



SEARS
DESIGN
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August 20, 2007

Chatham County Commissioners
P.O. Box 1809
Pittsboro, North Carolina 27312

Re: Public Hearing to Amend Chatham County Zoning Ordinance Section 11.3 –
Threshold Criteria of When Environmental Assessment is Required

Dear Chatham County Commissioners:

One of the main criteria for when new ordinances take effect is the status of a project's Approval at the time an ordinance or ordinance change takes place.

We write to remind you that Planned Phased Developments have vested rights granted by the General Statutes of North Carolina and we are advised that the County cannot change the rules of the plan after the Approval is granted.

We ask that the language of the new ordinance include reference to the vested rights of Chatham County P.U.D.s, or more simply, that plans with current Sketch Plan Approval are exempt from the ordinance.

Thank you.

Sincerely,

SEARS DESIGN GROUP, P.A.

Dan C.L. Sears, ASLA

cc: Charlie Horne, County Manager
Keith Megginson, County Planner