Town of Pittsboro Public Hearing on Chatham Park PDD Master Plan Zoning Case REZ 2015-04
Public Hearing June 22, 2015

I would like to submit my comments in writing for the public hearing on the Chatham Park PDD Master Plan scheduled for June 22, 2015. Since this latest application by Chatham Park Investors is essentially the same as the one approved in December 2014, it still does not address my concerns submitted at the previous public hearings. I urge the commissioners to deny this latest application. I also urge the commissioners to incorporate the recommendations provided by the Southwest Shore Conservation Assessment, the Lawrence Group consultant, the Pittsboro Parks and Recreation Advisory Committee, the Pittsboro Matters citizens group, and the town's Land Use Plan to make the Chatham Park PDD Master Plan a better plan for both Pittsboro and Chatham County.

Although not a resident of Pittsboro, I am a long-time Chatham County resident who enjoys dining, shopping, and using the parks in Pittsboro. I believe that the effects of the proposed Chatham Park PDD are not limited exclusively to Pittsboro but will affect all of Chatham County. Therefore, I would like to submit the following comments to the Commissioners:

1. **Conservation first, then development.** Require that Chatham Park Investors identify and set aside now all of the key conservation areas, conservation corridors, and buffers recommended in the Southwest Shore Conservation Assessment report prepared by Triangle Land Conservancy. This should be done upfront before any development takes place, instead of piecemeal over many years. A lot can change in a 30 year build-out time frame – the current developers may no longer be around, or properties can change hands. A PDD is intended to "preserve critical environmental resources and provide open space amenities." If Chatham Park Investors are serious about preserving ecologically sensitive natural areas and buffers, they should commit now to placing conservation easements with a local land trust on high priority natural areas identified in the Southwest Shore Conservation Assessment report. This action will permanently protect water and air quality, wildlife and plant habitats, maintain connectivity of wildlife corridors, and provide low-impact ecotourism opportunities that will generate revenue for Pittsboro and the county. Conservation of natural areas is a more enduring legacy than just another mega housing development. Chatham is blessed with an abundance of beautiful natural resources that appeal to both residents and visitors alike – why destroy what makes us special and sets us apart from surrounding counties?
2. **Jobs first, then houses.** We keep being told that Chatham County needs jobs. Have Chatham Park Investors first bring in the medium to large size high tech companies they tout in their marketing materials with good salaries and benefits, not just the typically lower paying, few benefits, construction and retail services jobs. So far, the only business locating in Chatham Park is a UNC Health Care medical office building and small inpatient hospice facility. Other businesses recently mentioned by Chatham Park Investors as making inquiries are medical, dental, and law offices and an engineering firm, which are not medium to large size employers. Although Chatham Park Investors have retained the services of an economic development consultant, how does Chatham

Park intend to compete with the Research Triangle Park's new expansion plans that include housing to create a "live-work-play" environment in RTP and is closer to the RDU airport than Chatham Park? What will entice medium to large size companies to choose Chatham Park over Research Triangle Park? Where is the developers' marketing study of business demand and their economic development strategic plan? Is the promise of Chatham Park being RTP2 realistic, or will Pittsboro just end up with a mega housing and shopping development like Chatham Park Investors other Preston Development properties?

3. **Just say no to golf courses.** The "Table of Permitted Uses" includes golf courses. Preston Development Company's Chatham Park Investors and their financial backer Dr. Goodnight love golf courses. "Golf course" is mentioned in the proposed master plan (Reuse System) and giving Chatham Park Investors the greater flexibility they request would leave the door open to build golf courses and call them public "open space". Golf is on the decline in this country, both financially and in numbers of people playing golf. Golf courses use a lot of land, a lot of water, and a lot of fertilizer. Chatham County does not need another golf course. If Chatham Park is supposed to be the vision of the future, then golf courses do not need to be in the picture. I urge the Commissioners to exclude golf courses from the list of permitted uses.
4. **Bigger is not always better.** Does Pittsboro really need to grow to a population of 55,000 people or more? Why not keep it less than half that size? I'd like to close with a quote from Dr. Carl Safina, award-winning scientist and author: "Quantity isn't the same as better. Life improves with qualities such as health, safety, love, family, community, and compassion. More stuff, more crowding, more competition, more profiteering – and let's be plain, profiteering is what economists' growth-mania is always about—isn't what makes life worthwhile. Growth for the sake of growth? I don't see the point."

I urge the Commissioners to choose quality of life over quantity of development when considering the Chatham Park PDD Master Plan. Please reject this latest Chatham Park PDD Master Plan and require additional revisions to address these concerns and the concerns of other stakeholders in our community's future. Pittsboro and our county deserve better.

Gretchen Smith
Chapel Hill, NC 27517 (Chatham County)

Alice F. Lloyd

From: Patricia Walters <tatw1945@yahoo.com>
Sent: Wednesday, June 17, 2015 8:11 AM
To: Alice F. Lloyd
Subject: Pittsboro Zoning Case REZ-2015-04

Ms. Alice Lloyd
Town Clerk
Pittsboro, NC

Ms. Lloyd,

I fully support the rezoning request by Chatham Park Investors, Zoning Case REZ-2015-04.

Patricia Walters

tatw1945@yahoo.com

Alice F. Lloyd

From: David <dw0852@gmail.com>
Sent: Friday, June 12, 2015 10:55 AM
To: Alice F. Lloyd
Cc: David Walters
Subject: Pittsboro Zoning Case REZ-2015-04

Ms. Alice Lloyd
Town Clerk
Pittsboro, NC

Ms. Lloyd,

This letter is to express my Full Support "FOR" the rezoning request by Chatham Park Investors, Zoning Case REZ-2015-04.

I believe that the development will help improve the economic outlook for the county.
I do not feel that the development will have an adverse impact on the quality of life in the area.

Thank you,

David Walters
Pittsboro Moncure Road
Pittsboro, NC
8005 Netherlands Drive
Raleigh, NC 27606

I have also received a voice of approval, "For" the Rezoning request, from my cousin, Tim Bynum, who lives out of state and is traveling currently.