

Memorandum for Record

RE: Public Hearing – Case No. 16-1593
Conditional Use Permit Parcels 74641, 88057, 88068

Patsy Hancock
2037 Horton Pond Rd.
Apex, NC 27525

I am passionate about the Joint-Land use plan adopted June 2012 between the Chatham County Board of Commissioners and Cary Town Council with input from residents residing east of Jordan Lake. Why, because many hours were spent negotiating for a rural, non-commercial, very low density, residential community which greatly impacts my property. The purpose of the Joint Land Use Plan is to guide future development so that it conforms to the pattern of uses, intensities and densities as stipulated by the plan. We should still be guided by this Plan.

I feel the proposed franchise does not preserve the rural character of the area, nor do I feel that it complies with the Joint Land Use Plan Guiding Principles 3.2 in regards to conforming with very low density residential, no commercial entity west of the rural buffer boundary, and one acre per single family dwelling.

According to the Joint Land Use Plan, commercial development should have been zoned commercial, prior to the creation of the Plan, "Commercial/Retail classification includes shopping/retail uses, dining, entertainment, banking, personal services, and related." The application summary leaves me questioning the scope of this business as it promotes to be a high end business, with retail space and expanding to what limits? On the application, Finding 4, Ms. Hauser states she chose this particular site because she could place the commercial entrance along Horton Pond Road, ensuring Alston Road remains purely a residential road". I conclude the proposed commercial franchise is better suited in another part of Chatham County. I understand this Quasi-Judicial public hearing forever changes the zoning for the three listed parcels.

Tell me, how can this business not impair the integrity and character of our neighborhood? I feel the proposed use is neither essential nor desirable for the public welfare of the community. I feel it does not promote public health safety and general welfare of the people represented by the signatures on the submitted petition. For all these reasons and more I ask that you do not approve this Conditional Use Permit.

Respectfully submitted,
Patsy Hancock