

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Chatham County Planning Board,

We are not in favor of the McBane development proposed for our north border, which joins other development planned around us. We now face—without going anywhere—living in a built-up, Cary-like area, and none of the services and amenities of such an area. Instead, all the “amenities” we currently treasure—and why we moved here 46 years ago—will be in jeopardy.

Some of the things we have loved most about being here are its rural pastoral character, the quiet peace and serenity of it, beautiful healthy creeks, dark nights for star watching, relaxed driving, fresh air. All of these things which have made up the fabric of our life here are now threatened by this and other proposed growth in our immediate area. We don't want the light pollution, water pollution, noise, and traffic that this development will bring.

We want growth to be slow and consistent with the current rural character of this place, rather than coming in the form of a very dense development. While we appreciate the efforts that the developers have made to make this a conservation subdivision, it will still be the most dense development, with the most number of lots, within at least a ten mile radius (excepting the town of Pittsboro), at 149 lots and an average lot size of 0.5 acres.

We want to protect surface and ground water quality from pollution in the form of sediment, which development, building practices, and much more impermeable surface will dramatically increase.

Further certain threats to water quality are fertilizer and pesticide runoff, improper functioning of the wastewater system, and storm water runoff from impermeable surfaces.

We want Old Graham Road to remain a safe place to drive, even to walk and bicycle. A development this size will bring many more cars to Old Graham Road.

We want Chatham's schools and services to be adequate for its population. We want to keep light and noise pollution in this country setting to a minimum. We are very concerned about the cumulative effect of this development on our home and neighborhood.

Why this type of large, dense development here? I am imagining potential McBane subdivision residents moving to an area with no nearby services such as grocery stores, drug stores, gas stations, restaurants, shopping, etc. If they are moving here to enjoy a more rural lifestyle, as we did, then this kind of dense subdivision just doesn't make sense. They will be moving to the country without the benefits of living in the country, as well as without the amenities of this kind of dense development. And this number of lots and density will certainly negatively affect current residents.

If this development is going to happen, we urge the developers to make it even more of a conservation subdivision. For example, additional land along Dry Creek could be conserved, further protecting both water quality and wildlife. Natural areas and pocket parks could be added within the neighborhood part of the development, based on a botanist's assessment of special

trees and plants to preserve. This might require some lots being combined or eliminated, but would offer residents in the most densely developed areas some preserved natural area to enjoy close to their homes in this conservation subdivision.

Thank you for your consideration,  
Cynthia and Ken Crossen  
1116 Marshall Road  
Pittsboro, NC 27312

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Mr Garrett

I wish to make a few short comments regarding this proposed development- I and my wife, Mary, live very close to the McBane land on Old Graham Road. Firstly, the density of housing is very much out of line with even the close by

housing developments already under construction. Tiny lots are simply a plan to max out profits for the developer and will be another step toward normalizing this sort of project in Chatham County. My main concerns here are

increased traffic on Old Graham Road, light pollution, and the general loss of habitat for the wildlife that now make a home on this land. As more trees are cut down to make way for streets and human housing the wild turkeys and so

many other species are squeezed out. In North Carolina we are seeing the decline of a great many species right now, the Eastern Box Turtle being a prime example. Once this development is built out the population of box turtles will

be about zero on this land. Even the meager green area proposed on this site will not be a significant habitat for wildlife and the two species that I mentioned are two that can not thrive among dense human housing. I would urge the

planning board to require major changes in this project before agreeing to allow the developer to profit in such horrendous habitat destruction. Half acre lots are a death knell to the diverse wildlife that lives on this land and not the sort

of development that this county needs to encourage.

Sincerely, Aaron Honeycutt

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Garrett,  
Thank you for receiving my comment.

The proposed McBane Park is a big project that will greatly impact the rural community. Nine miles North of Pittsboro another dense development of homes on half and quarter acre lots adds a large population of people to Old Graham Road, already stressed by development. The dense population is out of character with the setting. What has been distinctive about Chatham County is its tree and plant cover. A large portion of the proposed property will be cleared by home builders. This is a great loss.

Why does the density of homes have to be so large, 149 homes on approx.162 acres? Why are these lots so small, way out in the country?

The development will have a greater influence, not just to adjacent property owners. This is not gradual growth to the area. It is dramatic growth which adds a large number of perhaps 600 people to a small property. The impact to the road, light quality at night, wildlife, water quality, plant and tree cover will be great. This represents a major change to the character of the area. Why does such a large community need to go in such a small space?

This is not a park. It is a densely populated area attracting people not for what it provides, but for what the neighbors provide. The neighbors are the ones to suffer damages to what they love about their place.

Sincerely,  
Louise Hobbs  
Mount Olive Church Road

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I'm writing you to urge the county officials to please rethink the development plans and consider the long term impact that this neighborhood will have on the surrounding environment and its residents. For one, the entire proposed development site drains into dry creek. Think of all the pesticides, sprays, litter and whatever else any out of 150 homesite owners in that style neighborhood would put on the ground.

Dry creek will be forever impacted, and I fear it's impact will be detrimental to the sacred environment of river otters, bobcats, coyotes, eagles, and large pileated woodpeckers that I've observed from my creek bank.

This development and its access roads will create flows of traffic that would create headaches for everyone around. Especially with the bend in old graham rd, it will be pretty dangerous.

**We do not want streetlights to pollute the night sky!** We enjoy seeing the stars. We also enjoy **not** hearing a dense area of 150 families and just the noise that would produce. Dogs, mowers, and loud vehicles are just a few of the things we are all not looking forward to.

This is not Cary.

### **Why are Cary developers deciding how Rural Chatham county will be developed??**

#### **Please note:**

This particular developer, in the past has trespassed on my property while clearing on of their many unauthorized lot clearings. They continued to trespass even after I continually asked them to stop. Chatham county sheriffs had to trespass them from my property. Only then, did they put up stakes to keep their employees and owner off my property. They bulldozed a swath 750' long by 8' wide onto my property. They have made no effort to reconcile their damages and in turn wanted me to sign paperwork which said they had "sole discretion to what objects or structures" are on my property line. **I purchased and planted trees to repair the damage, with my own money, with my wife and kids by my side wondering why the developer could not just fix their mess up. It should not have been that way.**

#### **They have not repaired any of the damage in the stream buffer from when they received their violations! Why??**

If Chatham county officials can't keep on top of this developer they should not be allowed to proceed.

It is completely unacceptable for a developer to act as the way Laurel ridge development has in the past.

To this day, they have a large pile of dirt and trees piled up above dry creek that is partially on my property, creating erosion onto my side. This is from the huge road they cleared all the way to the creek.

I am very disappointed in Chatham county officials for letting them carry on their way in this manner. I fear that this developer, uncontrolled, will continue to do the same. Multiple violations, revoked permits, and a lawlessness attitude to be in control.

A few thoughts to consider:

**Dry creek needs 200' buffers.**

**Why does the neighborhood have a surface runoff drain that goes directly into dry creek?**

**Larger lots should border dry creek.**

**Does our input even matter to Chatham county?**

Daniel Amero  
602 Rock Rest

June 1, 2021

TO: Members of the Chatham County Planning Board:

This letter is in reference to the Preliminary Plat proposal for the McBane development (McBane Park) on Old Graham Road. My concerns are as a neighbor, but also from knowledge and experience as Executive Director of the Haw River Assembly for over 25 years, and as a member of the Chatham Co. Environmental Review Advisory Committee.

As proposed, I believe the McBane development will cause problems for Dry Creek and the environment, for the surrounding neighborhood, and for those using Old Graham Road.

1. The density is too great for this rural community, and for traffic on Old Graham Rd. Adding 149 houses on lots as small as 12,500 sq. ft. is not in character with the neighbors on the north side of Old Graham Rd. The increase in traffic will increase the danger of accidents on this road and at the low-visibility crossroads at Chicken Bridge Rd. and Russell Chapel Rd.
2. Dry Creek is already considered impaired for biological integrity - meaning that is not supporting the aquatic life that it should. These problems have been caused by algae blooms from upstream agriculture, industrial contamination from Burlington sludge applications on pasture land, and most frequently, sediment pollution from development. The worst of these sediment pollution incidents was in 2005, during the initial development of Chapel Ridge, when a massive amount of mud from uncovered disturbed land was swept into Dry Creek during a storm, covering the creek bottom with up to 2 feet of sediment. It took over 5 years for the creek bottom habitat to show substantial recovery. This development risks exacerbating water quality and aquatic life through the kinds of pollution development of this scale can from stormwater or broken sewer lines.
3. I'm very concerned that land disturbance during construction of roads and infrastructure will result in increased sediment in to Dry Creek. Violations and persistent issues with sediment and erosion control were a problem as the nearby Estates at Laurel Ridge were built by the same developer. Inspection reports by Chatham County's Watershed Protection Dept. showed persistent insufficient regard by the developers to the required protections and processes, with long lists of maintenance and corrective actions required by the inspectors. This culminated in two Notices of Violation and revoking of the land disturbance permit in 2020.
4. This development will very likely create increased stormwater runoff from the houses and roads that will be built, carrying yard fertilizer, pesticides, dog waste and vehicle pollution into the water. What are the plans for dealing with the stormwater? It appears from the street cross-section on the map that stormwater will drain into ditches along the residential streets. Will all stormwater be diverted to the open space areas near Dry Creek or into the drainage easement to the riparian buffer for the creek? Are there no plans for low impact development stormwater controls within the residential area, including land set aside for that purpose?
5. Wastewater from this development will be collected through sewer lines that continue into a pipe across Dry Creek to be treated by the private wastewater treatment system in Chapel Ridge. This brings up two concerns. The first being a repeat of broken raw sewage pipes including the one crossing Dry Creek. The county is already dealing with this problem in the Briar Chapel development, where multiple breaks have take place. Secondly, the wastewater from the McBane development will add to the sub-optimally treated effluent being sprayed on land in Chapel Ridge, with potential pathogens and other runoff reaching Dry Creek in storms.

6. Drinking water will be supplied from the private system at Chapel Ridge, water sourced from the Haw River via Pittsboro. It does not seem conscionable to expose more people to this drinking water that has been documented to contain high levels of certain industrial contaminants including PFAS and 1,4-dioxane.

This development us being proposed under the Conservation Subdivision Ordinance I believe the density bonus given for this type of development in exchange for clustering of built-upon areas is problematic, especially since mandatory riparian buffers are included in the calculations of lands conserved. In this case, the conserved land, a significant upland wetland is indeed worth of preserving in its natural state. But I have to wonder how easy it would have been to develop it in any case, given the restrictions in place for wetlands?

To be conservation subdivision worthy of its name, I would suggest that the overall density be reduced, and particularly through these two methods:

- a. Eliminate the lots that back up to Dry Creek, so that impacts to the creek are reduced to protect water quality and wildlife. Streams are also important wildlife corridors, that are impacted by light and noise as humans build closer to them.
- b. Eliminate some of the lots in the residential areas to create small forested parks, saving existing trees, that can also function as stormwater buffers and filters. Parks could also contain small stormwater ponds and meadows that combine function with native and pollinator plants for the enjoyment of residents.

It makes sense that people who want to live in a conservation subdivision would like to see more of nature close to their houses, not just out on the edges of their neighborhood. They might prefer living in a place that is truly helping to protect nature, not just in words, but in practice.

I appreciate your consideration of these comments.

Sincerely,  
Elaine Chiosso  
1076 Rock Rest Road  
Pittsboro NC 27312  
[echiosso@gmail.com](mailto:echiosso@gmail.com)

Chatham County Planning Board members, greetings,  
and thank you for your careful review of the proposed McBane development.

As downstream landowners with hundreds of feet of frontage on Dry Creek, we are deeply concerned over the proposed intensity of development that is unprecedented for our area of the county.

Our Rock Rest neighborhood was established in 1972 with strong environmental covenants and a minimum acreage of 7 acres. Our water usage is from drilled wells, with some joint usage between homes and our septic systems deal with careful input from individuals who pay attention to living lightly on the land and protecting water quality.

The sewage collected from the proposed McB1 area will be added to other already planned increases in locally treated sewage, and sprayed on fields that slope down to the small flow of the aptly named Dry Creek.

With our family including 5 grandchildren who frequently visit the creek to swim, wade, and/or view the living creatures in the water (see photo of two children with their faces in the water, examining crayfish on the bottom of the creek) our enjoyment of its clean environment is threatened by the sewage flow to be drastically increased by this ill-advised level of development.

Please require a major reduction in the number of lots proposed upstream in McB1. The prevailing southwest breeze moves along a significant section of the creek, and a nutrient overload in the creek will not only impact life in and along it, but threatens to surround us with a disgusting odor.

Jerry and Cathy Markatos 919 542-2139  
180 Haw Tree Lane  
Pittsboro

