

## Public Hearing

Date October 20, 2008

Item # 19

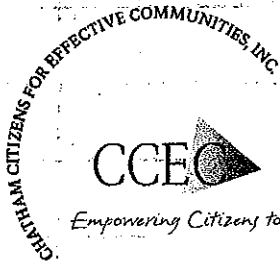
Proposed Text Amendments to the **Chatham County Zoning Ordinance**. The amendments include the following: provide the following new zoning districts - Neighborhood Business, Community Business, Regional Business, and Agricultural. Amendments also include the creation of a Table of Permitted Uses, revisions to Home Occupations that include reductions in accessory building sizes, environmental standards, and landscaping and buffering requirements for all non-residential developments.

### LEGISLATIVE HEARING

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.

	Check One		Name	Complete Address with Zip Code	Phone Number
	For	Against			
7:54:11			Loyse Hurley	16 Matchwood, Pittsboro	967-3449
7:57:16			Charlie Baton	970 WR Clark Rd, Pittsboro	842-6132
8:01:45			Tommy Emerson	186 John Emerson Rd Siler City 27344	742-3401
8:05:45			ESTA COHEN	688 Van Thomas Rd Pittsboro NC 27312	712-4433
8:08:44			Sonny Keister	3006 River Fork Rd Sandy NC	777-9750
			<del>Donna</del>		
8:09:31			Tommy Layton	738 Mt Olive Ch Rd. Pittsboro	919-542-2202
8:13:25			Jerry Markatos	800 Rock Rest Rd	542-2139





October 20, 2008

Chatham County Board of Commissioners

Re: Item 19 Chatham County Zoning Ordinance

Commissioners:

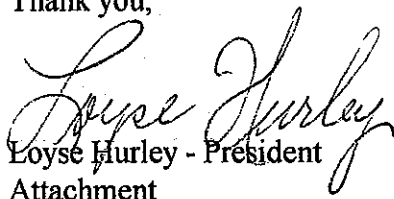
Good evening. I am Loyse Hurley, President of Chatham Citizens for Effective Communities (CCEC). I live at 16 Matchwood, Pittsboro NC. On behalf of the entire board of CCEC, I wish to express our appreciation to this Board of Commissioners who understand the need for these ordinance revisions and then to the various committees, sub-committees and boards who worked so diligently to prepare them. Thank you for this opportunity for citizens to comment on these proposed ordinances.

Since zoning affects both commercial as well as residential, care must be taken in the future to prevent any inconsistencies with the Major Corridor section of this ordinance, when that becomes available. In particular, Sections 12 and 14 will need to be carefully evaluated so they are consistent with the major commercial corridor portion.

Although the zoned areas of the County are primarily suburban in character, Chatham is still a rural county and there are various agricultural operations within these zoned areas. In general, CCEC is recommending that the Zoning Subcommittee remain active and re-evaluate the agricultural zoning provisions of this ordinance in consultation with our farming community. The definition section could use additional clarification as to the meanings of Agricultural Services and Processing, Avocational Farming, Specialized Horticulture and Commercial Husbandry. The definition of farming should include the raising of various species such as alpacas, donkeys, bees and also include hay production.

In the interest of time tonight, we are attaching our specific comments on the various ordinances. Since many of these comments are technical in nature, we request that they be made part of the public record and ask for the commitment that everyone concerned consider them before acting on the final ordinance.

Thank you,

  
Loyse Hurley - President  
Attachment

PO Box 412 Pittsboro, NC 27312

Zoning Ordinance - CCEC Suggested Changes

**Sections 12 and 14** will need to be carefully evaluated in order to become consistent with the major commercial corridor section when that becomes available.

**Page 25** has a boxed notation on **Section 10.1 AG - Agricultural District under B 3**. This should be removed.

There is a notation on **Page 39** on the chart, indicating that legal wording from the attorney is needed. This should be removed before enactment.

**Section 11.3** requires clarification.. Specifically, how can a development adversely impact land that is unsuitable for development? ( i.e. how would the development be allowed to get there in the first place, if the land is deemed unsuitable?) Must the BoC have to actively make a finding that the land is unsuitable?

The last paragraph in **Section 11.3** should indicate "... the requirements of all other applicable Chatham County ordinances apply."

**Section 12** under Landscaping and Buffering mentions the "Tree Preservation and Planting Ordinance" in both **Sections 12.1 and 12.5**. This ordinance doesn't appear to currently exist.

Although the zoned areas of the County are primarily suburban nature, Chatham is still a rural county and there are various agricultural operations within these zoned areas. In general, CCEC is recommending that the Zoning Subcommittee remain active and re-evaluate the agricultural zoning provisions of this ordinance in consultation with our farming community. The definition section could use additional clarification as to the meanings of Agricultural Services and Processing, Avocational Farming, Specialized Horticulture and Commercial Husbandry. The definition of farming should include the raising of various species such as alpacas, donkeys, bees and also include hay production.

Respectfully submitted,

Chatham Citizens for Effective Communities

10/20/08

The Committee asked Chairman Charlie Bolton to present the following resolution to the County Commissioners at the Public Hearing on October 20, 2008

Resolved, that the Commissioners' Agricultural Advisory Committee makes the following requests to the Board of Commissioners:

1. That the proposed "Agricultural District" be renamed to avoid confusion with the existing Voluntary Agricultural District Program
2. That the negative effects on the economic sustainability of farm families, most of whom depend on the income from off-farm and part-time jobs, of regulating and restricting "secondary enterprises" be considered
3. That the proposed limit on secondary enterprises to 5% of individual farm acreage is too small for small farms
4. That the Commissioners be aware that the Farm Protection Plan process will be in the public meeting stage from January to March 2009 and that simultaneous introduction of proposed countywide zoning will be extremely controversial in the agricultural community and likely to have a negative impact on participation in the Farm Protection Plan process

The resolution was moved by Hilda Glosson and seconded by Philip Goins. It was then passed by unanimous vote.

***Presentation by Sonny Keisler  
3006 River Forks Rd., Sanford, NC 27330  
In Support of the Text Amendment to the  
Chatham County Zoning Ordinance  
As well as amendments to Chatham County (1) Subdivision  
Regulations, (2) Watershed Protection Ordinance, (3) Sedimentation  
Control Ordinance and (4) Stormwater Ordinance.***

***October 20, 2008***

My name is Sonny Keisler, I live at 3006 River Forks Rd. My comments will be brief.

I am speaking in support of the proposed text amendments to the Chatham County Zoning Ordinance. In this regards I think the inclusion of a table of permitted business uses will lead to an ordinance that is easier to understand and use. I also think that by providing for more small business activities, the ordinance will enable communities to enjoy more commercial conveniences without having to fear encroachment by large business enterprises.

In addition, I support the County's efforts to update s(1) subdivision regulations, (2) the watershed protection ordinance, (3) the sedimentation control ordinance and (4) the stormwater ordinance. By updating these regulations and ordinances, Chatham County will be better prepared to deal with the twin challenges of population growth and climate change.

