

## Public Hearing

Date May 21, 2007

Item # 23

A request for a conditional use permit for private & public recreation camps and grounds on approximately 20 acres of Parcel No. 73961 consisting of 77.62 acres, located within an RA-40 (residential/agricultural) zoning district, at 245 Buckhorn Rd. (SR1921), Cape Fear Township.

### LEGISLATIVE HEARING

On a Request by Carter Crawford for Paul Austin

Each speaker must sign up in advance of the hearing and his/her comments shall be limited to not more than three minutes. No speaker may yield unused time to any other speaker. The maximum length of any legislative hearing shall be not more than 30 minutes for the proponents in support of a request and not more than 30 minutes for those in opposition.

Check One		Name	Complete Address with Zip Code	Phone Number
For	Against			
✓		Carter Crawford	400 Heritage Village Ln Apex NC 27502	387-8218
✓		Todd Roe	1160 Silk Nge Linky Mill Rd Silk City NC 27344	915-722-5656
	✓	Loyce Hurley	16 Matchwood Pittsboro NC 27312	967-3449
	✓	Martha Huddleston	1040 NC Hwy 42 Monroe N.C. 27559	919-774-6430
	✓	STEVE POWERS	157 REDWAVE LAVE MONROE, NC 27559	575-0355
	✓	Phillip Frazier	670 Buckhorn Rd. Monroe, NC 27559	919 776-3077
	✓	DONALD PARKER	1635 PARKED HERMON RD PITTSBORO NC.	502-4206
	✓	JOAN FRAZIER	670 Buckhorn Rd	776-3079
	✓	John Helbing	1759 NC Hwy 42 Monroe NC	776-6455
	✓	John Helbing	1761 NC Hwy 42 Monroe NC	476-5995
	✓	Virginia Gulin	1909 Avents Ferry Rd Spartanburg N.C.	258-3846

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Check One		Name	Complete Address with Zip Code	Phone Number
For	Against			
✓		HENRY Boyd	287 ELLIS RD MAYNOR NC 27559	774-1145

B: 42



May 21, 2007

Chatham County Board of Commissioners

Re: Conditional Use for Light Industrial Permit - Carter Crawford for Paul Austin  
and

Conditional Use Permit for Private and Public Recreational Camps - Carter Crawford for Paul Austin

Gentlemen:

Good evening. I am Loyse Hurley, President of Chatham Citizens for Effective Communities (CCEC). I live at 16 Matchwood in Pittsboro. In the interest of time, we are providing our comments on both Conditional Use proposals since they are interrelated. In reviewing these two Conditional Use Permit requests for this proposed campground, CCEC has found several areas of concern:

1. This property is located on Buckhorn Road which is a rural, two lane roadway which is partially paved and dead ends beyond the proposed campground. Highway 42 leading onto Buckhorn Road is also a narrow two lane road. These roads appear to be inadequate for the proposed heavy tourist and campground traffic contemplated for this area. The proposal contemplates some 80 RV camping spaces, a place for horse trailers, along with an arena where the public can come for entertainment and only one entrance into and out of the property is planned. The proposal does not adequately address Finding Number 3, specifically for emergency vehicles and other traffic and would be detrimental to the safety of the community. It also does not meet Finding 5, specifically inadequacy of access roads.
2. The proposal includes plans for an arena for festivals, concerts, horse auctions and benefit sales. Chatham has already had some experience with arenas located in rural neighborhood areas, so the county is familiar with the problems of noise, traffic, and litter associated with events held at these arenas. The County is familiar with the potential for criminal activities at such places. The applicant does mention that they will apply for appropriate noise permits for any activities that are expected to generate noise, so it is a reasonable expectation that the applicant does expect the noise issue to be a problem. We do not believe this application meets Finding 2; the use is not essential or desirable for the public welfare and Finding 3; the proposed use will impair the integrity or character of the surrounding district and will be detrimental to the health, safety and welfare of the community.

PO Box 412 Pittsboro, NC 27312

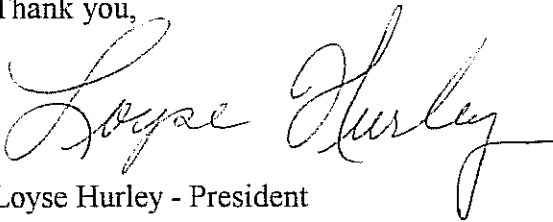
3. The application for the 80 site RV park includes an April 4, 2007 letter from Jeff Vaughan to Mr. Austin where he indicates a preliminary discussion of a surface application system with or without treatment was held. Translated this means that they could dump raw sewage directly on the ground, since the application does not specify any pretreatment for this area of the campground. They need some pretreatment for the discharge of any domestic sewage or wastewater and such pretreatment should be specified in their application. They do not specify a collection system from the RVs nor do they specify whether or not there will be sewer hook ups for these RVs. Finding 3 is not met with respect to the health issues. Finding 5 is not met with respect to adequate utilities.

*although mentioned tonight, I did not see that*

4. The property has two streams on it that flow into the Cape Fear River Basin. That is a source of public drinking water for other counties as well as for Moncure. While the applicant is voluntarily planning 100 foot buffers for these streams, and that is to their credit, there is a pond on the property. Buffering around that pond ~~is not~~ addressed nor are any wetlands in the area addressed in the application. Horses are planned to be on the property, yet there is no mention of keeping the horses out of any buffered areas. Personally, I have never tried to housebreak a horse, but I suspect there may be serious difficulties in doing so. Finding 3 and Finding 5 are not adequately met.

We urge you to reject this application and not grant these two Conditional Use Permits.

Thank you,



Loyse Hurley - President