

From: Cynthia Rylander Crossen <crossen@mindspring.com>

Sent: Friday, August 13, 2021 3:41 PM

To: Lindsay Ray <lindsay.ray@chathamcountync.gov>; Karen Howard <karen.howard@chathamcountync.gov>; Mike Dasher <mike.dasher@chathamcountync.gov>; Diana Hales <diana.hales@chathamcountync.gov>; Jim Crawford <james.crawford@chathamcountync.gov>; Franklin Gomez-Flores <franklin.gomez@chathamcountync.gov>

Subject: Comments about McBane Park for Chatham Board of Commissioners

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 Board of Commissioners,

McBane Park First Plat approval is on your agenda for August 16. Below are the comments we sent to the Planning Board when they were considering this development.

I also urge you to support the current effort of the Environmental Review Advisory Committee and the Planning Board, to recommend that the county quickly make changes to the Conservation Subdivision Ordinance to strengthen protections, such as disallowing developers to count mandated protected areas (riparian buffers, floodplains, etc) in the percentage of protected land qualifying them for the density bonus.

Our comments: 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