

Comments in Support of McLean Tract Re-Zoning Request for Public Hearing 9-18-2006

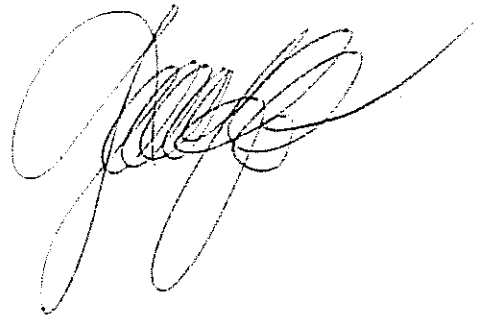
Honorable Commissioners, Esteemed Planning Board Members, County and Planning Staff and County Citizens, I am Jennifer Andrews of the Andrews Law Group here representing Mrs. Peggy Youngblood, formerly Peggy McLean. Mrs. Youngblood and her two adult children together form the McLean Family Partnership, owners of that 531 acres tract off of Big Hole Rd., which property is under your consideration this evening. Mrs. Youngblood was born in Oxford, NC and her father purchased the subject property when she was a young girl. She has fond memories of visiting and roaming the property throughout her childhood. She graduated from St. Mary's in Raleigh and UNC-Chapel Hill. Her father gifted her the property in 1953. Dr. Youngblood, Peggy's husband, is a retired surgeon who served for 10 years as Chief Surgeon and Professor of Surgery at East Carolina University. Although Peggy and Bob Youngblood have retired to Florence, South Carolina they are North Carolinians through and through. Dr. & Mrs. Youngblood have 4 children among them and nine grandchildren, including a set of triplets. They come before the County with the current application, requesting the opportunity to be good stewards of the McLean Family property for the benefit of their children and grandchildren. The McLean Family property is currently zoned RA-40 in part and RA-5 in part. We request that the portion of the property currently zoned RA-5 be re-zoned RA-90. Our application as submitted details our assertion that an RA-90 zoning on that portion of the tract currently zoned RA-5

*practiced 27 years in Wilson, NC and
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of General Surgery*

would accommodate the desire for low-density residential development in the WS-IV PA watershed district while more equitably allowing for the type of residential developments generally seen and desirable in the surrounding area and on adjoining tracts. **It should be noted that our request is completely consistent with the County's Watershed Protection Ordinance and in fact, the zoning change, if granted, will result in less density than what is currently allowed under the Watershed Protection Ordinance.** Additionally, we assert that the County's Land Development Plan is in place to implement overall objectives of balanced growth, the preservation of the rural nature of the County, the establishment of sustainable lot sizes, and development patterns and densities. We believe that a good Land Development Plan is one that is dynamic and not static in nature; responding to the changing circumstances, environment and goals in the County. The changing conditions in the Big Woods Area point out that RA-5 zoning simply may not be appropriate for the subject tract. **The applicant asserts that the proposed re-zoning request of the portion of the McLean Family property currently zoned RA-5 to RA-90 promotes all of the objectives of the Land Development Plan by creating the opportunity for a low density, rural lot size, residential development which is not detrimental to, but in fact complementary to, and in conformity with its surroundings.** Of the adjoining property owners that I was able to contact personally, none indicated opposition to our proposal. In fact, Welford and Patricia Harris our adjoiners to the

South support our request, as do the Gaines' who adjoin us on the Southeast corner.

Additionally, after meeting with the Board of Directors for The Preserve at Jordan Lake Property Owners' Association, who adjoin along our entire eastern boundary line; I received this letter of support that I submit for the Public Record this evening. This re-zoning is reasonable and makes sense, it is Peggy and Bob's opportunity to be good stewards of their land and to provide for the preservation of its value while being consistent with the Watershed Ordinance and the Land Use Development Plan. We appreciate your consideration and look forward to our presentation to the Planning Board.

A handwritten signature in black ink, appearing to be 'Peggy', written in a cursive style with a long horizontal flourish extending to the right.



September 15, 2006

To: Chatham County Board Of Commissioners
Chatham County Planning Board
Chatham County Planning Department

From: The Preserve at Jordan Lake Property Owners' Association Board of Directors

Subject: McLean Tract Re-Zone Request

Honorable Commissioners, Planning Board Members and Planning Staff:

The Board of Directors of the Preserve at Jordan Lake Property Owners' Association met Wednesday September 13, 2006 to review among other things the application and request made by the McLean Family to re-zone approximately 470 acres adjacent to the Preserve from RA-5 to RA-90.

The Board considered the request and information provided by the applicant and Jennifer S. Andrews, Esq. Upon motion and unanimous vote it is the decision of the Board to support the re-zoning requested. The Board believes that the re-zoning will support a more natural transition of lot density in the area, is otherwise allowed in the WSIV-PA zone by the Chatham County Watershed Protection Ordinance and that the RA-90 (low-density) zoning requested offers built in protection for adjoining property owners.

We hope that the McLean Family is successful in their application and apologize for being unable to attend the Public Hearing in support as The Preserve at Jordan Lake Property Owners' has a community meeting in conflict with the Public Hearing. Thank you for your consideration.

Sincerely,

Ward Peacock
Board President
The Preserve at Jordan Lake Property Owners' Association

McLean Property

Comments for Chatham County Board of Commissioners' Public Hearing on Rezoning Request
18 September 2006
Allison E. Weakley, Biologist

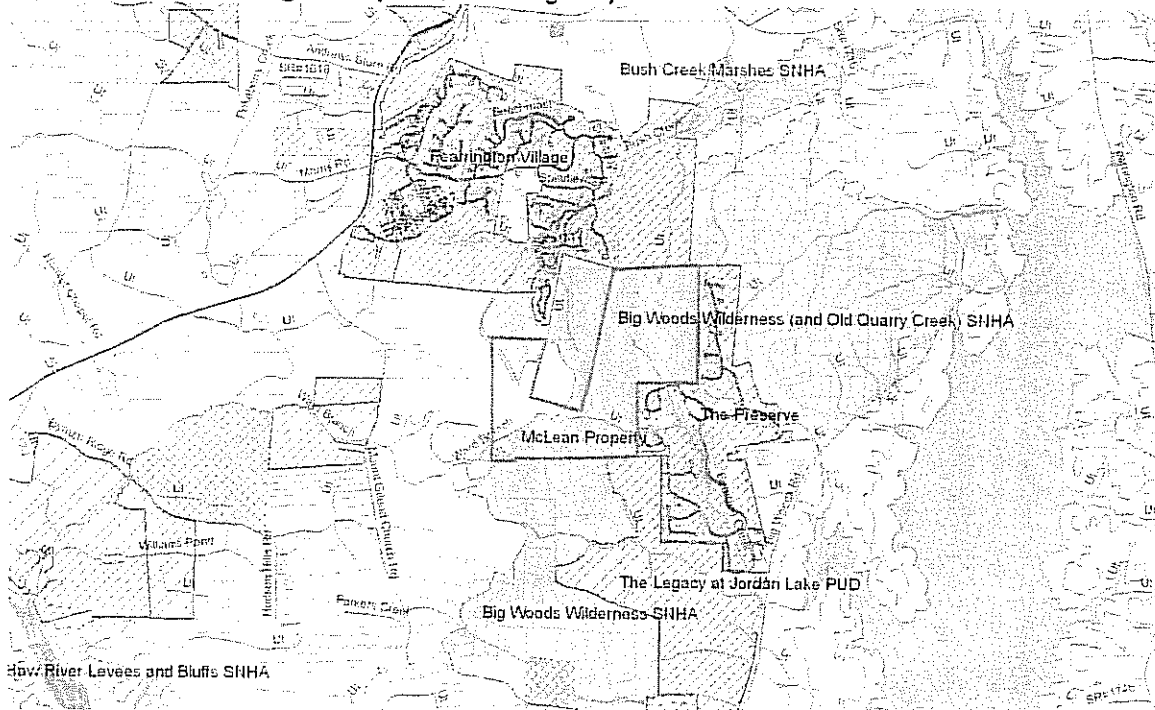
Thank you for the opportunity to speak tonight on the request by the McLean family to rezone their 470-acre tract off Big Hole Road from RA-5 to RA-90.

I am opposed to the request for rezoning for a number of reasons:

1. Rezoning would allow more than twice as much density in an already impaired watershed

This site drains to and forms the headwaters of 3 significant streams (see Figure 1 below) - Bush Creek to the north (which drains to the Bush Creek Marshes SNHA), Ward Branch to the west (which drains Pokeberry Creek and then to the Haw River), and Beartree Creek to the south and east (which drains to Jordan Lake).

Figure 1. Map showing the McLean Property and surrounding area, including the Big Woods Wilderness Significant Natural Heritage Area (SNHA; shaded green).



Slopes on this site are steep

RA-5 zoning is in place to protect the Jordan Lake watershed. As you know, Jordan Lake is already designated as "impaired" by the State. More density within this area of its watershed poses a real threat to water quality in Jordan Lake.

The Chatham County Zoning Ordinance (page 1) states that the RA-5 Residential-Agricultural District is primarily for very low density residential developments along the County's rivers and streams which are compatible with protecting the water quality of the rivers and streams.

It should be noted that though the description of RA-90 zoning states that it is to protect the University Lake watershed, Orange County does not allow 1 home per 2 acres within this watershed; it limits density to 1 home per 5 acres, as this site is currently zoned.

a portion of this site

2. Rezoning would allow more than twice as much density in an area designated as important wildlife habitat

The majority of the McLean property lies within an area designated in by the NC Natural Heritage Program as the Big Woods Wilderness Significant Natural Heritage Area (SNHA). This area is one of the last strongholds of wildlife habitat in the northwestern arm of Jordan Lake. This site in particular contains uplands important for wildlife habitat in close proximity to water sources. The headwaters of 3 major streams forms on this site, and the uplands here provide important habitat for wildlife that depend upon uplands in close proximity to water sources.

Increasing the density would have negative impacts on wildlife habitat.

3. ~~No plan is submitted along with this rezoning request.~~

I strongly urge you to deny the request to rezone this property from RA-5 to RA-90. 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 property can be profitably developed under current zoning.

Sincerely,

--Allison E. Weakley

Allison E. Weakley, Biologist
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