

Chatham County Planning Board Members:

I am writing to express some concerns and observations related to the proposed McBane Park subdivision on Old Graham Road, Pittsboro. While my property is not juxtaposed to the plat area, I have lived within a couple of miles for more than 40 years and I've been witness to many changes in this part of our county.

The growing population in this area has contributed to significant increase in traffic, noise, and dangerous speeding along Chicken Bridge Road, Old Graham Road, and Mt. Olive Church Road. There have been several near-catastrophes at the intersection of these three roads, so certainly 149 additional homes proposed on Old Graham Road is cause for concern. Sooner or later, a vehicle disaster at that intersection appears inevitable. Are there any plans by DOT to mandate slower travel speeds through the intersection of Old Graham, Chicken Bridge, and Mount Olive Church Roads?

Additionally, while the EIA for the proposed development lists no specific red flags in the plat, the questions posed by neighboring citizens during community meetings regarding flood and spillover control; water quality in Dry Creek; and trust in oversight authorities are the same questions I have. Despite excuses and assurances from the developers, accidents will happen and the already highly compromised Haw River, the drinking water source for the town of Pittsboro, will be affected. Just this week, warnings were issued regarding the high levels of toxic chemicals in the drinking water in Pittsboro. It is ironic that the very water that will likely be further polluted by another dense development along Dry Creek will be piped back to McBane Park from Pittsboro. Is this responsible planning?

What about broadband internet access? My service in this area, provided by CenturyLink, is poor, and getting worse by the week, it seems. Streaming video is becoming more and more difficult, and accessing email has even become a problem of late. Is it part of the planning process to investigate how homes in an additional dense development will be served and how the increased demand for services will impact existing residents? Will our internet service get better due to increased demand for speed, or worse due to limited bandwidth?

From a social justice perspective, I am disappointed to read that the starting price point for homes in McBane Park will be \$500,000, with no plans for more affordable options in the community. I believe dense "conservation communities" should include diverse housing options to accommodate working families with modest incomes as well as high-income-earning families. At this point, there do not appear to be any intentions by the developers to serve the demand for affordable housing options in Chatham County, an effort that could contribute to the social health of our community.

And finally, I object to the aesthetic assault that a dense development with only 25 feet of buffer along Old Graham Road will deliver to our rural landscape. How does this proposal comply with the vision of the Comprehensive Land Use Plan described in Chapter 3, specifically Goals 1, 3, 6, 7, 9, and 10 on page 40? I believe the Planning Board should keep in mind the overall vision and goals of the Comprehensive Land Use Plan in its decision-making.

Thank you for your consideration of my concerns. And thank you all for your service to Chatham County.

Sincerely,

Kate Dunlap
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Pittsboro, NC