

**From:** Steve Jenisch <[1sjenisch@gmail.com](mailto:1sjenisch@gmail.com)>  
**Date:** January 25, 2023 at 12:40:28 PM EST  
**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
**Cc:** Jonathan Spoon <[jmspoon5@gmail.com](mailto:jmspoon5@gmail.com)>, [chuffine08@gmail.com](mailto:chuffine08@gmail.com), Lindsay Ray <[lindsay.ray@chathamcountync.gov](mailto:lindsay.ray@chathamcountync.gov)>, Angela Plummer <[angela.plummer@chathamcountync.gov](mailto:angela.plummer@chathamcountync.gov)>  
**Subject:** Re: Leads Group - Toothbrush

Thanks for the explanation Jason; I appreciate the detail (and the delay).

I had wondered why a general purpose rezoning required less information presentation than a special use/conditional. These processes are second nature to you guys, but not the citizenry.

That's one of the reason I'm unhappy with the informal meeting that Chad has scheduled for tonight. My stated preference is to keep all interactions in the public record, through the Planning Board process.

That's why I've encouraged any neighbors that attend this evening's meeting to simply listen to whatever Chad has to say. The neighbors that I've been in discussions with have no interest in addressing concerns and concessions. We are well aware of the implications of a general use approval and strictly oppose it.

I'll also state that we oppose any conditional use approval that's aligned with the stated business operations intent of the applicant. That's just putting a different label on the same outcome, and shifts the precedent that we are intending to avoid through a general use approval to a conditional use approval process.

We all know that the Moncure Small Area Plan and the developers motivation to capture the 15-501 corridor is in front of us. We're also well aware of the recent large parcel purchase within our neighborhood by Roeben, as well as the availability of other large parcels in our area.

Chad would do well to read the public comments that have been submitted to date.

The neighborhood intends to fully participate in the Planning Board process and subsequent BOC activities to oppose the disruption of our lands. We have many relatively new residents who've purchased their properties since the R1 designation was applied in 2017, and their expectation for residential protection should be honored.

We legacy residents similarly expect to be respected.

Steve

On Jan 25, 2023, at 11:46 AM, Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)> wrote:

Steve,

The reason there are few details about a site plan or uses is because the applicant applied for a general use rezoning. In this situation the Planning Board and Board of Commissioners must consider all uses that are allowed with the zoning district and can't consider a site plan as part of the decision-making process. If a general use rezoning is approved, then planning staff have to allow any of the uses that are permitted by right in that district and the site plan is reviewed by staff for compliance with the adopted regulations. There is another option for applicants to pursue when considering a rezoning and that is a conditional district zoning. Conditional district rezoning applications require submittal of a detailed site plan and a list of proposed uses that are discussed as part of the public hearing and if approved become part of the conditions of approval. Additional conditions can also be added to a conditional district rezoning based on neighbors' concerns or concerns raised by the Planning Board or Commissioners. It was the applicant's choice to submit a general use rezoning application which means there is limited information available for discussion during the public process. The applicant has chosen to hold a community meeting tonight, which is fine, but please be aware that any concessions they may willing on make cannot be binding on a general use rezoning. Also, planning staff have used our one-month postponement to delay Planning Board discussion on this item from February 7<sup>th</sup> to March 7<sup>th</sup>. Please let me know if you have any additional questions.

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Chatham County  
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Recode Chatham is underway and you can view the status and register for updates on [www.recodechathamnc.org](http://www.recodechathamnc.org)

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**From:** Steve Jenisch <[1sjenisch@gmail.com](mailto:1sjenisch@gmail.com)>

**Sent:** Friday, January 20, 2023 12:40 PM

**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>; Jonathan Spoon <[jmspoon5@gmail.com](mailto:jmspoon5@gmail.com)>

**Cc:** [chuffine08@gmail.com](mailto:chuffine08@gmail.com); Lindsay Ray <[lindsay.ray@chathamcountync.gov](mailto:lindsay.ray@chathamcountync.gov)>

**Subject:** Leads Group - Toothbrush

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Jason, Jon - the sign below was placed at the Toothbrush parcel late yesterday.

Chad Huffine is soliciting neighbors to voice their concerns which he will presumably address and otherwise consider input. All fine and good on the surface. However I'm left to wonder why no substantive site development information was presented during Tuesday's hearing. And similarly, why no neighborhood engagement was pursued prior to the registering of opposition.

Seems a bit disingenuous. Further, with the rezoning request referred to the Planning Board, I believe it's appropriate to manage all interaction moving forward through that channel. All discussions captured in the public record.

I'd appreciate your consideration here.

Steve Jenisch

cc: Lindsay Ray - please forward to the BOC