



Chatham County Economic Development Corporation

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Keith Megginson
Planning Director
Chatham County Planning Department
PO Box 54
Pittsboro, NC 27312

Dear Mr. Megginson,

The Chatham County Economic Development Corporation Board of Directors at their May 8, 2007 meeting made a motion to the Chatham County Planning Board on the Pea Ridge Road Zoning changes. The Board of Directors recommended that the property be rezoned to other than Heavy Industrial as the Chatham County Planning Board deems appropriate and that Chatham County helps find comparable acreage in the county that can be zoning to Heavy Industrial.

Other comments made by Board Members after the meeting I wanted to share are:

"The newly formed Environmental Board should be called upon to help determine the zoning designation. Both above and below the *heavy industrial* zone the river corridor is zoned RA5. Consideration should be given to the soil types, perk ability, and the river in determining the final zone designation. It should not be automatically assumed that RA40 is the designation" – Larry Hicks

"5 acre large lot conservation river corridor zoning should be extended along the river if this area is to be rezoned. If one of our economic development objectives is to protect the rural character and our natural assets, including rivers, I believe that we should require 5-acre zoning a certain distance on both sides of the river. In the long run we should be decreasing densities in rural areas such as this below one acre zoning because that type of zoning is a recipe for sprawl development, higher infrastructure and county services costs and inefficient use of land. But in order to allow land owners to provide needed housing and make reasonable profits from their land, while at the same time protecting our environmental assets and rural character, we need a rural conservation subdivision overlay ordinance applicable to these rural areas that would allow for denser subdivision with clustering of housing and other design criteria." – Jeffery Starkweather

Sincerely,

Hal Milholen
Chairman

HM/jjn