

proposal. She presented a letter received from The Preserve at Jordan Lake expressing support of the proposal. The letter is attached hereto and by reference made a part hereof.

**Allison Weakley**, 311 Boothe Hill Road, Chapel Hill, NC, stated that she was opposed to the request by the McLean Family to rezone the 470 acres tract off Big Hole Road from RA-5 to RA-90 for several reasons: 1) Rezoning would allow more than twice as much density in an already impaired watershed. 2) Rezoning would allow more than twice as much density in an area designated as important wildlife habitat. 3) No plan is submitted along with this rezoning request. She strongly urged the Board to deny the request to rezone the property stating that allowing more than twice the density within this portion of the Jordan Lake watershed will have significant negative impacts on water quality and wildlife habitat.

The Chairman administered the oath to those in attendance who wished to make public comments.

**Public Hearing Request to Rezone Acreage off Hatley Road:** Public hearing to receive public comments on a request by Contentnea Creek Development Company to rezone approximately 130 acres located off Hatley Road (SR #1714), New Hope Township from RA-5 to Conditional Use RA-90 District

**Karen Kemarait**, 1117 Hillsborough Street, Raleigh, NC, stated that this project has been before the Board of Commissioners and Planning Board before; that this request is to change the zoning from RA-5 to RA-90; that there is no objection from the neighbors; that the applicant has agreed to extend the County water line at its own expense; that the applicant has agreed to construct a road; and that there will be a 70 foot buffer around the property.

**Allison Weakley**, 311 Boothe Hill Road, Chapel Hill, NC, stated that as a biologist, she has considerable experience reviewing impacts to natural resources at the County, State, and Federal levels, including conducting, writing, and reviewing environmental assessments; that over the past year, the water quality in Parker's Creek has declined significantly; that impacts from the development in its small watershed have had big impacts on this creek mostly by way of large amounts of sediment making its way into the creek; that the Parker's Creek watershed stretches from just west of Mt. Gilead Church Road and drains directly into Jordan Lake just east of Big Woods Road; that Parker's Creek empties into the Parker's Creek Recreation Area of Jordan Lake State Park which is a popular swimming hole; that unfortunately, the Parker's Creek area of Jordan Lake is cut off from the rest of the lake by the US Highway #64 causeway making the area especially susceptible to pollution from sediment and other non-point pollution within the small Parker's Creek watershed; that she met with the engineer for the developer to discuss ways that he could design the project to best avoid and mitigate impacts to water quality and wildlife habitat; and that since that time, she has reviewed the application. She addressed concerns as they pertained to the five required findings. She asked that the rezoning request be denied stating that rezoning from RA-5 to RA-90 will more than double the currently allowed density which will have negative impacts on an already threatened watershed and the area-sensitive wildlife that depend on it.

**Ray Greenlaw**, 2 Jordan Drive, Pittsboro, NC, stated that he is opposed to those requests that ask for a change in zoning to RA-90 and that he wants it stay RA-5.

**Public Hearing Request for Conditional Use RA-90:** Public hearing to receive public comments on a request by Contentnea Creek Development Company for a Conditional Use RA-90 Permit for a 63 lot single family residential subdivision with site plan on approximately 130 acres located off Hatley Road (SR #1714), New Hope Township

**Karen Kemarait**, 1117 Hillsborough Street, Raleigh, NC, stated that the applicant has met all the requirements of the ordinance and that it will be a win-win situation for all involved.

**Allison Weakley**, 311 Boothe Hill Road, Chapel Hill, NC, stated that she and her family have been monitoring Parker's Creek on behalf of the Haw River Assembly; that the watershed stretches through this area; that Windfall Creek Estates has had two notices of violation since January of this year and is developed by the same developer; that part of the site is in the Big Woods wildlife area and that it is not identified in the application; that she met with the engineer of the site about alternate designs of the site; that she recommends

leaving off drain sites; that she proposed reducing the number of stream crossings; that vegetative buffers should be employed to prevent runoff into streams; that the creek should be buffered 150 feet on each side; that it does not comply with several provisions of the Land Use Plan; and that the County should not be approving such developments to help extend water lines.

**BREAK**

The Chairman called for a five-minute break.

**Public Hearing Request to Rezone Acreage from Residential Agricultural to Conditional Use B-1 Business:** Public hearing to receive public comments on a request by Walter Lewis to rezone approximately 5.35 acres located at the corner of US #64 E and Bob Horton Road (SR #1744), New Hope Township from RA-40 Residential Agricultural to Conditional Use B-1 Business

There was no one present who wished to make public comments.

**Public Hearing Request for a Conditional Use B-1 Business Permit:** Public hearing to receive public comments on a request by Walter Lewis for a Conditional Use B-1 Business Permit for an indoor storage facility for boats, recreational vehicles, and other vehicular and self storage uses on approximately 5.35 acres located at the corner of US #64 East and Bob Horton Road (SR #1744), New Hope Township

**Karen Kemerait**, 1117 Hillsborough, Raleigh, NC, stated that she is present on behalf of Lewis Group Properties; that they have filed a rezoning request for four tracts of land owned by Charles Phillips; that the property is currently vacant; that the developer would like to rezone in order to build a boat storage; that it is currently zoned RA-40 and they would like to change it to B-1; that it is consistent with the Land Use Plan; that there is commercial development already in this area; that it makes sense to cluster commercial development where it already exists; and that other similar businesses in the area are full.

**George Farrell, Jr.**, 354 McGhee Road, Chapel Hill, NC, stated that he is an adjoining property owner; that he wants Mr. Lewis to hurry and fill his property with boats; and that his property is already full.

**Public Hearing Request to Rezone Acreage from Residential Agricultural to Conditional Use B-1:** Public hearing to receive public comments on a request by George Farrell, Jr. to rezone approximately 17.46 acres at the corner of Farrington Point Road (SR #1008) and McGhee Road (SR #1717), Williams Township from RA-40 Residential Agricultural to Conditional Use B-1 Business

**Russell McGhee**, 273 McGhee Road, Chapel Hill, NC, stated that he is an adjoining property owner and that he had no objections at all to the proposal.

**George Farrell, Jr.**, 354 McGhee Road, Chapel Hill, NC, stated that the existing storage space is filled out; that he recently bought additional land across from his existing storage facility; that there is a great deal of buffer available; and that this is a low-impact business.

**Public Hearing Request for Conditional Use B-1 Business Permit:** Public hearing to receive public comments on a request by George Farrell, Jr. for a Conditional Use B-1 Business Permit for expansion of the self storage business located across McGhee Road and for flex office buildings (various business uses) with related storage located at the corner of Farrington Point Road (SR #1008) and McGhee Road (SR #1717), Williams Township

**Jane Pyle**, PO Box 913, Pittsboro, NC, stated that she is concerned about an old house on the corner where the office space is located; that the house is going to be removed; that she asks that the house be preserved; that the timetable is quick after the plan is approved and it does not provide ample opportunity to market the house for sale and removal.

**Sylvia Lane**, 6925 Knotty Pine Drive, Chapel Hill, NC, stated that she and her husband chose this area because it was residential and made a large investment; that she was surprised to find out the projection for the property; that it will have an impact on the traffic