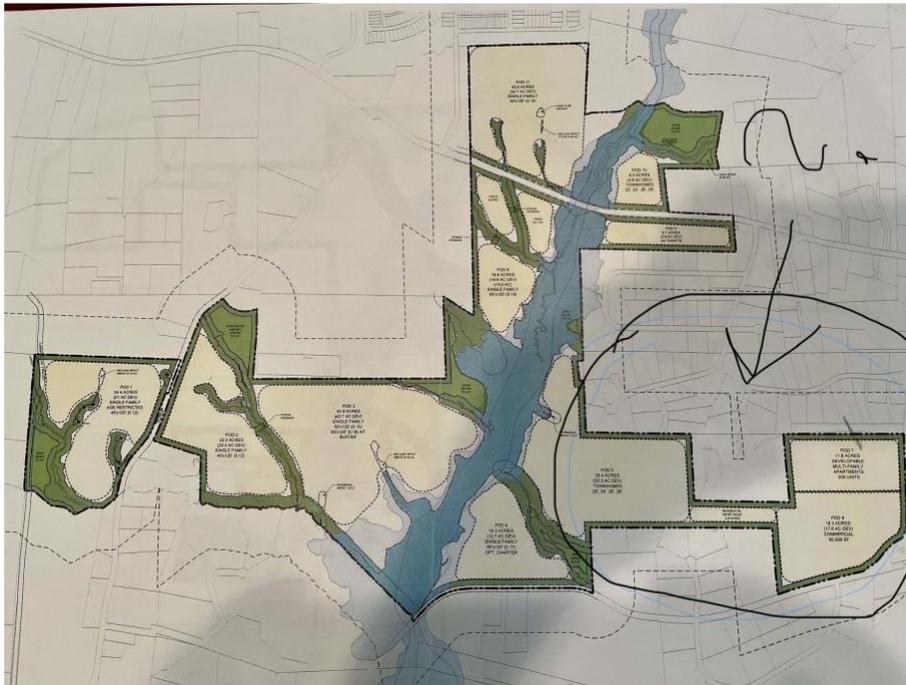


Monday, October 4, 2021

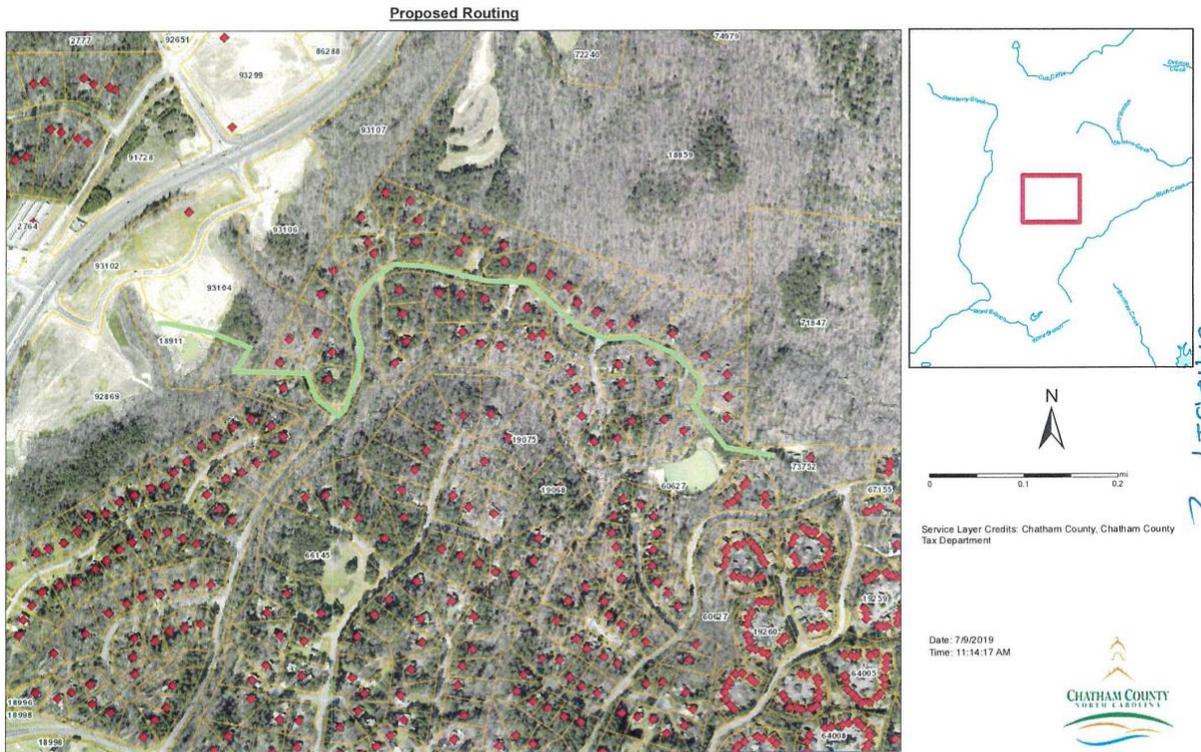
Dear Chatham County Planning Board:

I am a Fearington Village resident writing in opposition to Congruus LLC's request to expand the boundaries of the Compact Community Ordinance to include ~184 acres off Parker Herndon and Morris Roads, which could ultimately lead to the Fearington Preserve development accessing the Fearington Village wastewater treatment plant (FV WWTP), in lieu of Congruus LLC's constructing its own plant for this new development. I also oppose any WWT interconnect between future developments on parcels 2904, 2905, and 65232 (circled below, on the eastern edge of the proposed CCO expansion) and the FV WWTP.



I am in the unique position of being the **only** Fearington Village resident to have spoken out against the interconnect between the Briar Chapel and FV WWTPs during the NCUC hearing on January 14, 2020. I have lived behind the FV WWTP for twenty-two years, with almost no problems. However, the prospect of an interconnect with any developments or wastewater facilities outside of FV has raised serious concerns for FV property owners along the proposed route for the sewer pipe(s), as well as in the vicinity of the FV WWTP. Please refer to the map on the next page, which was included in the problematic [easement waiver application](#) rushed through the approval process back in August 2019 with absolutely NO official FHA

communication with the FV residents who live along this route (shown in light green). Please note as well that the stream into which the FV WWTP effluent is discharged originates in the pond (Beechmast Pond) visible near the end of the proposed route.



It would be impossible for me to summarize the almost two years of specific questions and concerns I have raised verbally and in writing to the FHA Board and FV WWT task force about the impacts ANY WWT interconnect would have on the Creekwood section of FV. I feel compelled to mention just a few below. (I would be happy to share a more comprehensive list at any point.)

1) The afore-mentioned easement waiver opened the door to the sewer pipe(s) route shown (in light green) on the map above, through the oldest, most wooded and hilly section of FV, where all homes are on septic. There is only one access road (Creekwood). There is a utility easement all along the road and through FHA property, which was given as the justification for this route.

The original plan to run the route along the edge of FV was reportedly stymied by abutting landowners.

QUESTION: How much experience does Chatham County have with approving major sewer line routes through the middle of forty-year-old established neighborhoods, where said lines would be installed in close proximity to GAS, electric, water, and cable lines? What about the impact on septic fields near the proposed route? Since third parties are often used for such installations, who would be responsible in case of an accident or damage to existing infrastructure?

QUESTION: Since the easement waiver application required letters from the BC WWTP owner, the FV developer, the FHA Board, and one homeowner whose property was directly in the sewer lines' proposed path, why is it not possible for the aforementioned parties—some of whom are now publicly stating that they oppose any interconnect with Fearington Preserve—to revoke/rescind the easement waiver that would have made any interconnect possible in the first place?

2) As if this situation were not complicated enough, the FHA Board made the decision in 2020 to explore several possible futures for the Beechmast Pond, aggressively pursuing its restoration to a stream. Despite my best efforts, I could not get anyone to acknowledge the clear connection between the pond, the stream that flows from the pond, and the FV WWTP effluent that discharges into said stream several hundred yards downstream of the pond.

QUESTION: There has to be a minimum receiving water stream flow for FV WWTP effluent discharged into the stream below the pond. What would be the impact of restoring Beechmast Pond to a stream on the stream's assimilative capacity near the FV WWTP? Would there be greater fluctuations in stream flow without the pond and dam, for example, during periods of drought or excessive rain?

QUESTION: Fitch Utilities has a discharge permit of 500,000 gallons per day (gpd), which was one incentive for the Briar Chapel WWTP to merge with the Fearington Village wastewater facilities. Fitch Utilities is anticipating needing no more than 270,000 gpd at buildout. Who might be interested in utilizing the remaining 230,000 gpd on the permit? What would be the impacts of 500,000 gpd discharge on a restored stream versus on the current stream below

Beechmast Pond and dam, particularly since the sediment that is currently trapped by the pond would presumably be flowing downstream if the pond and dam were removed?

3) Given the [Jordan Lake Nutrient Strategy Rules](#), I was wondering whether any effluent discharge permits will be issued in Northeast Chatham County in the future.

QUESTION: How seriously is Chatham County thinking about water reuse?

<https://watereuse.org/wp-content/uploads/2018/04/Water-Reuse-Transforming-Water-Sustaining-Our-Future.pdf>

I am a realist and understand that the era of large-scale development has arrived in Northeast Chatham County. However, there must be a compromise that allows for development without diminishing/destroying the property values of current homeowners. Very little of what I have observed in the last two years reassures me, particularly with respect to the unglamorous but decidedly crucial topic of wastewater treatment. In FV itself, we have the residents on sewer who understandably want cheap rates (through “economies of scale” as the sales pitch for interconnected WWT facilities), while the residents on septic would bear much of the cost of an interconnect (without ever having had a voice in a crucial decision). Thanks to the [current easement waiver](#), any interconnecting sewer lines could run straight through the Historic District of Fearington Village—with unknown consequences for our existing infrastructure and our natural environment.

I remain in opposition to any WWT interconnect between the FV WWTP and any parcel of land outside Fearington Village’s current boundaries.

Thank you for your consideration.

Debbie Granger

(Behind the FV WWTP and next to Beechmast Pond)

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Dear Chairman Spoon,

I watched the September 7th planning board meeting on ZOOM with great interest.

Personally I prefer in person meetings, but I understand the need to utilize online meetings during the pandemic.

As a lay person watching the meeting from my home off of Mann's Chapel Road, I thought you did a good job managing the meeting and presenting the parameters of what was to be considered and voted on by the Planning Board.

And given my last ten years working as a volunteer and committee member in the Democratic Party on the County, District and State level, I have attended a lot of meetings.

I do not live in Briar Chapel nor Fearington, but I have lived in my home for 36 years on Rosswood Road and I clearly recall the day when Newland Communities proposed the Compact Community known as Briar Chapel.

I joined my neighbors and opposed it at numerous meetings.

Today I see the upside and benefit of the community as well as my new neighbors and I welcome them.

They are in fact a large part of my community today and I saw many of them at the "Birthday Party Fundraiser" this afternoon for Rep. Robert Reives held in the Briar Chapel clubhouse.

So I always thought when Briar Chapel was approved in 2004, there would be certain trade offs in the area that would balance the equation out so to speak.

My neighbors and I would have to adapt to more traffic, noise and people, but the new jobs, sales tax revenue, real estate tax revenue, and infrastructure investments would benefit me and my neighbors.

It is my hope that my new neighbors in Briar Chapel remember this tradeoff when ruminating about proposed CCO's in our immediate area on 15-50 such as the two currently in process and the potential third applicant in Fearington Preserve.

One thing I noticed during the last meeting was a map that indicated the one and two mile extended service area "ESA" for Briar Chapel Utilities.

My property is within this defined "ESA" service area and like my neighbors uses an aging septic tank and septic field.

We always thought that at some point sewer services and county water would become available to our area.

I think this point has been obscured by the many complaints I have read from my neighbors online from Briar Chapel about their waste water treatment system.

It is hardly a secret. It is a mechanical system so just fix it so it works properly.

If it is fixed and running appropriately then I fully expect that the social contract expressed in 2004 when Briar Chapel was approved is implemented.

Briar Chapel Utilities indicated a two mile radius for a service area back then and folks in my area would like to have an option other than an aging septic system.

With that said it seems to me that as I read online from County staff that the text amendment submitted from Congruus for Fearington Preserve should be approved and sent on to the BOC.

"It is the planning staff opinion this text amendment should be approved based on the goals and objectives noted in Plan Chatham for expansion of the compact community area. Also, to have consistency between the CCO map and the compact residential node identified on the Future Land Use and Conservation Plan Map that was adopted as part of Plan Chatham. The request is consistent with the objectives of the two plans."

This text amendment simply allows Fearington Preserve to submit a full Compact Community "CCO" application to the County for all of the land as opposed to a portion of it.

Once approved Fearington Preserve can submit an actual Compact Community "CCO" application to the County and at that point the other reasonable issues that were raised during the public hearing and at the planning board can be addressed and discussed.

I for one look forward to a CCO that actually builds much needed affordable housing units and commits to a conservation easement on Pokeberry Creek.

Respectfully,

Virginia J. Penley
465 Rosswood Road
Chapel Hill, NC 27516

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I'm very much against this amendment change to include more acreage and people. We are at capacity now and water quality is already not good.

Please do not change things, at this point.

Thank you

Susan Dresnick
37 W Madison
Pittsboro, NC 27312

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Dear Dan,

Wanted to let you know that I am opposed to having any other subdivision attach to our Fearington water treatment plan. It's just not right and could cause tremendous problems. It seem like it would be illegal.

Cathy Morehead
869 Millcroft
Pittsboro

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Dear Mr. Garrett,

As a resident of Fearington Village, I am alarmed at the prospect of Congrus LLC building a development in Chatham County and not providing their own waste water treatment plant.

Considering the problems that Briar Chapel is having with their waste water, I cannot imagine why the Planning Board would vote to allow this map amendment. We are having our own problems with our plant, and we have been assessed to pay to update the equipment. Why would we ever consider adding to our problems? If Fitch had to provide their own treatment plant, why isn't the same standard being applied to Congrus LLC? If Chatham County wants to be like Orange, Durham, and Wake Counties they better get with the program and start providing utilities for development or making developers provide their own.

Sincerely,

Linda Lamm
13 West Madison
Pittsboro, NC 27312

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Dear Dan,

I wrote before the last planning meeting. I just want to reemphasize that any map change that would or might put additional pressure on the waste water situation in Fearington

Village should be rejected for now. Just yesterday I smelled the sewer from the Fearington Plant as I walked Beachmast. The facility in Fearington cannot accommodate any new demand. And, I understand the facility in Briar Chapel cannot either!

Sincerely,
Bob Steen, Fearington Village

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Dear Mr. Garrett,

I have a few comments to share relevant to the subject meeting next week.

As a former president of one of our several homeowners association organizations in Fearington Village, I have a vital interest in the long-term viability of our unique community in northern Chatham County. So I'd like to share some personal views about the upcoming subject meeting and the proposed Congruus development across from NC 15/501.

One likely impact of the proposed development are the disruptions of daily life owing to the apparent and atypical planned high density of residences in that Congruus development. Perhaps the most obvious impact is the likely adverse effect on traffic density and flow as the development evolves. However, as I understand the situation, there appears to be little we neighbors can do to scale back or otherwise significantly affect this planned high-density project. That's regrettable.

My primary concern relates to wastewater processing. The Congruus developer appears to be planning for a connection to an existing nearby wastewater facility; the Fearington Village facility is being considered as one of the connection alternatives. That facility is already very near its processing limit; the inclusion of wastewater from this new proposed development would likely result in a public-utility disaster; such a connection should be disallowed by Chatham County. I urge the Planning Board to recommend that the County reject any such plan. In my view, every significant housing or industrial development in the County should plan for its own services of wastewater treatment, just as Fearington Village has done.

Regards,
Joe Kalinowski
4068 Fearington Post
Pittsboro, NC 27312
jjk.trilogy@gmail.com
919-533-6284

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Dear Mr. Garrett,

I wrote you before, but we wanted to again request that you not force Fearington to accept this new construction to get away with not building their own treatment facility. Homes along this creek have already been negatively affected by the amount of water from the construction along 15/501 and there isn't even buildings there yet. Briar Chapel is already experiencing an overload with their own construction.

I don't understand how a private company can force us to accept the overload because they won't pay for their own.

Sincerely,

Mary Ann and Joesph Woehrel

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I have been following the problems of wastewater for many years as a resident of Chatham County. The Conguus Application would be a huge step backward as many new developments including Briar Chapel have worked to find solutions that are sensible and protect our local environment for the future. Please decline this application and ask Conguus to work to find a better solution.

Thomas Bryden

Chatham County Resident

345 Weymouth Close

Pittsboro

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Dear Mr Garrett

For over 20 years, the Fearington homeowners have been processing their own sewage. We get no rebates and when the system fails we repair it. Right now we are looking at a costly repair. There will be no county contribution, the expense will be divided up pro rata and paid by the homeowners. Along comes Congrus LLC who somehow thinks they have the right to dump their sewage in our system.

Where they get the nerve to think this is incomprehensible. We are against it and we will fight it with every tool at our disposal. We have no intention of capitulating to this abuse of power.

Thank you,

Doug Lamm

Homeowner, Fearington Village

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Hi, My name is Dixie Swanson and we own a home at 18 Yancey in Fearington Village.

Our sewage treatment plant is "vintage" 1970's. While "vintage" is a charming word for homes and inns, it is NOT charming where sewage is concerned. The other day, we all got a notice on how to dispose of fats, both animal fats and oils. In short, we were told to freeze it or pour it over kitty litter then put it in the garbage. Apparently, our wastewater treatment can't handle it.

When I go to visit a friend here in the village, I get to 'smell the roses' — if there were such a thing as a Sewage Rose.

If I sought a permit from the county to build a new home and my provision for sewage was to 'tie into' a neighbor's system, you'd laugh me out of the room, especially if said neighbor was standing there saying, "Not no, but hell no."

If you can't treat your own sewage, don't develop the property. Barring that, the county should go into the sewage treatment business.

Dixie Swanson, MD

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Dan,

I understand that Congruus has indicated that they plan to build a large community of homes, but do not plan to construct their own private wastewater plant. Rather, they have stated that they will connect to either the Briar Chapel or Fearington Village Plants.

Please be aware that neither of these options is viable or acceptable.

Beth

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Dear Mr. Garrett,

I am a resident of Fearington Village, and I urge the Chatham County Planning board to advise the Chatham County Board of Commissioners to require the Congruus developers to construct their own private wastewater plan for their proposed extensive community of homes across Hwy. 15-501 from Fearington Village. Their current plan is to connect to either Briar Chapel or Fearington Village wastewater plants. We in Fearington Village have our own private plant which is being updated after

decades of use, and it is also being enlarged to meet the needs of our own growing community, but it will not have nearly the capacity needed to serve the new Congruus development in addition. We can understand that Congruus would like to find a way to avoid the high cost of constructing their own wastewater system, but we hope that both the Planning Board and the Chatham County Board of Commissioners will agree with us that it is not fair for the developers to be allowed to penalize Ferrington Village residents by piggybacking on their wastewater system in order to avoid paying for the wastewater infrastructure that Congruus is obligated to provide for its own extensive development of new homes.

Anne Hummel
4082 Woodleigh
Ferrington Village
Pittsboro, NC 27312

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Dear Mr. Garrett,

In early September we sent this letter of disapproval to you to share with the Chatham County Board of Commissioners. Since this was referred back to the Planning Board, we would like that Board to receive our comments as well about the Congruus proposal. While we are totally against a proposal that would allegedly tie into Ferrington's wastewater treatment plant which is under renovation, our understanding from friends in Briar Chapel that there are continuous problems with the wastewater treatment there -- smells and capacity. It seems probable that Congruus, LLC will need to develop its own wastewater treatment if it is to proceed. Regardless, Ferrington Village's system is definitely not an option.

We are relatively new residents of Ferrington Village (4 West Camden), and we oppose the extension of the CCO requested by Congruus LLC. The Ferrington Homeowners Association Board has worked vigorously with Fitch Creations to upgrade the wastewater treatment plant serving the Village. This has entailed significant expenditure of time as well as the expense of engaging expert engineering advice and design. The treatment plant can and will be improved without interruption to Village residents or the commercial Village Center. Yet, as you've heard from both Fitch Creations and the FHA Board, the treatment plant cannot be expanded.

We are concerned and indeed alarmed that the Planning Department staff has recommended the addition of 184 acres to the CCO without resolving the wastewater issue. This is discouraging news about the new County we recently moved to and urge you to slow the process down in order to make the appropriate decisions about wastewater treatment. That decision should not and cannot include Ferrington Village's wastewater treatment plant as an option.

As you know, Ferrington is a model, aesthetically beautiful, neighborly, and nationally recognized community. It was the first multi-use community between Chapel Hill and Pittsboro and has significantly expanded the tax base of the County over the past few decades. The Village founder and his family have been leaders in the county and the broader region, and residents of the Village have

contributed time and talent to making the County a better place to live for all its citizens. The Village continues to grow sensibly with sensitivity to the fragile environment near Jordan Lake. We deserve to be treated fairly and with transparency.

Thank you for your consideration,
Larry and Lee Newlin
1104 Fearington Post

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I do not want them to hookup to Fearington Village Plants. Thank you. Roger Thomas 19 East Camden, Fearington Village

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Dear Mr. Garrett:

As residents of Fearington Village, my husband Bruce Walsh and I wish to strongly urge that Congruus LLC assume both responsibility and accountability for residential wastewater disposal related to the proposed "large community of homes" which the company plans to build adjacent to Fearington Village.

Please keep in mind that Fearington Village is a planned community for residents 55 years and older. This necessarily means that the residents have in large part retired or semi-retired and have fixed income/financial resources. Furthermore, to propose "connecting" to an existing waste disposal system, which has its own adequacy issues, is simply an irresponsible effort to get--to put it bluntly--some other group of people to pay a critical expense which Congruus does not want to pay. It is a form of pass-through expensing, with those in Fearington Village (OR Briar Chapel) paying up.

We cannot protest too vehemently that Congruus LLC should be held responsible for ALL the consequences of a new development adjoining Fearington Village. We can already envisage what will happen when an aging wastewater disposal system is made to sustain the additional usage of a new, unanticipated population of residents. Unless a guaranty is proffered by Congruus LLC for a full plan to supplement the existing water disposal system, we believe the company should fund its own waste water system.

Having lived in many parts of the US, my husband and I unfortunately have seen the consequences of developers, especially in suburban areas, who fail to act responsibly in regards to the full consequences of creating a new footprint. Inevitably, it is left to neighboring communities and ultimately taxpayers to foot the bill for planning inadequacies.

Kathy Walsh

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Dan,

Thank you for being active in our area.

I'd like to register the general idea that any application for development of properties be accompanied with a certified notice that there are specific plans for "water in and water out."

Not requiring the person(s) applying to do that before bothering any committees is just making work for those committees. Fishing expeditions should be unwelcome and obviously so.

Dave Shaub Ferrington

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Dear Mr. Garrett,

As a property owner in Ferrington Village, I wish to strongly voice my opposition to the application submitted by Congruus LLC. Not only is the general area already under rapid residential and commercial development,

but to now tap into our already overloaded infrastructure is unacceptable. I urge you to stand against this application.

Respectfully,

Lisa L Leiden
4109 The Knolls Close
Pittsboro, NC 27312

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To the Chatham County Planning Board:

I'm a resident of Ferrington Village in North Chatham, and I was very disturbed to learn that yet another high density development is proposed in this area, which is already trying to adjust to too many homes being built too quickly without proper planning.

As I understand it, Ferrington Preserve, as proposed, does NOT have the proper utilities to support it. I'm told that the developer proposes to tie into either Briar Chapel or Ferrington Village wastewater treatment, yet neither one of those currently have functional treatment plants to support EXISTING homes!

I want you to know that as a Chatham County resident and tax payer, I am strongly AGAINST approval of ANY additional high density development along 15-501 in North Chatham. I am also strongly against approval of any new development in this area, residential or commercial, unless it includes its own wastewater treatment plant, or until the County can provide such infrastructure to North Chatham.

I am an active voter and political advocate, and will be closely watching what the County does on this issue.

Sincerely,
Helene

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Hello Mr. Garrett:

My husband, Dan Fitzsimmons, and I live in Fearington Village. We are very alarmed at the prospect of Congruus LLC attempting to utilize our wastewater system. We are familiar with situations in which this has been disastrous, resulting in major problems with the original system.

It seems clear that our wastewater system cannot sustain this addition and that the resulting problems may lead to greater expense for Fearington residents, as well as possible unacceptable service interruption. As we're primarily an elderly community, such an interruption would be especially onerous and potentially illness-inducing, something that I'm concerned about as a physician.

I urge you to please ensure that Congruus LLC takes responsibility for their own wastewater management. Thanks for your consideration of this important matter.

Sincerely,

Niranjana Parthasarathi, M.D.
Daniel J. Fitzsimmons

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Dear Mr. Garrett,

The waste water treatment facility in Fearington Village is designed for the use of Fearington Village ONLY. No outside sewage will ever be allowed to be piped into the Fearington Village plant. There is obviously a need for a regional treatment facility in Chatham County.

Thank you,
Marilyn Racine
100 Creekwood
Fearington Village

From: Robert Waldrop <rdubaya1@gmail.com>

Sent: Friday, October 1, 2021 1:02 PM

To: Jason Sullivan <jason.sullivan@chathamcountync.gov>; Karen Howard <karen.howard@chathamcountync.gov>; Diana Hales <diana.hales@chathamcountync.gov>; Mike Dasher <mike.dasher@chathamcountync.gov>; Jim Crawford <james.crawford@chathamcountync.gov>; Franklin Gomez-Flores <franklin.gomez@chathamcountync.gov>; jmehager@gmail.com; allison.weakley@gmail.com; clyde.frazier@retiree.meredith.edu; cwsiverson@gmail.com; Eric RWCP <eric@ericandrewsrealtor.com>; jmspoon5@gmail.com; bnh712@gmail.com; glucier5@gmail.com; warthur2@nc.rr.com

Subject: Comments Regarding Proposed Farrington Preserve Development - Robert Waldrop

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Robert Waldrop
261 Henley Road
Chapel Hill, NC
27517-7648

October 1, 2021

Chatham County Planning Board and County Commissioners
80 East Street A
Pittsboro, NC
27312

Dear Board Members and Commissioners,

I'm writing in regards to the requested development known as Fearrington Preserve.

This requested expansion of the CCO to "include" this significant acreage does not seem to align with the spirit of the original CCO and merely seems like a profiteering "land grab" by inclusion. It seems "we're just asking to add a little more" until the county is overrun by developments such as these. It has the appearance of a "hurry up and approve and we'll figure out the details, like wastewater, later" approach.

The Briar Chapel wastewater treatment facility has, to date, shown horrid performance and response to its users. Constant spills into Pokeberry creek and eventually the Haw, Jordan Lake and our water glasses show it has been and will likely be mis-managed as it has been since its inception. Fearrington Village's wastewater plant is aged out so it cannot handle the waste. The proposed larger WWT facility north of Briar Chapel which would have handled Williams Corner was pulled due to constant issues at Briar Chapel by the same company, Integra Water/Greener EHS Solutions. ~87,000 gallons spilled to date have resulted in ~72,000 going into Pokeberry Creek and our water glasses. Jordan Lake has proven unable to handle the influx of waste resulting in low levels of Oxygen and algae blooms.

The traffic generated by the number of houses proposed will end up on Parker-Herndon, Morris and Andrews Store roads, all of which are loaded up by the adjacent neighborhoods and the 4 schools at the intersection area of Parker-Herndon and Andrews Store. I've seen the traffic increase on Lystra and Jack

Bennett roads first-hand over the past 15-20 years in my 35 years as a Chatham resident. It has gotten significantly worse in the past 5 years with the build-out of Briar Chapel and there is more to come. Jack Bennett and Lystra are the feeders to Farrington which is the feeder to I40 regardless of what the DOT may say. I know this as a 35 year commuter on these routes.

I request that should the Planning Board and the Board of Commissioners not approve expansion into the Briar Chapel CCO on this project. It is too much wastewater in an already overburdened, sensitive wetlands area and traffic on roads that cannot handle it.

Thank you, Robert Waldrop

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Hello Dan,

I am writing to you again to express our concern over the plans Congruus LLC has to construct a large community of new homes without constructing their own wastewater treatment plant (WWTP).

When we wrote to you on September 5th our primary concern was, and still is, the wastewater challenges this development will create and the problems Chatham County has in general when dealing with this issue.

Back in September we assumed from the note we received describing Congruus's plan that they needed the Planning Board and the County Commissioners approval but the sentence below from the note we just received a few days ago makes it sound like they will connect to whichever WWTP they choose. Hopefully that is not the case.

Congruus has indicated that they will build a large community of homes, but they do not plan to construct their own private wastewater plant. Rather, they have stated that they will connect to either the Briar Chapel or Farrington Village Plant.

Did anyone on the Chatham County Planning Board or on the staff of the County Commissioners do a detailed and unbiased study to see what would happen to the WWTPs for Farrington Village and/or Briar Chapel if they were forced to share their WWTP with this new development? If this work was done when was it presented to the residents of these two communities so it could be reviewed and discussed?

If the County Commissioners want this development to move forward they should require Congruus to construct their own WWTP. If Congruus chooses to not build their own WWTP then they should not be granted permission to continue moving forward with the development.

We continue to believe it would be unreasonable and irresponsible for the Chatham County Commissioners to require either Farrington Village or Briar Chapel to share their WWTP facilities when both are near or at capacity.

Thank you
Skip and Cheryl Garvin
Farrington Village Residents

**Public Comment- Planning Board Meeting October 5, 2021
Mark Goodwin and Shelley Colbert, Baldwin Township
Re Congruus/Farrington Preserve Agenda item**

Since the last planning board meeting, there was another sewage spill in Briar Chapel on September 28, 2021. We want to make the planning board aware of our email comments to the Chatham County Commissioners on that day, and submit this information for inclusion into public comments for tonight's planning board meeting:

From: miccolbert@att.net <miccolbert@att.net>
Sent: Tuesday, September 28, 2021 9:52 AM
Subject: Another Sewage Spill in Briar Chapel today 9/28/2021 FYI, NRN

Honorable Commissioners,

This is informational only, no response necessary:

This morning around 9AM we (Mark) discovered yet another sewage spill in Briar Chapel, off of Great Ridge Parkway next to the trails and Pokeberry Creek, which is presumably where the sewage will end up.

We called the spill in to Old North State/Integra this morning and they have dispatched someone to look at it. Residents are down there now documenting it.

We honestly don't know what number this one is—we've lost count-- except that we doubt that it's going to be the last.

When residents of the community show up at commissioners' meetings and planning board meetings to protest the expansion of wastewater treatment—folks, this is why. It's an ongoing environmental and infrastructure disaster that affects the quality of life for all of us in Chatham, not just BC residents.

Our trails, open to the wider Chatham community, become befouled and dangerous, the creek is poisoned, and ultimately it ends up in Jordan Lake, our drinking water source.

We know you have recently sought to establish a task force to explore wastewater alternatives in north county, but until longer-term solutions can be reached, it would be the height of environmental irresponsibility to allow any developers to identify the ONSWC/Integra plant at Briar Chapel as the appropriate infrastructure necessary for their expansion plans.

Thanks for listening,
Shelley Colbert and Mark Goodwin
Baldwin Township (Briar Chapel)

I also wanted to add that neither Ferrington Village nor Briar Chapel will benefit from having to share their WWTP with this development. Only Congruus benefits because they don't have to build a new WWTP.....I know there is a cost to tap into one of these WWTPs but I would suspect it is far less than constructing a new one.

Ferrington Village and Briar Chapel help subsidize Congruus's development costs and increase the profitability of the project but receive nothing in return.

That does not seem like a fair exchange of value to us.

Thank you again for your help in getting our concerns posted.

Skip and Cheryl Garvin
Ferrington Village Residents

October 4, 2021

Dear Mr. Garrett and Planning Board Members:

I am writing to you as the soon to be owner of Chatham County parcel numbers 2904, 2905, and 65232.

John Foley of VRC, Ltd. graciously read into the record my comments last meeting as I was out of town. (My comments were emailed to you by my executive secretary.)

I noticed that a question was raised last meeting about the Congruus property and access to 15-501 by some of your board members.

To that end, I support the CCO boundary being extended south and east to Morris Road in this area to not only include the aforementioned request from Congruus, LLC. for its 184 acres, **but also include our parcel numbers 2904, 2905, and 65232 as well.**

This makes sense and would allow for better small area planning and more coordinated projects that will serve the long term interest of Chatham County and its citizens.

This is a reasonable request that I support and it will allow Congruus, LLC to submit a well planned CCO application to the county instead of a series of ad hoc requests and one-off proposals for planning approval.

Furthermore, my firm has had a good relationship with Thomas and Farrington Developers, Congruus, LLC and VRC, Ltd. for many years and we look forward to working with the County and the community to see a high quality project planned, developed and built on those parcels as well as the parcels owned by Congruus, LLC.

We also look forward to working with the community on a sustainable waste water solution. I would be happy to serve on the task force the County is creating to study waste water solutions.

Respectfully,



Aldo Bartolone

Member/Manager

AVRA Development, LLC.