

Chair Hales praised the Planning Department for the enormous amount of work they have done throughout this process. Mr. Sullivan gave all the credit to Mr. Paul and Ms. Phelps.

The Chair opened the hearing.

Linda Briggs submitted the following comments:

I am here to represent my husband and I. We have lived on Mays Chapel Road for thirty-nine years and have been in Chatham County longer than that. We have held on to our property because as we age we felt it would increase in value and might assist us in our old age. The rezoning of property 1506 on Mays Chapel Road, which sits adjacent to our property, will decrease our property value. I have talked to numerous real estate agents who all agree on that but how much it is going to drop is going to depend on what happens on that property. When I see what is currently happening on that property I am very concerned. This is quite personal to us. There is waste, debris, junk, and trash being openly stored at 1506 Mays Chapel Road. It is being moved from a piece of property on Rocky Hills Road. Both properties are now under violation by the respective county boards. I think you are aware of this. When Pittsboro Planning Board gave their final violation they said it needed to be moved to a permitted facility. Mays Chapel Road is not a permitted facility. 1506 is not. What we have and what we could have on this property is what you see, what you have seen, and what the Town of Pittsboro has experienced. The Town may think it is rid of this issue, however, moving it to the county is not the answer. I don't care what anyone says. At the end of the day when you openly store trash, junk and waste it carries with it a myriad of issues. You have increased costs because rodents, stray cats and all sorts of animals - there is potential for disease. There are bad appearances, there are odors, there are all sorts of bad things that go along with this. There is nothing of value that comes from openly storing this, which is why it shouldn't be done. It is just that simple. It is just bad business as far as I am concerned. The other point I would make is that it is wrong to move such an issue from one part of our county to another. I thank you for your time and appreciate all your responses to my previous communications. Thank you.

Anthony Antonelli submitted the following comments:

I live on Mays Chapel Road. I have been there about twenty-five years. Moved here from Cary for peace and quiet. I have fifteen acres. This rezoning impacts me probably more than anybody else because this property adjoins my property. We have a common border. I have a 1,220 foot border. This piece of property is right on Mays Chapel Road, my house is about two or three hundred feet off the road. I am surrounded by woods and I happen to like that. From what I understand, this business, I don't exactly understand what this business is but we don't need a business in rural Chatham County. Mays Chapel Road is very rural. The only things out there are horse farms and churches. There is no industry out there or anything to disrupt the peace and quiet. I don't know for certain but I have heard the person trying to put a business there is already in violation with the Chatham County Board. I have a couple of pictures that have been provided to me to show what it looks like at the property on Rocky Hills Road. It will really depreciate my property if something of this nature is allowed to come that close. If you go through the woods from my house to this location it is only about 125 feet. Anything that goes on there of a loud nature or a storage nature that puts out odor or turns out to be a dump will definitely bother me. I

am going to have a problem with anything of that nature being put next to me. I have 900 foot road front but my house is built almost on the very edge on one part of that property. It puts me very close to what this is going to be. I ask the Board to deny making this light industrial. It is totally a rural area and we don't need a business out there that is going to impact the whole community. It will be closest to me of anyone out there. I don't want it there. Plain and simple. I ask you to consider my issues with it when you make your decision. Thank you very much.

Keith Jackson submitted the following comments:

I am not talking about the Mays Chapel Road property. I am talking about a property in Gulf. We contend that we should have been grandfathered in as a Commercial O and I property and somehow we were lost in the cracks. We bought this property in Gulf, 1565 Gulf Road, we bought it last October. It was listed as a commercial listing as Commercial O and I. There was a sign out front. It is the previous home of the Crisis Pregnancy Center. It very clearly appears to be a commercial office building. It is a very attractive building. It is a one acre parcel. To the north of us is a vacant piece of property owned by Southern Wood Piedmont that had some toxic and hazardous waste problems and I think it still does. To the east is also Southern Wood with a toxic and hazardous waste area. To the west is a large shop with a lot of industrial heavy pieces. I believe it is used primarily as a work shop area and a storage area for heavy equipment. To the south of our property is a commercial auto repair center that is zoned commercial. Our contention is that our property was historically built in the 1960s as an office for Sanford Construction Company. It has been used consistently ever since then for such and that is our intention, to use it as an office for a home renovation business. We don't anticipate a lot of traffic coming in. It is basically my office and storage for our office equipment. It will be a day use facility with minimal, if any, impact to the neighbors and the neighborhood. For us, if we can't get a commercial zoning for it the property is basically worthless. The problem that we have is that it is a slab poured floor. There is no way to convert it without spending one to two hundred thousand dollars. We are basically stuck with a commercially built, commercially functioning office building that desperately needs to be maintained as commercial if we are going to maintain any value in the building at all. Thank you.

Commissioner Crawford stated in answer to getting grandfathered in, this is how the process happened. It went from no zoning at all to doing an assessment of the existing building.

Val Chadwick submitted the following comments:

I live off of Mays Chapel Road. I have been there for twenty-five years. Mr. Petty, my condolences to you. The thing that concerns me probably the most is that I work with the County so I am very familiar with this case. We now have a situation with the Town of Pittsboro, I worked with their former Planning Director on this many times. That property is now, for the second time in seven years, under violation. The reason why that is important is the Town in 2011 on their course of action to correct this is the same NOV that has been done by the Town. I have the receipts that the NOV required in 2011. The receipts total over \$6,000 to have that material taken to a permitted site. As of February 16, 2018 the time clock has started ticking on that property and instead of going to a permitted site, it has been going to a site in my neighborhood on Mays Chapel Road. One of the things the County has got to

Motion made by Mr. Bock to deny this request for rezoning; seconded by Mr. Arthur

Motion to deny the rezoning request passed unanimously 9-0

Public Input-Mays Chapel Road Rezoning

Ms. Briggs, 68 Laurel Hill Drive, Bear Creek, said that she is here to speak on behalf of her and her husband as well as neighbors. She knows the Planning Department and the BOC said to consider the requests separately. She said the Rocky Hills Road property has now come to Mays Chapel Road. The Town of Pittsboro has been dealing with this for 8 years and cannot resolve it. This is a known fact that it has now come to Chatham County. This is a residential community and the Town of Pittsboro has washed their hands of it. She asked the board to deny this rezoning request.

Mr. Quavadis McMillian of 115 Buckeye Ridge Rd., Bear Creek, spoke and said that he owns 32 acres and has lived at this property for 32 years, his property is across from the parcel in this request. It is his desire that his sons will come home after college and run a business there. He is here to discuss value and legal ramifications. He said this business has been in violation with the Town of Pittsboro for years. They are storing cinder blocks and pallets. He said you can't even give this stuff away. There will be no new jobs, for revenue, there is no tax money generated from the debris. At the last BOC meeting, Ms. Briggs spoke with several realtors and she was told it will lower their property values. He is worried about environmental effects, he had the opportunity to speak with a NC Wildlife Biologist that was doing an assessment in the Bear Creek area. He was told it was one of last creeks with otters, beavers, and he is concerned with runoff to the creek with this debris. The last thing he wants to talk about is the legal ramification. The potential owner has been involved with violations and lack of regard for laws and ordinances. He is respectfully asking the board to vote no to show the citizens that you believe local laws should be enforced.

Mr. Tony Antonelli of 1957 Mays Chapel Rd. has lived there for 30 years and he has concerns about his well. He has 15 acres of wooded area and he can see this property and all of its junk when the leaves are down. He moved from Cary to this property to be out in the country. His primary concern is with how it will affect the property value, he added this is a nice and quiet community. He does not want this junk out there and requested that the board vote against this request.

Mr. Val Chadwick of 121 Mays Lane, Bear Creek, spoke and said that he works with Chatham County Solid Waste and has been in court for years with this specific person and that they have no intention of following any ordinance in Pittsboro and the NOV. He continues to say that the Town