

From: Alyssa Byrd
Sent: Monday, February 17, 2020 6:23 PM
To: Lindsay Ray <lindsay.ray@chathamnc.org>
Subject: Public comment Alyssa byrd

Alyssa Byrd, 964 East Street, Pittsboro

I'd like to express support for the proposed Pitt Hill rezoning from R-1 to a neighborhood business conditional district.

Through the development of the county's comprehensive land use plan, this area was identified through extensive public input as a high preference for retail and shopping.

The comprehensive land use plan was adopted in 2017. This parcel falls into what's identified as a community center in that plan.

A community center, according to the land use plan, is an ideal location for a retail hub, with a mix of retail, restaurants, services and office uses.

The vision adopted in the comprehensive land use plan calls for the creation of 14,000 new jobs by 2040.

One of the biggest challenges facing businesses is finding a location to operate. This area is an attractive destination because there is demand for services with a growing population.

This proposed rezoning matches the county's adopted vision for development in the county. It promotes compact development in a designated area at a quadrant intersection, along a four-lane divided highway and across the street from an existing shopping center.

About half of a percent of the county's land use is currently commercial. This rezoning and future development will help achieve the adopted goal to diversify the tax base and generate more local jobs.

The Chatham County Economic Development Corporation board of directors unanimously adopted a resolution to support the county's land use plan and development within the designated areas, such as this community center.

I also don't think we should conflate separate proposals. It doesn't have to be this or that. It can be both and, and still achieve the goals of our growth management plan and enhance Chatham's quality of life.

This small scale development is consistent with the vision that we've adopted and we encourage you to support the rezoning.

Alyssa Byrd
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