

# Raymond/Reinhold Concerns Legacy 5A3 Subdivision

- Longtime residents both Chatham & Orange County
- Owned Chatham property 24 years
- Planned site of retirement home
- Unimproved – no drive into, no utilities
- Two perkable sites – only plan to build on one in back
- Rejected numerous logging opportunities due to environmental concerns
- Impacts of “Hidden Bluff” are **NOT hidden**
  - Light, noise and water pollution
  - Diminished real and “quality of life” values

# Communications with/about Legacy

- **2005** Spoke to Homestead (?)
  - Assured that they intended be “good neighbors”
  - Pledged to conserve areas, significant buffers
  - Didn’t worry as our property didn’t abut at that point
- **2010** Spoke to Legacy reps about plans for acquired property
  - Renewed pledge to be good stewards and good neighbors
  - Wasn’t just a big land grab, profit-only venture
- **2012** Spoke to Legacy reps plans to build more densely than expected
  - Again “Don’t worry”
  - “We will keep you, your neighbors and the environment in mind”
- **2017 CUP** notice

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- Feel a bit **sandbagged**
- Dense packing looks like has more to do with **our inattentiveness** and **Legacy's desire to maximize profit** than adhering to original **good shepherds** pledge
- Expected this steep area to be maintained as natural zone along creek
- Concerned about impact on property value(s):
  - Diminished natural qualities which attracted us & we maintained over 24 years
  - Expect **serious light and noise pollution** especially for home site
  - Planned retirement home site which will **overlook Cary-style subdivision**
- Found ZERO discussion on mitigating Legacy's impacts on adjacent land-owners beyond minimum required rules
- **Where is explanation for reconfiguring 2014 plan?**
  - Went from 3 lots west-side overlapping property line to 8 densely packed
- The **proposed density is inappropriate** given the geography and geology
- Where is discussion of **aggregate environmental impacts?**

# Winter 2014 Proposal

**PHASE 5  
LEGACY  
FALLS SOUTH**  
(± 72 Lots)

**R-5**

**PHASE 5  
LEGACY**  
(± 109 Lots)

N/F  
WILFRED E. RAYMOND  
PIN: 9783-00-3261  
DB 690 PG 1031  
PB 96 SL 147

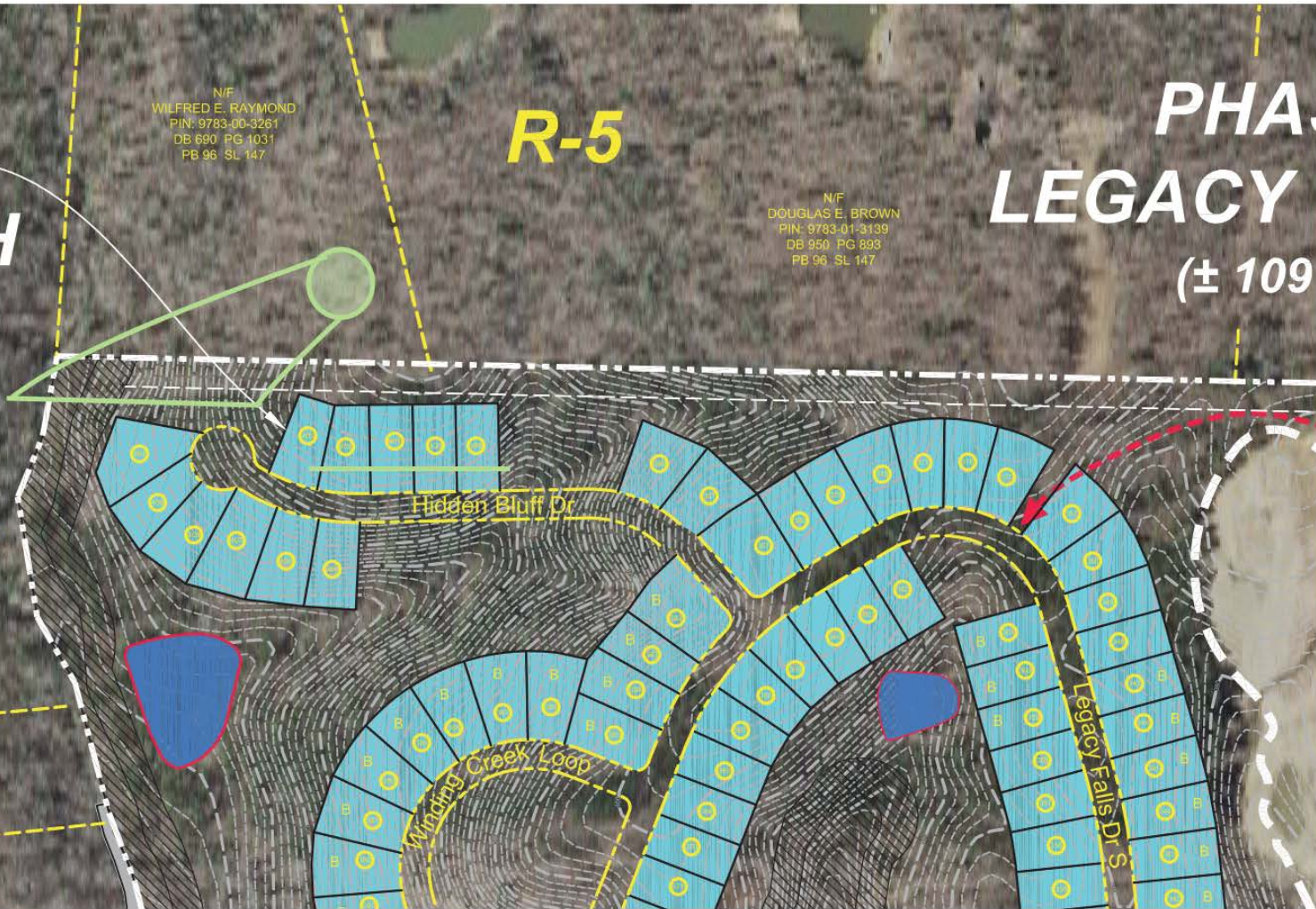
N/F  
DOUGLAS E. BROWN  
PIN: 9783-01-3139  
DB 950 PG 893  
PB 96 SL 147

N/F  
LAURA F. CERRUTI &  
BRETT A. LAWRENCE  
PIN: 9782-09-5205  
DB 649 PG 52  
PB 94 SL 315

N/F  
CONTENTNEA CREEK  
DEVELOPMENT CO.  
PIN: 9782-19-1415  
DB 1138 PG 763  
PB 2007 SL 225

N/F  
CONTENTNEA CREEK  
DEVELOPMENT CO.  
PIN: 9782-19-3581  
DB 1138 PG 763  
PB 2007 SL 225

N/F  
ADAM & ANSLI SERLO  
PIN: 9782-19-5597



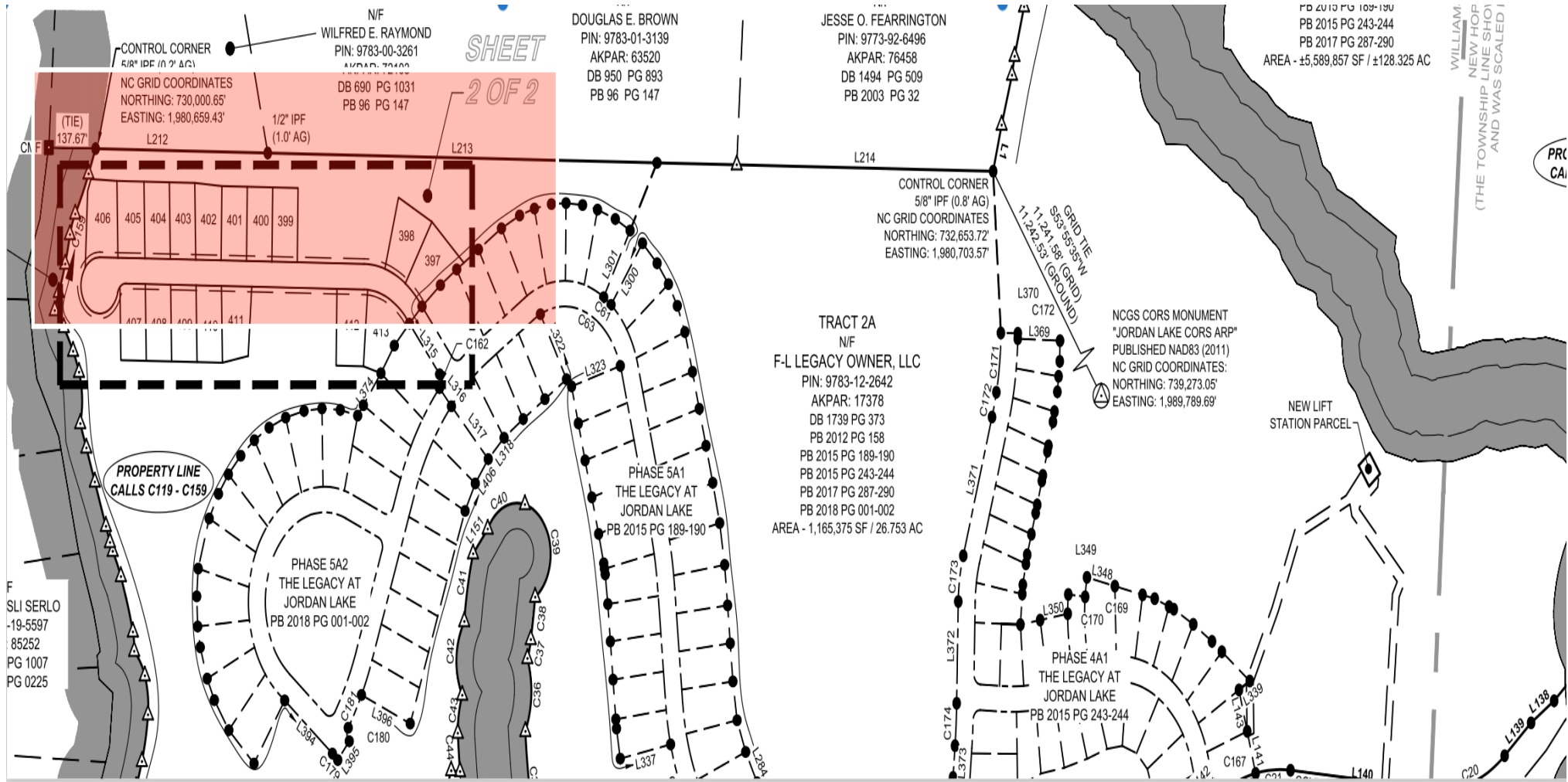


# 2017 CUP Modifications: Where's the justification for density/environment bonus?





# Legacy's Highest Density Along Property Line

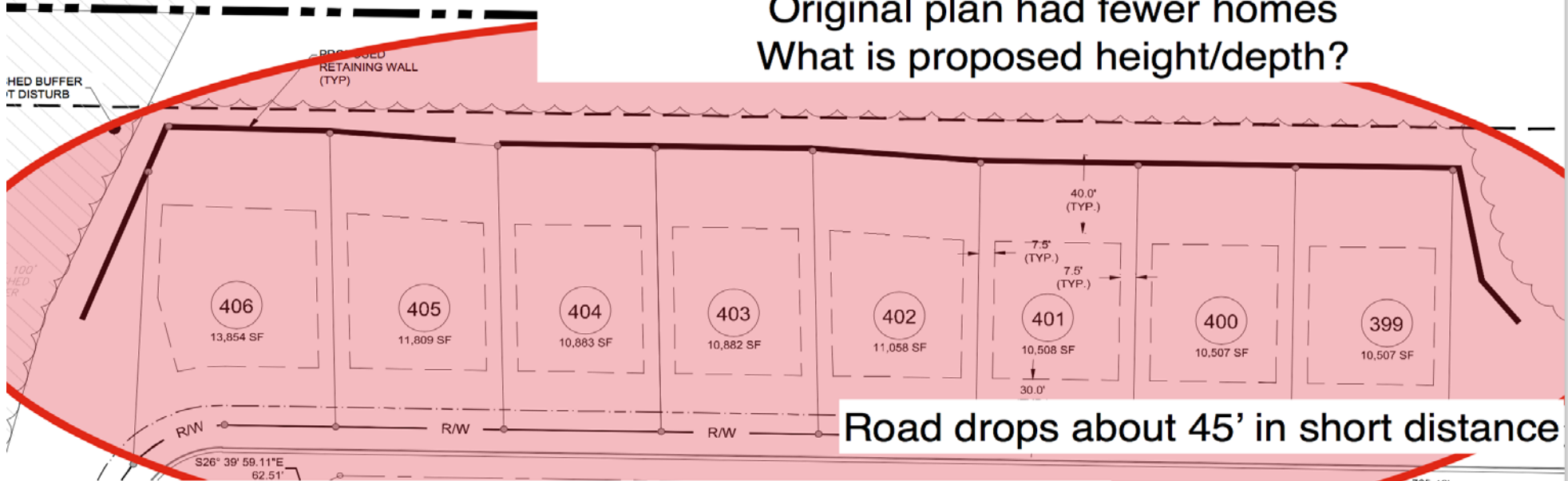


# Environmental Impacts

- Watershed
  - In Jordan Lake Watershed
  - In WSIV-Critical Area
  - Feeds Parkers Creek Impoundment – cleanest body of H<sub>2</sub>O
  - “Hidden” Bluff Road 45+’ straight drop to Parker’s Creek
  - Home sites require retaining walls
  - Lots of impervious surface on slopes
  - At confluence of multiple creek branches directly southeast
- Light and noise on few remaining wildlife corridors

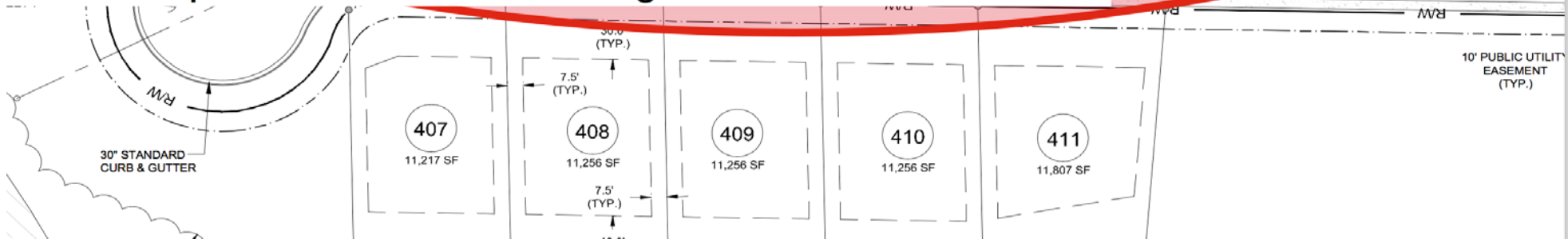
# Steep Development Requires a RETAINING WALL

Original plan had fewer homes  
What is proposed height/depth?



Road drops about 45' in short distance

Lots of impervious surface draining towards Parker's Creek





## Open questions Legacy Subdivision 5A3

- Which map? One with 8 homes lined up or Apr. 10<sup>th</sup> 2017 CUP?
- Can we expect Legacy to continue to get permission to fill up the footprint? History is one of increasing development.
- Why was 5A2 labelled FINAL? What/when is FINAL?
- Beyond **profits** what was the justification for putting 8 densely packed homes along our property line in 2017? Where is the community's benefit?
- Why allow building so close to Parker's Creek?
  - What mitigations are being made to handle 45+' drop from top of road to cul-de-sac into confluence + wildlife corridor
  - “Camel's nose” – encroachment on key watersheds

## What do we want from Mar. 6th's Planning Board?

- **Delay approval** until increased density “bonus” and environmental issues are documented.
- **Requested mitigations**
  - **Reduce number of homes** on west “Hidden” to 2-3 overlapping our property as per pre-2017 proposal
  - **Increase buffer** to 100' on property line, 150' from southeast corner at Parker's Creek
  - **Commit to planting** more buffering vegetation on northwest side
  - Mandate **light pollution standards** in-line with “Dark Sky” initiative
  - Reduce # of homes & proximity on cul-de-sac adjacent to Parker's – expand vegetative barriers “soak up” pollutants

# What do we want from Mar. 6th's Planning Board?

- **Suggestions**

- Ask Legacy to hold outreach with neighbors in the future
  - Pledge to contact Legacy about our plans when family (hopefully) retires to land
- Flabbergasted Cary-type density and development between the Bigwood's ridge and Lake Jordan
  - Chatham should get the public more involved in deciding whether this is the future we want for this critical watershed
  - Given that Legacy will continue to sprawl, how will County staff proactively/better manage bringing community into discussion?
- The Planning Board is the **COMMUNITY's VOICE** and it is OUR VOICE
  - Please consider these issues from the point of view of folks who have had a LONGTERM commitment to Chatham's land