

To Chatham Co Planning Board Members meeting on Oct 5, 2021

Oct 3, 2021

I am writing to provide comments to the conditional use permit for Vickers Village development. I continue to have the same concerns that I referenced in my last letter. Mainly the full steam ahead approach without the benefit of developing better plans to address the wastewater and storm water problems already happening to other developments with the same faulty wastewater treatment and stormwater system design. It would seem prudent and forward thinking to have more studies to address the current problems well documented by residents of Briar Chapel. I can assure you that I and other homeowners in our McGregor Woods development are very concerned about the direct impact to our small community, to our well water quality and supply, and to our overall health and environment. But we are also concerned about the water and environmental impacts at large to all Chatham residents and for the future of all of us.

Our HOA is fortunate to have some knowledgeable experts within and close by that are keeping us informed and educated. Please refer to the letter with specifics by Laura McKelvey and to the presentation and document by Dr. Hal House.

I recently talked with a young (30yo) friend of mine who will soon be working in Chatham County and then will be looking for a home to rent or buy in the county. My young friend is like a daughter to me, and I care for her welfare. I have cautioned her about not choosing to live in or nearby one of the dense developments. She was concerned hearing about how Briar Chapel residents were struggling with so many issues with their wastewater and storm water system failure. I would want any perspective Chatham resident to be aware and better informed before making the investment to have a home in a dense development with the existing problems on going, no remedy in site.

As always, I will want to advocate that our Chatham officials, both elected and appointed, take the needed time, thoughtful planning, and expertise from studies to guide us and help us learn from our mistakes first BEFORE moving ahead with dense development after dense development.

Thank you for reading my comments and considering them. Your actions influence me, other citizens of Chatham now, and those of future generations in Chatham County.

Elizabeth Parker, 200 McGregor Woods Rd., Chapel Hill, NC 27517 (in Chatham Co.)

Dear Planning Board,

I am writing to provide comments on the conditional use permit for Vickers Village. Although I appreciate that the developers did address some of the concerns that were identified in our community meeting. I have additional concerns, which fall in a few areas:

- 1) Stormwater - the current stormwater and waist water plans are inadequate.
 - a. By using an offsite parcel to meet the state permeable surface requirements the development is not adequately addressing storm water run off of the develop. It also does not address the cumulative run off of the U-Haul that also used offsite parcels to

address the state's permeable surface requirements. This will result in increase run off and water speeds that will overwhelm retention ponds.

- b. I am requesting the developers be required to use low impact/green infrastructure to ensure storm water is slowed and allowed to infiltrate.
- 2) Waste Water – I'm concerned about the appropriate operation and maintenance of the waste water treatment facility and impact on both local air quality and water quality.
- a. I am requesting the developer provide resources to the county health department develop a particulate monitoring study, using low cost technology (e.g., purple air sensors) to determine if the particulate aerosols contribute the violation of the National Ambient Air Quality Standards for PM.
 - b. I am also requesting the health department look into doing a broader study around all of the existing and proposed spray irrigation fields to look at aerosols on surrounding neighborhoods. Including not just total PM but to speciate the samples to see if there are public health concerns.
 - c. Buffers between the spray irrigation and the housing should be 100 ft to protect the health and welfare of future residence.
 - d. Stream buffers should also be 100ft to prevent run off and contamination of streams and Jordan Lake
- 3) EIA – The current EIA is inadequate
- a. Soil analysis study is incomplete, the current study say it's not adequate for planning for a waste treatment system.
 - b. I believe a more indepth impact analysis on wild life is needed
 - c. More work needs to be done to determine if remediation on the previous autobody shop site where oil was dumped.
 - d. I am requesting a phase II EIA
- 4) Requesting low light polluting technology be used

Thank you for considering my comments.

Laura McKelvey
155 W Newman Rd
Chapel Hill NC
27517

PUBLIC COMMENT
IN SUPPORT OF VICKERS VILLAGE

For approximately twelve years, "affordable housing" in Chatham County has been floated as a goal by several entities, including the Planning Board, the first Affordable Task Force, the current Affordable Housing Advisory Board, the 25 year Comprehensive Plan Chatham, Chatham municipalities and several non-profits.

Finally, through the vision of a next generation product of Chatham, educated by Chatham schools and a successful, multi-talented entrepreneur, we are presented with a viable model for affordable housing in real time, Vickers Village. This development is worthy of implementation; Mr. McBroom brings it to us meeting all of the high regulative standards for smart growth put in place by the Planning Board and other entities over the years without having to be asked or required to do so.

As an elected official and citizen with a vested interest in Chatham's future, I urge the Planning Board to "walk the walk" and approve Vickers Village.

Del Turner
557 Clarence Mckeithan Road
Sanford, NC 27330

From: Robert Waldrop <rdubaya1@gmail.com>

Sent: Friday, October 1, 2021 1:23 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

Cc: Carmen Serrano <CarmenSerr2@gmail.com>

Subject: Comments Regarding Proposed Vickers Village Development - Robert Waldrop & Carmen Serrano

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Robert Waldrop & Carmen Serrano

Chatham County Planning Board and County Commissioners

October 1, 2021

Dear Board Members and Commissioners,

We're writing to reiterate points made earlier, both in writing and in person at the public hearing, regarding the proposed Vickers Village Development bordered by Jack Bennett Road, Vickers Road and US 15/501.

A portion of this property also lies across (to the south of) Jack Bennett Road between Jack Bennett and Henley Roads. We are adjacent landowners to this property, which is an 11.8 acre tract that the proposed development, if allowed, will designate as permanently protected natural forest. This is an old hardwood forest with mostly large oak, hickory and a few large pine trees. Brookwood Corporation LLC., which we own together, is also an adjacent landowner to this 11.8 acre property.

We request that should the Planning Board and the Board of Commissioners approve this project, these 11.8 acres be designated by a deed restriction as permanently protected natural forest at the projects' initial approval. Should this occur, we are not in opposition to the proposed development project.

In addition to the above, we also request that the proposed 50' Viewshed buffer along Jack Bennett Road be maintained at 100' in width as is called for in 9.3 of the Chatham County Compact Communities Ordinance. This will help to maintain the current rural feel for this portion of Jack Bennett Road.

Members of the Planning Board recently visited both the proposal site and the "permanently protected natural forest" we refer to above. We are greatly appreciative of that.

Thank you,

Robert Waldrop
Carmen Serrano

Dear Chatham County Planning Board:

As a long time Chatham County resident (20+ years) and a current Chatham property owner (160 McGregor Woods Road, Chapel Hill, NC 27517), whose property will be directly and negatively affected by the proposed Vickers Village development, I am writing to urge you to require the Vickers Bennett Group to conduct a thorough Environment Impact Analysis prior to any further progress on their plan. In particular, I am concerned that there has not been an adequate soil analysis of the proposed development site, nor have there been studies on storm water runoff and on the impact of aerosols (with pollutants) from spray irrigation using wastewater. I refer to and fully endorse the letters sent to you by Laura McKelvey and Dr Hal House, also attached here.

My health and the health of my neighbors are at serious risk from storm water runoff (we all have wells) and waste water reuse through spray irrigation that not only carries noxious odors, but disease-causing bacteria and viruses.

My concern is compounded by the example of the Briar Chapel Community wastewater system, which has proven to be inadequate and unsafe, with multiple sewage spills and carcinogens in the water, putting BCC's residents and animals at health risk. With the water treatment plant located on the Vickers Village site, the Vickers Bennett Group plans to employ the same faulty type of water management system. We can only expect the same negative results, unless an EIA can be conducted and that, based on its findings, the Vickers Bennett Group be held to its standards for the health benefit of my neighborhood and, indeed, all surrounding Chatham County neighborhoods.

If the Vickers Village project goes forward without significant changes to the plan, then I will certainly move from McGregor Woods and, indeed, from Chatham County. I have loved being a Chatham resident, but Chatham County is developing in ways that indicate the health of its citizens is no longer a priority. I am saddened by this and sad that I may be forced to leave.

Sincerely,

Carolyn Wood

160 McGregor Woods Rd

Comments for The Conditional Use of the Vickers Village Proposed Project
Provided to the Planning Board
By Dr. Halford House "Hal"
October 5, 2021

I am a 30-year resident of 611 Vickers Road, a lifetime resident of North Carolina with 40 years of professional experience both in academia and business, with a focus on wastewater management and water quality protection. I am grateful to live in Chatham County.

Throughout my career, I have had the opportunity to develop wastewater treatment and irrigation strategies during the 1970s that are now in use as alternatives to discharge in our surface drinking waters. Plus, I have assisted in the creation of the state reclaimed water rules, as the first North Carolina water reuse project, located in Chatham County, during the 1990s. Furthermore, I was a member of the Land Use Plan Implementation Committee (LUPIC), that created the set of recommendations for the Compact Community Ordinance (CCO).

I realize that the proposed project does include several important relevant features such as a village center, affordable housing (actually within the community), mixed use, green space, open space, wastewater treatment plant (WWTP) within the community, buffering, and multi-use trails.

What brings me great pause and consternation, however, is the impact of the proposed wastewater and storm water designs. Based on my extensive experience in water quality, soil science, wetland ecology, forestry, conservation, and wildlife biology, I can attest that the worse location for a high-density development is at the headwaters of streams closely connected to our regional water supply.

Through all phases of this proposed project there is potential for pollution from construction site grading, construction of roads, buildings, ancillary structures, and the post construction of wastewater spray irrigation of polluted water, and stormwater. These include but are not limited to nitrogen, phosphorous, biologically active compounds, endocrine disruptive compounds, and recalcitrant pollutants from petroleum such as Benzene, Toluene, Ethyl benzene, and Xylene (BTEX).

To mitigate these issues, I strongly suggest the applicant meet the following conditions:

1. Provide and document phased grading of the project site
2. Provide and document low impact storm-water design
3. Increase and document pervious space in the headwaters
4. Manage storm-water runoff from the UHAUL facility (document strategy)
5. Locate and document ephemeral streams and provide buffers, based on the CCO requirements
6. Continue to locate WWTP within the project, but with sufficient distancing from adjacent residential units to prevent aerosols and odors from negatively impacting these residences.
7. Change spray irrigation near dwellings to surface drip irrigation.
8. Provide and document strategies for managing overflow of wastewater storage ponds into the nearby stream.

In addition, on the property there is evidence of a fill of unknown quality and quantity in the uplands contiguous to the stream, potential destruction of the ephemeral streams, and the prominence of oil, gasoline, and grease spills of unknown characterization both in quality and quantity.

9. Conduct a Phase 2 Environmental Impact Assessment
10. Mitigate and document environmental impacts observed in the Phase 2 Assessment

I am impressed with the applicant's historical connections to Chatham, and their strong sense of place. It is therefore incumbent upon them, as neighbors, to protect their fellow citizens from a poorly designed project, and potential disease related pollutants relating to the location of wastewater infrastructure.

The current state and local trends in economic development have been short sighted, compromising water supply and quality for the short-term benefit of economic gain. If this trend continues, responsible business interest and future residents will not want to locate in a community without a reliable source of clean water. Chatham County is quickly gaining a reputation for not protecting its citizens and their water supply from irresponsible development practices. Please regard my comments as a desire for a balanced approach to growth and development.

Thank you.

October 1, 2021

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Thank you for considering my comments.

Laura McKelvey
155 W Newman Rd
Chapel Hill NC 27517

From: Karen Veltri <karveltri@gmail.com>

Subject: 10/5/21 Planning Board Meeting/Vickers Village

Date: October 4, 2021 at 8:34:12 PM EDT

To: kimberly.tyson@chathamcountync.gov, clyde.frazier@retiree.meredith.edu, warthur2@nc.rr.com, jmehager@gmail.com, jmspoon5@gmail.com, Allison.weakley@gmail.com, bnh712@gmail.com, cwsiverson@gmail.com, fogleman66@aol.com, eric@ericandrewsrealtor.com, calexanderwest@gmail.com, glucier5@gmail.com, karen.howard@chathamcountync.gov, mike.dasher@chathamcountync.gov, diana.hales@chathamcountync.gov, james.crawford@chathamcountync.gov, franklin.gomez@chathamcountync.gov

October 4, 2021

Chatham County Planning Board and County Commissioners,

My name is Karen is Veltri and I own the property located at 561 Jack Bennett Road. I received a letter from the planning department requesting citizen input, so here it goes. The Vickers Village compact community that is being proposed will border my property lines to the west and north. Let me begin by telling you that I am not one to be opposed to growth. I understand that growth can be a good thing, however growth at an accelerated rate, in an area that lacks the infrastructure, or clustered too closely together can be devastating to an area. Briar Chapel is right across 15-501 and is continuing to grow, there is another proposal for Herndon Village that would be nearby as well as talk of developing this corridor of 15-501 down to Pittsboro. I have many concerns, some of which I won't bother taking your time to discuss like, preserving wildlife and natural spaces. When I look at the Vickers Village plan and see what would be approved without having to apply for any extensions or variances (the area of their plan that is currently green) I feel as though that is enough space and the developers should make a plan within that space. When I look at the area they want as an extension (the area in red) I have to ask why? Why do they need to build more? Why can't they stay within the confines of the current zoning? Their original plan was smaller, then they moved parcels around, removed a 2 acre parcel and added a 1 acre parcel, making the overall project 1 acre smaller and increased the number of homesites by 10. Every compact community that is being proposed is asking for more. At what point does anyone just say no, we need to preserve the integrity and beauty of this area that so many already call home. I realize at this point I pretty much stand alone. These developers have eliminated any opposition by buying them out. One neighbor did not want to sell and because of that the developers originally surrounded his property with a WWTP and irrigation ponds. At the meeting they held at their lawyer's office I questioned this strategy and was told it wasn't their intention to squeeze him out, but they did, because after that he sold to them. That was his choice, and I don't blame him, but this is a practice that I can't say shows any integrity. When I mentioned to one of the developers that they could build fewer homes and they would still make money, the reply I got was, 'so will you.' They basically told me thanks to them and their development I would make money if I ever decide to sell in the future. I didn't make this my home to sell it and make money, I made this my home because I love where I live. Now I have to trust these gentlemen to care about this area and land they want to

build on and I find that extremely difficult. For example, they have chosen Aqua to be the water company that would maintain the WWTP that will be near my home. Anyone can google Aqua and see they have a multitude of issues ranging from racial lawsuits to poor customer service to astronomical prices. I was customer when I was a renter, I didn't have a choice, and it was the worst few years of my life as far as poor-quality water and monthly service fees close to \$100 a month. The people moving into the new homes won't know what they are in for and the developers will be long gone and won't have to hear about or deal with any issues that arise. I have a child that is a cancer survivor so I make it my business to be conscious of what my family is exposed to. You have heard all of the issues with the Briar Chapel WWTP and at every one of these meetings you have heard more comments than I can count from the people of this county concerned about the safety of waste water treatment plants. Because of that I won't take up too much of your time with my concerns, but I will remind you about the hazards I will have to think about everyday living next to WWTP. Please keep in mind that I have a well, I do not use city water. Chemicals can become airborne when they are air stripped. Studies show bacteria and total organisms are more prevalent at night and highest when windy or when humidity is above 35%. Pathogens can be inhaled and cause respiratory and gastrointestinal infections. Pests are another concern. Houseflies, as well as other pests such as cockroaches, can also present a health hazard for those living near wastewater treatment facilities. I am extremely concerned with the treatment processes and pesticides that will be used long after developers have cashed their checks. I also have to think about who will maintain the development and what pesticides will they be using for landscaping. Traffic is another major concern. Right now there is more traffic on Jack Bennett Road than I have ever seen. When you bring in more homes you have to think each home will be at the very least a 2 car home, possibly more if they have children. Yes, bringing in revenue is great and to do that you need to bring in more people but what about the quality of life that you have the power to preserve with limiting the growth in this area of Chatham County. Supermarkets, restaurants, and gas stations are saturated with people. I understand this can be a good thing, but it has to be done right. Someone has to care about the people that are already here, the people that have been here for years or their whole lives. These new communities are squeezing out the people that love it here and have called Chatham County their home for most of their lives. People are coming from more expensive states and keeping their high salaries so they believe it's a reasonable cost of living but for the backbone of this county it's getting harder and harder and nearly impossible to afford a life here. The town of Chapel Hill just did a study on their growth and it has shown that Chapel Hill is full of commuters between 8am and 4pm. People that live there don't work there and people that work there don't live there. Their growth doesn't have a solid plan in place and they will be dealing with the negative effects of this sooner rather than later.

I guess all in all what I am asking for is for you all to really look at what is happening here. Don't be afraid to say no to too much, keep limits and restrictions that make sense. If you do approve this current plan, I also ask that you extend the proposed buffer. If you are going to give them more, then please give me, the land owner that will be right next to them and be the first to deal with any negative issues that arise, more of a buffer. One hundred feet is nothing. It is a small distance. This development should be no less than 200 feet

from any existing home and land owners. Preserving some more natural land as a buffer can not be a bad thing.

Thank you all for your time and consideration. I know the job you have in front of you is full of decisions and some not so easy so I appreciate your time.

Sincerely,

Karen

From: Peter Conway <pjc@trinity-partners.com>

Sent: Monday, October 4, 2021 9:35 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

Cc: Sandra Conway <sandrawconway@gmail.com>

Subject: Vickers Development - 2 specific concerns/objections from an adjoining neighbor

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October 4, 2021

Chatham County County Commissioners
80 East Street A
Pittsboro, NC 27312

RE: Vickers Village Development

Dear Commissioners:

We are the owners of three parcels (#90264, #18638, #18983) totaling approximately 117 acres on Henley Road in Chatham County – having acquired the Henley Farm in 2014-16. We are writing to express our position regarding the above referenced Vickers development on Jack Bennett Road in Chatham County.

We have two specific requests/objections regarding this development:

1. This development plan includes a site (parcel #18636) along Henley Road that has been designated as being permanently protected. This parcel borders our parcel #90264 to the west. We want to ensure that as part of any approval by the county of this proposed development that this parcel is restricted on the deed and recorded such that no development of any kind can ever occur here. **We want to ensure that this permanent restriction can never be modified in the future.**
2. Ray Bode and Bill Jenkins of JMT Engineering submitted a review of their Environmental Impact Assessment of this development on July 13, 2021 (attached) where they stated that the vegetative and viewshed buffers were not compliant with the Compact Communities Ordinance. In the developer's response to this letter, they failed to address why they needed a 50 foot buffer rather than a 100 foot buffer on the portion of Jack Bennett that faces the existing 11-12 single family homes (they did address the buffer on the commercial portion of the road however). While we recognize that this developer is entitled by right and zoning to build a residential and commercial development here, the county should not grant any additional rights or variances that would enable them to build more than they are entitled to by code, nor force those that live here to see the proposed development 50% closer than they are allowed. This is

a neighborhood of single-family home owners that are being significantly impacted by this development. **The length of the back of these 31 townhomes along Jack Bennett is over 1,500 feet – 1/3 of a mile!** Why should we be forced to see the **backs of these townhouses** that will be the equivalent of a first down plus a few yards from the road because this developer was granted rights greater than the ordinance allows? That is not right! **As such we strongly object to granting this developer a 50 foot buffer on Jack Bennett Road.**

Thank you considering our input regarding this proposed development.

Very truly yours,

Peter J. Conway pjc@trinity-partners.com
Alexandra W. Conway sandrawconway@gmail.com
460 Henley Road
Chapel Hill, NC 272517

The back of 31 townhomes totaling over 1,500 feet only 50 feet from Jack Bennett !!

13 single family homes

Proposed 50 foot buffer



Dear Commissioners,

Thank you for taking the time to read my letter. I am writing to endorse the community project, Vickers Village, proposed by Antonio McBroom. I have lived and worked in Chatham County for almost 40 years and 29 of those have been as a taxpayer and homeowner.

My reason to support this project is personal. My daughter now over 25, graduated from Chatham County Schools and attended a local University, graduating with a Bachelor of Science in Nursing. She went on to secure employment at Duke Hospital and is also attending graduate school there. One of her goals in attending college and securing a job was to live and work close to her family. Once she started working, she began looking for affordable housing, close to Duke Hospital with a community feel. As you know, there is very little on the northern end of Chatham County that is affordable to young professionals. What she found was lots of large single-family homes that were out of her price range. An affordable townhome in northern Chatham County close in proximity to major hospitals would be beneficial to her and others like her. Instead, she is paying a substantial amount per month rent in Orange County since there were no comparable options in Chatham. My daughter is the kind of working professional who volunteers in her community, the kind of neighbor and taxpayer that we want to get invested in our community. I urge you to favorably consider this proposal so that my daughter and others like her can live in Northern Chatham County.

Best regards,

Tammie Eddins

919-548-4532

1350 Chatham Church Road