ew@overtonbodyshop.com) General Manager & Partner

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