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Memo

To: Mayor, Members of the Board of Commissioners
Cc: Bryan Gruesbeck
From: Paul S. Messick, Jr.
Date: June 5, 2015
Re: Chatham Park Investors

Chatham Park Investors has submitted a new application for a zoning map amendment and Master Plan for the Chatham Park Planned Development District. The map amendment is to zone approximately 7,100 acres of its land to the Planned Development District. The Master Plan is submitted as a part of the zoning application. The property is the same as was involved in the previous application dated October 2014 and approved by the Board of Commissioners in December 2014. The Master Plan is identical to that previously approved except the due date for the "Additional Provisions" remains December 2016.

This submittal is necessary because of the Board's recent approval of the zoning and subdivision ordinance text amendments establishing the Planned Development District. That action was taken to cure alleged deficiencies in the 2013 process adopting both text amendments. Consequently, this submission is necessary to adopt the map amendment and Master Plan after the effective date of the creation of the PDD District. The provisions of this application are the same as the Board adopted in December, but a new approval will allow the map change to follow chronologically the text change. Otherwise, the December rezoning might be subject to a technical procedural challenge.

Under the zoning ordinance, a public hearing should be scheduled on the proposed amendment prior to review by the Planning Board. It is recommended that a public hearing be scheduled for June 22, 2015 at the Board's next regular meeting. There will be adequate time within which to give the proper notice to the public and adjoining land owners before the hearing.