

CCEC

March 19, 2007

Re: Re-zoning 553 acres on Pea Ridge Road from H-Ind to RA-40

Chatham County Board of Commissioners
Gentlemen:

I am Loyse Hurley, President of Chatham Citizens for Effective Communities (CCEC). I live at 16 Matchwood in Pittsboro. Tonight, you are considering the re-zoning of 553 acres of property along Pea Ridge Road between old and new Rt 1. The request is to change the zoning from Heavy Industrial (H-Ind) to Residential/Agricultural allowing 1 house per acre (RA-40).

For years, CCEC has criticized developers when they requested a re-zoning without any development plan, now the County is proposing to do the very same thing. Why is the County requesting a re-zoning of 533 acres at this time? This property has sat as an industrial zone for a long time. Do we really want to do this now, without an application for anything? Do we want to open this area up for potentially 533 houses? Do we want to consider other options instead? Other zoning? Is this consistent with our overall plans? How does it fit into the overall picture? Is this an area where we have decided to develop at this time? Do we want to wait until things are better defined? Basically the question is "Why now?"

There is no need to re-zone now. If a property owner would like to use their land for some purpose other than HI, they could come forward with their specific plan and request both a re-zoning and, if needed, a CUP. In this manner the property owner is not denied the ability to develop their land and the BoC is not asked to re-zone a tract without knowing what will actually be developed on it. We certainly agree with helping out the individual property owner and perhaps something can be written into our revisions of the ordinances to assist them. We also agree that this area needs to be improved with perhaps both residential and commercial development, but 553 acres is far more than an individual property owners' request and premature considering the planning you are trying to do for the entire county.

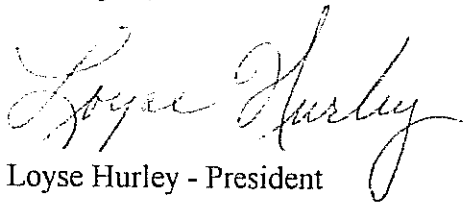
The County is encouraging economic development. There is very little industrial property available right now without re-zoning. This is potentially an area where economic development could take place.

Here we are trying to upgrade all our ordinances including mandated public hearings for all types of development, working on doing things consistent with our Land Use Plan, asking for fiscal responsibility for our water supply, trying to get an overall, well-planned, County-wide, picture in place. Somehow, **the County** requesting this, **at this time**, doesn't seem to fit into the

goals and promises you made during your campaigns. This request appears to be going contrary to the direction you are trying to take this County - thoughtful planning consistent with the Land Use Plan, consideration of the environmental impacts and economic development. Where does this request fit into this overall plan?

What's the rush?

Thank you,

A handwritten signature in cursive script that reads "Loyse Hurley". The signature is fluid and elegant, with a prominent initial "L" and a long, sweeping tail on the "y".

Loyse Hurley - President