



**DEPARTMENT OF THE ARMY
WILMINGTON DISTRICT, CORPS OF ENGINEERS**

FALLS LAKE
11405 FALLS OF THE NEUSE ROAD
WAKE FOREST, NORTH CAROLINA 27587

July 12, 2016

Mr. Jason Sullivan
Chatham County Planning Director
PO Box 54
Pittsboro, NC 27312

Dear Mr. Sullivan:

These comments address the May 12, 2016 email from you regarding the county's proposal to zone previously un-zoned areas in Chatham County. The zoning initiative appears to include all Federal property at B.E. Jordan Lake in Chatham County under the jurisdiction of the U.S. Army Corps of Engineers (USACE).

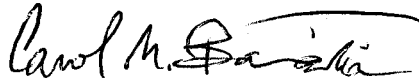
Much of the federal property is leased to the State of North Carolina which has assigned management to several State agencies including the NC Division of Parks and Recreation, NC Wildlife Resources Commission, and the NC Forest Service. These lands are managed for multiple purposes including recreation areas, game lands, and forest and wildlife management areas depending upon the managing agency's goals and the way the land is classified in the Jordan Lake Master Plan.

The intent of this letter is to communicate that the County's zoning of this federal property will not change how the lands and waters are managed by the USACE. Local zoning ordinances are typically not applicable on Federal property as they may conflict or interfere with the Federal purpose for which the property was acquired and operated. The waters of Jordan Lake and the surrounding Federal lands are managed for congressionally authorized purposes including public drinking water supply, fish and wildlife conservation, natural resource based public recreation, water quality, and flood storage. The residential zoning of R-1 over land around Jordan Lake is not compatible with the allocations and designations in the Jordan Lake Master Plan.

As the lands adjacent to Federal property are developed in the future we continue to recommend a buffer of at least 100 feet of undisturbed vegetation be left on private land adjacent to the government boundary wherever possible. Buffers provide aesthetic benefits to residents while screening them from changes on public lands that may result from forestry practices such as prescribed burns and timber harvests; and from public recreation activities. This buffer of undisturbed vegetation also helps to protect water quality in the lake impacted by nearby development.

We appreciate the opportunity to comment on this rezoning initiative. If we can provide any additional information, please contact Dana Matics at the Jordan Lake Visitor Assistance Center (919) 542-4501 extension 23.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol M. Banaitis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Carol M. Banaitis, R.F.
Operations Project Manager
Piedmont Operations