

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.

Vote until waste water treatment issue is solved. Need municipal sewage treatment plant. Just kicking the can down the rd.

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This proposal should not be approved unless they have a realistic plan to treat and dispose of wastewater without relying on existing facilities and permits.

Richard Hirschfield
Ferrington Village

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Ferrington Village's and Briar Chapel's waste water plants ARE NOT available to Congruus. Until Congruus has submitted an actual plan, showing just what they plan to build to handle their waste water and where it will be built, do not approve their application for development.

Beth

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My wife and I have lived in FV for the past 11 years. During this time, the tranquility and quality of life has been under siege. Developers are building up and down 15/501 without monitoring by local govt. Money talks and that fact seems to be prevailing going forward . Our drinking water, waste systems are being compromised. The traffic in the immediate area has increased at an alarming rate. Please vote NO and stop the developer until they commit to building a waste system plant . Let's support the local residents and senior citizens living in the close vicinity.

Sincerely, Leo & Theresa Shanahan

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Dear Lindsay Ray,

Please let the Commissioners know that my husband and I strongly oppose the approval of the plans of Congruus.

We urge all 5 Commissioners to vote NO.

Where are the detailed plans for the waste water that would be needed for such a development as they propose?

It seems very odd that three of the five intelligent folks that we elected would be blind to the potential future problems and ignore their hundreds of constituents who strongly oppose a plan that is half baked. Not even.

The reputation of all involved here is on the line.

Sincerely, Nancy and Craig Jacobs
138 Weatherbend
Pittsboro ,NC 27312

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Hi, Lindsay,

Please forward my concerns to the Board of Commissioners.

Congruus's plans for the 186-acre Fearrington Preserve seem half-baked. Their supposed reliance on Fitch discharge permits and Briar Chapel wastewater treatment complicates an already sticky (and stinky) situation.

Furthermore, the Commissioners' efforts to communicate to the public haven't kept up with the myriad newcomers and explosive growth of Chatham County. Before any more developments go forward, we need detailed information that demonstrates how each project fits into the bigger picture, including its potential environmental impacts.

Adrienne Lallo | 512-619-1365
884 Ashton
884 FEARRINGTON POST
Pittsboro NC 27312

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Dear Commissioner,

As a resident of Fearington I believe that Chatham County needs to address the impending, very real wastewater concerns in our area before further burdening those who are already working on current solutions. Please do not impose any burden on Briar Chapel or Fearington when they do not currently have their own solutions finalized.

Why is there no talk of a lift station on county land to enhance the county sewage in this area? I pass two on the way to my daughter's Apex home.

Thank you for your consideration.

Sincerely,
Shelby S. Clark

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We are not in favor of the proposal being made by Congruous!
Enough said!
Smithwicks

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We are relatively new residents of Fearington Village (4 West Camden), and we oppose the extension of the CCO requested by Congruus LLC. The Fearington 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 the planning staff and board 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 had 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 but are pleased the planning board slow the process down in order to make the appropriate decisions about wastewater treatment. Your vote should not and cannot include Fearington Village's wastewater treatment plant as an option.

As you know, Fearington 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. Please follow the planning board's lead and vote **against** the Congruus application to include the additional 186 acres in the Compact Community Ordinance map.

Thank you for your consideration,

Larry and Lee Newlin
1104 Fearington Post
4 W Camden
Pittsboro, NC 27312

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Dear Lindsay Ray,

I am writing to you this morning about the Board of Commissioners' (BOC) meeting on October 18 to decide Congruus application to include an additional 186 acres in the Compact Community Ordinance map. While I was relieved to hear that the Planning Board recently voted against this application I am aware that it is the BOC who make the final decision.

Please submit to the BOC my concern and my hope that they, too, will vote against this request by Congruus.

Respectfully,
Mary Ellen Sweeney
552

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Dear Chatham County Board of Commissioners:

I am a resident of Chatham County who first moved here in 1990. I live in Fearington Village which is in close proximity to the Fearington Preserve development proposed by Congruus LLC.

I view development in Chatham County as inevitable. But having previously lived in or near other counties that exploded in population, I believe it is essential that Chatham's elected leadership control

development by making developers pay for the new roads, schools and sewage systems required to support their home buyers.

Briar Chapel is an example of inadequate county control of development: there have been continual problems with sewage from Briar Chapel and narrow 2-lane Andrews Store Road is inadequate to support the traffic generated by four schools within a one-half mile radius. Local residents do not want to see these problems repeated.

Therefore, the Board of Commissioners should DISAPPROVE Congruus LLC's Fearington Preserve until they present a plan in which Congruus:

- 1) fully funds a stand alone, self-sustaining sewage treatment plant for their development
- 2) pays to widen Morris Rd, Parker Herndon Rd, and Andrews Store Rd (between Woods Charter School and US 15-501)
- 3) pays for the school expansion required to support the residents of the homes they sell.

Current county residents must not be forced to pay - with taxes or reduced quality of life - for uncontrolled, inadequately funded development.

Please act responsibly to force Congruus LLC and other developers to maintain or improve Chatham County's quality of life.

John A Richardson
151 Turtlerun
Fearington Village
Pittsboro, NC 27312

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No development allowed without a viable, permitted, state approved , wastewater treatment solution included with the plan. Aren't you the people we elected and trust to tackle County Infrastructure Issues?

BTW: The link to your Code of Ethics on the County Website states, "File is corrupted and can't be opened" (see attachments). Might want to fix that.

Sincerely,
Robert S. Hempstead
Chatham County Taxpayer and Registered Voter

From: Jeanne Hillson <jeanne.hillson@gmail.com>
Sent: Tuesday, October 12, 2021 8:29 AM
To: Lindsay Ray <lindsay.ray@chathamcountync.gov>
Subject: please vote AGAINST the Congruus request for development

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Ms. Ray,

I am a Fearington resident who strongly urges you to vote AGAINST the Congruous development request at the Oct 18 meeting.

Congruus has not submitted a plan showing just what they plan to build and where. Rather, they want to be approved to be a compact community, which doubles the density they can seek.

Before the last Planning Board meeting, they suddenly said they would donate land for a wastewater treatment plant on their property. This was a move to try to gain support. They did not say they would build the plant. They had not determined whether the site was big enough or approvable by the state.

Moreover, they said that their intention was to use Fitch's discharge permit to dispose of the effluent the wastewater plant would generate. They then said that if they could not get approval for such a plant, they would connect to the Briar Chapel plant, which is not desired by either the Briar Chapel residents or by Old North State, which currently owns and operates the current Briar Chapel plant.

For these and other reasons, please vote AGAINST the Congruus development request.

Thank you,
Jeanne Hillson
404 Brampton Close
Pittsboro, NC 27312

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Dear Lindsay Ray,

I'm writing regarding the Congruus application to include an additional 186 acres in the Compact Community Ordinance map--aka the Fearington Preserve. This request was rejected by the Chatham County Planning Board, but I understand it will be coming up for a vote by the Board of Commissioners. The reasons are many not to approve this plan, but the single most important reason is the lack of a viable wastewater solution.

At the last Planning Board meeting as a move to gain support, the applicants said they would donate land for a wastewater treatment plant on their property. They did not say they would build a wastewater treatment plant. They had not determined whether the site was large enough or even approvable by the state. Moreover, they said that their intention

was to use Fitch's discharge permit to dispose of the effluent the wastewater plant would generate. They then said that if they could not get approval for such a plant, they would connect to the Briar Chapel plant, which is not desired by either the Briar Chapel residents or by Old North State, which currently owns and operates the current Briar Chapel plant.

The fact is that neither the wastewater treatment at Fearington Village nor the plant at Briar Chapel was ever engineered to take on additional developments. The FV site requires major upgrading just to accommodate the homes within the Village. And the BC treatment has had ongoing issues, spills, breaks, etc. over the past several years--they're certainly not in a position to take on additional developments either. The possibility of the Fearington Preserve glomming onto either site is not a "solution" that any of the impacted communities wants to move forward with as it's not a viable option.

I also understand that during the August meeting, the Commissioners voted 3-2 that they were likely to approve the Congruus request. I also understand that there are tight friendships between the Commissioners and the individuals petitioning for this approval. I urge the County Commissioners to listen to both the recommendations of the Chatham County Planning Board and to the voices of their constituents--please put cronyism aside and vote NO on the approval of this CCO request.

Sincerely,
~ Deborah Repplier

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Members of the Chatham County Planning Board:

We, as residents of Fearington Village concerned with the untrue comments and lack of planning exhibited by Congruus in their application for a high density compact community, wish to weigh-in on the Congruus application. The passage of this application without a comprehensive Congruus plan that defines what they will build and where for treating wastewater from this dense community should be a non starter. Neither Fearington Village nor Briar Chapel residents have heard or approved any measure by Congruus that would treat this wastewater. Therefore, until such a plan's approval is submitted to the Board, we strongly urge that the Board deny their application. Maintaining the health and safety of Chatham County residents while providing well considered plans for growth, we know, is everyone's goal.

Sally & Fred Chesek
172 Wintersage
Pittsboro, NC

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I am strongly voicing the Board of Commissioners to vote **against** the Congruous application to include the additional 186 acres in the Compact Community Ordinance map.

As a resident of Ferrington. Village, it's clear a that the Congruus is only looking out for their interests. Their plans are incomplete, deceptive, lack clarity, and are intentionally vague in addressing community concerns and covering financial costs for revisions to appease identified problems. . Until a very specific plan that would insure their fiscal and environmental responsibility is outlined, please vote NO.

Warmly, Denise

Denise DeForest Pastoor
336-207-7959

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Please vote **against** the Congruus application to include the additional 186 acres in the Compact Community Ordinance map. I do not want them to tie into Ferrington Village Syste.

Thank you
Roger Thomas
19 E Camden
Ferrington Village

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To the Chatham County Board of Commissioners:

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 is 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 am closely watching what the BOC does on this issue.

Sincerely,
Helene

N. Helene Carlson
Pittsboro, NC
919-338-9230

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From: **Sally & Bruce Campbell** <campbell1038@gmail.com>
Date: Tue, Oct 12, 2021 at 9:36 AM
Subject: Congruus proposal
To: <lindsay.ray@chathamcountytync.gov>

To the Board of Commissioners: I am a resident of Fearington Village. I am writing to urge you not to approve Congruus' request to be a compact community until a waste water solution is found for this proposed development. Congruus has not submitted a plan or committed to build a wastewater treatment plant, which is of great concern to residents of both Fearington Village and Briar Chapel. Our waste water treatment facilities are not adequate to accept waste water from the Congruus development. Thank you. Sally Campbell

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Ms. Ray,

I am writing to you concerning the Congruus Proposal. As a Fearingtonian I am concerned about the vagueness of their plans, especially with regard to wastewater. According to Rose Krasnow,

"Unlike Vickers Village, Congruus has not submitted a plan showing just what they plan to build and where. Rather, they want to be approved to be a compact community, which doubles the density they can seek. Before the last Planning Board meeting, they suddenly said they would donate land for a wastewater treatment plant on their property. This was a move to try to gain support. They did not say they would build the plant. They had not determined whether the site was big enough or approvable by the state. Moreover, they said that their intention was to use Fitch's discharge permit to dispose of the effluent the wastewater plant would generate. They then said that if they could not get approval for such a plant, they would connect to the Briar Chapel plant, which is not desired by either the Briar Chapel residents or by Old North State, which currently owns and operates the current Briar Chapel plant."

From where I sit, these are all good reasons to turn down the proposal at this time. Neither the residents of Briar Chapel nor the residents of Fearington Village support their plans.

Thank you for your consideration.

Janet Kowal
141 Hedgerow
141 Fearington Post
Pittsboro, NC 27312

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I am a resident of Fearington Village and we are all opposed to Congruus using our Fearington Wastewater Permit. Please VOTE AGAINST THIS!

Jan Doolin

Certified Yoga Teacher

Certified Sr. Fitness Instructor

YOGA | PILATES | MEDITATION CLASSES

Fearington Village, North Carolina

Mobile: 303.638.1561

Office: 919.533.0105

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Dear Chatham Commissioners,

It is discouraging to learn that you are inclined to approve the Congruus plan for a huge new development without Congruus having a firm, funded plan for sewage/wastewater treatment. It would be folly to enable a huge increase in population without a wastewater treatment plan. The proposal can not be considered complete without a treatment plan, and should be firmly rejected until and unless a treatment plan is included in the Congruus proposal. The plan should include siting, finance, construction and operation of a wastewater treatment facility, and all necessary permitting.

Congruus has upended "if you build it, they will come" to "if they come, you will build it", where the county or other entity will bear responsibility for wastewater treatment. Should that happen, the costs of providing a new treatment plant will surely fall on the rest of us in the form of increased taxes for all phases of the plant's existence. This is manifestly unfair, given that Fitch Creations, Inc., has privately built and operated a wastewater treatment plant with services paid for by Fearington residents.

As a resident of Fearington, I strongly urge you to sent the Congruus non-plan back to the drawing

board.

Thank you for your consideration.

James A Brooking
242 Ferrington Post
Pittsboro, NC 27312

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Dear Ms. Ray,

Please post my comment to members of the Chatham County Board of Commissioners.

At their October 5th meeting, the members of the Chatham County Planning board voted against the Congruus application to include an additional 186 acres in the compact Community Ordinance Map for their proposed development to be called Ferrington Preserve. The vote was 8 - 3. And now the decision is yours to make on Oct. 18.

I am a resident of Ferrington Village, which is across Hwy. 15-501 from this proposed development, and I urge the Chatham County Board of Commissioners to vote no. The issue which we strenuously oppose is their current wastewater treatment plan. I urge you to require the Congruus developers to construct their own private wastewater plant for their proposed extensive community of homes. Their current plan is to connect to either Briar Chapel or Ferrington Village wastewater plants as a cost-cutting measure.

We in Ferrington Village have our own private plant which is right now being updated and paid for by our homeowners association after decades of use, and it is also being enlarged to meet the needs of our own growing community. But our newly renovated system 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 the Chatham County Board of Commissioners will agree with us that it is not fair for their developers to be allowed to penalize Ferrington Village residents by piggybacking on our wastewater system in order to avoid paying for the construction of wastewater infrastructure that Congruus would normally be required to provide for its own extensive development of new homes.

Thank you for your consideration of my arguments opposing the Congruus application.

Anne Hummel
4082 Woodleigh
Ferrington Village
Pittsboro, NC 27312
336i-209-7024

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I urge the BOC to accept the recommendation of your planning Board and vote NO to the current Congruus LLC proposal for septic system.

Their proposed accommodations lack substance and their will endanger the entire area and our valuable water supply.

Accept Planning Board work and vote NO.

Thomas Bryden
345 Weymouth Close
Pittsboro NC 27312

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To: BOC

FROM: Diane Anderson, Fearington Village resident

Re: Proposal of Congruus

Given that my community's wastewater system has reached its limits, for the sake of our environment in all of Chatham County, I urge you to vote against approving Congruus' current proposal for adding 186 acres without a solid and viable wastewater treatment plan. Connecting to Fearington or Briar Chapel will not settle the issue.

Thank you for your attention on this important issue.

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Dear Lindsay,

Thank you for the opportunity to comment.

PLEASE do not approve additional development along Route 15-501 in the Fearington area.

In general, please approve development plans only if each includes a verifiable plan for getting water to the area in question and another specific plan for treating wastewater.

No entity should obligate another entity to provide water or wastewater treatment. Nor to transgress onto others' land without a specific approval by that area. Those that propose to do so should have their applications tossed out, as meaningless and without merit.

Thank you, and the best to you and your committee.

David Shaub at this email.

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The lack of an adequate wastewater solution is untenable. Unlike Vickers Village, Congruus has not submitted a plan showing just what they plan to build and where. Rather, they want to be approved to be a compact community, which doubles the density they can seek. Before the last Planning Board meeting, they suddenly said they would donate land for a wastewater treatment plant on their property. This was likely a move to try to gain support **without accountability for adequate solutions.** They did not say they would build the plant. They had not determined whether the site was big enough or approvable by the state. Moreover, they said that their intention was to use Fitch's discharge permit to dispose of the effluent the wastewater plant would generate. They then said that if they could not get approval for such a plant, they would connect to the Briar Chapel plant, which is not desired by either the Briar Chapel residents or by Old North State, which currently owns and operates the current Briar Chapel plant.

Your accountability as elected officials requires you to vote no to this proposal.

Barbara and Tom Maier
902 Ashton
Pittsboro, NC 27312

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I would like to request that that Fearington Preserve Not be allowed to move forward as planned until the following health and safety concerns are appropriately addressed:

1. Drivers consistently *exceed the speed* limit on between Pittsboro and Green Level Road 15-501
2. Revision of the turn-around and traffic light configuration at Andrews Store Road
3. The death trap configuration of the intersection of Village Way and Highway 15-501

I hope our Chatham County governing members will chose the health and safety of those who live in the county rather than moving forward with high density plans . Please implement measures that put health and safety of residents over developer interests and profits.

Let's take a reprieve from rushing further development forward until potential problems are explored and appropriate safety measures are put in place. Increasing the number of traffic lights and implementing lower speeds on 15-501 near the Fearington Village entrances really need to be imposed. Chatham County law enforcement personal needs to be increased. Law ENFORCEMENT patrols on 15-501 needs to be increased.

I have spoken with the DOT and understand that 15-501 was developed by the DOT with "speed" to allow commuters into Chapel Hill and elsewhere as fast as possible. DOT plans were NOT developed with safety in mind. Getting to work or school on time is important, but not nearly as important as protecting the lives and well-being of our citizens.

The speed limit on 15-501 needs to Decrease traveling north (starting Mt. Gilead Road and 15-501). Heavy trucks must be diverted to alternate routes. I have noticed a marked increase in the speed of

heavy trucks on 15-501 particularly this year. Nearly everyday I see heavy truck traveling well over 60 M.P.H. in the vicinity of Village Way and 15-501.

I hope your attention to this matter will be implemented in a way that protects diver/rider safety. I assure you many other area residents share the concerns I have detailed above.

Thank you for your service that is inline with resident safety.

Sincerely,
RoseMare Roth

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Lindsay: I am a voter in Chatham county and live at 4326 Millcreek Circle, Pittsboro in Fearington Village. I selected this development because of the stellar reputation of Mr. Fitch. He decided to improve/enlarge our water facility when Briar Chapel was not interested in having our community using their facility any longer. I am quite surprised that Fearington Preserve with 186 acres has a plan to build compressed housing with absolutely no concrete plan to treat their waste water. I will attend the board meeting when the agenda is set. Would like to meet you. There have been years of taxpapers living in Fearington Village.....they should count in the decision making. Thank you for your help. MaryKayHennessey

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Dear Ms. Ray:

My wife, Kathryn, and I are residents of Fearington Village. We live at 596-E Weathersfield, 596-E Fearington Post, Pittsboro, NC. I have practiced law since 1976, and I maintain offices on the circle in Pittsboro ((25 Hillsboro Street) and in Sanford (206 Hawkins Avenue).

I am writing to inform the Chatham County Commissioners that I am opposed to the application of Congruus LLC to include their additional 186 acre tract in the existing Compact Community Ordinance map, if the effect of a decision in Congruus' favor would be to permit the proposed Fearington Preserve development to use the existing Fearington Village sanitary system. The Fearington Village system was bought and paid for by the owners of properties in Fearington Village, who pay a premium price whenever a property in Fearington Village changes hands. A part of that premium price we owners pay is attributable to the decision of the developer of Fearington Village, R.B. Fitch, who paid for the construction of an independent sewage treatment system in Fearington Village. If Congruus is allowed to use Fitch's discharge permit to dispose of its wastewater, that permits Congruus to "freeload," in my view. If Congruus wants to develop its land as requested, then it should be required to acquire sufficient

property to build and operate its own wastewater treatment plant, at its own expense, after going through the necessary approval process.

I urge the Chatham County Commissioners to listen to the decision of the Chatham County Planning Board, which voted 8-3 to reject the Congruus' application. The Commissioners should do likewise.

I would be grateful if you would convey my opinion to the Commissioners prior to their meeting at which this matter will be heard.

Woods Doster

W. Woods Doster



Law Offices of W. Woods Doster, P. A.
206 Hawkins Avenue
Sanford, NC 27330

and

25 Hillsboro Street
Pittsboro, NC 27312

(919) 842-5007

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Dear Lindsay,

I'm writing to strongly oppose the Congruus application to include an additional 186 acres in the Compact Community Ordinance map. This is due to their lack of a viable proposal for waste water handling, which has been an issue in our part of Chatham county.

While Congruous offered to donate some land potentially for this purpose, they did not say they would build a plant and they have not determined whether the site was big enough for such a plant or approvable by the state. Additionally, they have reportedly said that their intention is to use Fitch's discharge permit to dispose of the effluent the wastewater plant would generate and if they could not get approval for such a plant, they would connect to the Briar Chapel plant, which is not desired by either the Briar Chapel residents or by Old North State.

While we welcome growth in Chatham county we beg that the board first require/consider that ample infrastructure be in place to allow for healthy and enjoyable lives among the current residents and taxpayers who live here.

Thank you,
Lorraine Mehlretter

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Dear Ms. Ray:

I am a resident of Fearington Village and have been following the discussions about the Congruus application and Congruus's desire to include an additional 186 acres in the Compact Community Ordinance map. I know that many residents here (maybe all?) have voiced their concerns/distress over developers who want to build high density communities without taking ownership and responsibility for building wastewater plants to handle the sewage. This is totally unacceptable. From what I have heard Briar Chapel doesn't and cannot properly treat its own effluent. And as I live above Fearington Village's wastewater

plant, I can inform you that I am frequently assailed by malodorous fumes that make it unpleasant (if not impossible) to sit out on my deck or remain outside. Clearly, Fearington Village cannot withstand processing additional effluent from Congruus, Vickers or other developers whose most apparent goal and mission is to make as much money as possible.

Thank you for taking the time to receive and read my opinion on these matters. The Board of Commissioners plays an essential role in ensuring the well-being of all County residents. I greatly appreciate your dedication to maintain a high quality of life throughout the County.

Sincerely,

Dublin Popov
Fearington Village resident

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October 12, 2021

To the attention of Lindsay Ray, Clerk of the Board

Concerning the request by Congruus LLC to include an additional 186 acres within the boundaries of the Compact Community Ordinance (CCO), I do not believe more dense development should be allowed until the county has a resolution of the wastewater problem.

James P. Rudbeck
16 West Camden
Pittsboro, NC 27312
919 533 6295
mjrudbeck@gmail.com

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Dear Commisioners:

As I sit on my porch here in Fearrington Village listening to the creek gurgling at the bottom of our ravine, I can also vaguely smell the fact that this is sewage treatment wastewater. Fitch plans to upgrade, which I hope will help. But Fearrington's waste treatment facility will NOT be adequate for any other community to piggyback on it. It's Chatham County's job to make sure that all new communities have clear plans for waste treatment. Using Fearrington's or Briar Chapel's is not an adequate plan.

Thank you,

Nancy Hall
603 Stoneview
Fearrington Village

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I am extremely concerned that our well-being as individual long standing owners and as a community not be compromised by convenient decisions on behalf of the interests of Congruus' desire to latch on to Fearrington Village's facilities to save themselves money at our and the environment's expense. Compromise us and expect Fearrington voters' fury.
Luis V. Dominguez
831 Langdon

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To Chatham County Commissioners,
It is inconceivable that Chatham County does not have a wastewater treatment facility for these expanding, growing communities in the county. The proposal of Fearrington Preserve to use or piggyback on Fearrington Village's inadequate wastewater treatment facility does not consider that the facility is outdated and has reached its capacity. The odors from the sewage plant are permeating the area everyday.. As a Fearrington resident who lives near the processing facility, I must strongly object to any expansion of this facility to include another high density housing project's wastewater in the Fearrington Village facility.
Thank you for your consideration,
Rebecca and John Kirkland

Rebecca Trent Kirkland, M.D.

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What will they do with the waste water?

sara brown

Ferrington resident

From: Tim & Lynn White <tswlrw290@gmail.com>
Sent: Tuesday, October 12, 2021 4:01 PM
To: Lindsay Ray <lindsay.ray@chathamcountync.gov>
Subject: Waste Water Treatment Expansion

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We strongly object to the use of the Ferrington Village waste treatment facility beyond the Village itself. It is already overtaxed and not capable of being used by another developer. The County should create a county wide (or at least 15-501 corridor) waste pipe system like a city's system. Using small systems is passé for a fast growing county.

Tim & Lynn White 290 Stoneview, Pittsboro (Ferrington Village)

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Dear Ms. Ray,

We are writing to comment on the proposal by Congruus LLC for development of Ferrington Preserve. As residents of Ferrington Village, we are concerned about whether the Board of Commissioners would approve a proposal that fails to outline a clear plan for the community itself or a detailed solution on how wastewater will be managed. Based on the report provided to us by our representatives who attended the most recent meeting of the Planning Board, it sounds as though there is a great deal of information that Congruus is not providing that could help residents of Ferrington Village and Briar Chapel and the Board of Commissioners understand what Congruus' plans are and how they would affect our communities. Our communities have been dealing with wastewater solutions for over a year,

so we would urge the Board *not* to approve any plan that does not contain a detailed – and enforceable – plan for wastewater management at Farrington Preserve.

Sincerely,
James & Jaclyn Walters
857 Farrington Post
Pittsboro, NC 27312

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Any developments planned should pursue their own wastewater facility! Farrington's system is at maximum capacity and the smell from it is apparent almost all the time. To assume Farrington Preserve will be able to use our system is completely wrong and should be addressed before any further steps are taken. Perhaps thought should be given to maintaining a rural appearance instead of building developments on every piece of acreage in Chatham County.

Sincerely, Kathryn Coughlan
602 Stoneview , Farrington
Pittsboro,N.C.

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Dear Lindsay,

Our concerns about the Congruous Proposal are:

- Lack of a wastewater solution
- No plan showing what they plan to build and where.
- Their plan to donate land for a wastewater treatment plant on their property does not include commitment to build the plant nor evidence the site is big enough or approvable by the state.
- Their intention was to use Fitch's discharge permit to dispose of the effluent the wastewater plant would generate
- If no approval for a plant, they would connect to the Briar Chapel plant, which is not desired by either the Briar Chapel residents or by Old North State, which currently owns and operates the current Briar Chapel plant.

Kicab Castaneda-Mendez

Marta Chase
878 Farrington Post
Pittsboro, NC 27312
C 510-812-0852
L 919-533-6477

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Dear Commissioners:

As a Chatham County resident who lives in Fearington Village, I am very concerned about the rapid growth of developments in our area of the county. Specifically, I oppose rezoning to allow more development of the Fearington Reserve community by Congruus. Not only will this mean more cleared land, more traffic but also more sewage, all of which already are significant problems in our section of the county.

As you already know, neither Briar Chapel nor Fearington has safe sewage treatment. Residents of Briar Chapel have told you repeatedly of the sewage spills that endanger the health of their community. We have been walking on the pedestrian trails in Briar Chapel when showers of their "grey water" sprayed across us, apparently due to errant water sprayers. Surely, having contaminated water spraying on pedestrians is not safe.

In Fearington, with the continued rapid development of new neighborhoods, we have increased sewer problems. As you know, Fitch does not treat the sewage but stores it in holding ponds and tanks, with the solid waste taken out by tanker truck every few weeks. The odor through the surrounding neighborhoods grows as the waste accumulates. Fitch has been fined for the wastewater flow that goes into the creek past the sewage "treatment" plant. That creek goes past homes in much of Fearington. Both of these communities already have wastewater problems. Adding more development to these inadequate systems is not good for the environment or the health of Chatham residents. We ask that you deny future development until there is safe wastewater infrastructure.

Thank you for the work you do on behalf of all of us.

Sincerely,
Dianne Birch
292 Stoneview
Pittsboro, NC 27312

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To the Board of Commissioners:

As residents of Chatham County and Fearington Village, we urge the Board not to approve the Congruus Proposal until the wastewater treatment issue has been resolved that safeguards the integrity of the existing property of current and future residents.

David and Gilda Macksam
15 Bladen
Fearington Village

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Dear Lindsay,

I am a resident of Fearington Village that has lived in North Carolina for over 30 years. I want to go on the record as an opponent of the Congruus LLC proposed Fearington Preserve. The wastewater issues are the biggest problem but I also oppose the rampant overdevelopment of our beautiful county.

The balance of my 70 years were spent in what was once the beaucolic horse county outside of Lexington Kentucky. In some instances counties did an admirable job controlling growth and development, and in others they did a did a poor job through greed and simply poor planning.

Let's keep Chatham county a great place to be for our residents and visitors. There is plenty of densely developed commercial and residential spaces in the triangle. We don't have to become another one.

Many thanks for your consideration,

John Lancaster

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Ms. Ray,

I have been a resident of Fearington Village for 8 years and a resident of Chatham County for 10. I am writing this email to voice my concerns regarding the development of Fearington Preserve by the Congruus Group. My objections are not with planned expansion but with expansion without supporting infrastructure...primarily the handling of wastewater. Chatham County is too large and too rapidly growing to continue to refuse to build a waste treatment facility in this county. Expectations that builders will "do the right thing" and build/finance their own is ridiculous given the gobbling-up of land in this area and the current construction of jamming as many residences into an acre as is feasible/allowed. It is time a wastewater facility is considered for at least this fast growing area of the county. Please place a hiatus on all expansion until the issue of wastewater is completely addressed...either by vote of the public or by action of the Commissioners. This should be at the top of the list of items on a long-range plan for this county...along with roads, emergency/fire resources, broadband and schools. Thank you in advance for sharing with the commissioners. Do the right thing...even if it means increasing taxes.

Terry Lucas
594 C Fearington Post
Pittsboro, NC 27312

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Dear Ms. Ray:

Please distribute the following comments to the Chatham Board of Commissioners before their October 18 meeting. Thank you.

Congruus LLC, developers of the proposed Fearington Preserve are seeking approval to add an additional 186 acres to their Compact Community Ordinance map. The Chatham County Planning Board has voted decisively (8-3) to recommend against this and we believe that our Board of Commissioners should also vote against the proposal.

A high-density development in this area is not appropriate unless the developers can provide a reasonable plan for waste management. Congruus has consistently failed to provide a workable plan for handling of wastewater. Their original plan seems not to have considered wastewater at all and their latest proposal seems at best ad hoc in nature. They seem to intend to push the problem into the future by providing space for a treatment plant but with no indication if the site would be large enough, who would build the plant, or whether this whole thing would be approved by the state.

As residents of Fearington Village, we are concerned because Congruus says they intend to use the Fitch permit for wastewater disposal. The Fearington Village waste treatment plant is near capacity and cannot be expected to handle other development's waste. Waste disposal is a crucial infrastructure issue and needs to be addressed in a well planned, definitive matter. Congruus has not done this.

Sincerely,

Carolyn & John Boyle

Chatham County Residents

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Lindsay Ray, Clerk
Chatham County Board of Commissioners (BOC)

Dear Ms. Ray

As a resident of Fearington Village, I would like to voice my opposition to Congruus' plans for the proposed Fearington Preserve. This company has not submitted a clear and understandable plan to show what they intend to build and where, particularly with regard to a wastewater solution. None of the ideas they have submitted seem workable. I recommend the board vote against the proposal as did their colleagues on the county planning board.

Sincerely,

Harry Dunphy
1301 Langdon Place
Pittsboro, N.C. 27312

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For: Lindsay Ray, Clerk of the Commission, for distribution to the Board

I understand that the proposal of a development called Ferrington Preserve will be considered at the next meeting. Further, it is my understanding that a firm and clear method of waste water disposal is not included. Suggestions of attaching to Fitch Creation and Briar Chapel, though suggested, are not approved. This would seem to me to be sound reason to decide against this proposal for dense housing until an adequate waste water program is clearly available.

**Thank you,
Joseph Cook
3000 Galloway Ridge D303
Pittsboro, NC 27312**

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Dear Ms. Ray:

I am Charles S. Brown, Jr. My wife, Renee A. Brown, and I reside at 638 Spindlewood, Pittsboro NC In Ferrington Village. We are writing **in opposition** to Congruus LLC, developers of the proposed Ferrington Preserve, proposal to include an additional 186 acres of land off Parker Herndon and Morris Roads within the boundaries of the Compact Community Ordinance.

Our objection to the requested CCO amendment is based on the Congruus's suggested connection to the Ferrington wastewater treatment facility. The Ferrington wastewater treatment is currently being upgraded. These modifications will improve treatment effectiveness but will not result in any increased treatment capacity in support of a wastewater collection and treatment facility from outside the current Ferrington facilities.

While we have not seen the actual development plan, Congruus has said that they do not want to build their own wastewater treatment plant. Instead, they propose to connect to either the Briar Chapel or the Ferrington plants.

We understand that at its October 5 meeting, that the Chatham County Planning Board's vote of **8-3 against** approval of Congruus's request was also based on the Planning's Board's concern with the inadequacy of the wastewater treatment plans. We also find Congruus's recent offer of a land donation to site a wastewater facility as a totally inadequate offer by the developer.

In light of our opposition to the CCO amendment, **we recommend a vote against approval** of Congruus's request until the County has developed and approved a comprehensive solution to the

waste water treatment needs that adequately support further development in northern Chatham County.

Charles S. Brown, Jr.

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Dear Ms. Ray- my husband and I would like to add our voice to those OPPOSED to the proposed high density development called Ferrington Preserve. Our primary concern is the lack of commitment to adequate sewer facilities and the proposal's desire to hook into two already overloaded private treatment systems at Ferrington Village and Briar chapel. It is our understanding that " they suddenly said they would donate land for a wastewater treatment plant on their property, but have not specified who would fund and build it." This seems like a covert way to gain approval with a dearth of planning or commitment to support it. Congruus had not determined whether the site was big enough or approvable by the state. All of these actions indicate to us that this planned community is not well enough defined yet to warrant approval.

Our second concern is the high density population Congruus proposes. While this benefits the builders, we already have an unfinished huge development in Chatham Park, the newly approved development on Jack Bennett and two major populations in Ferrington and Briar Chapel. It seems prudent to us to allow these to unfold and gain some data on traffic and infrastructure impacts before allowing more development. A forward thinking view might include allowing for retail, goods and services, a duke health facility etc. along this corridor to support the already dense populations here.

Please share our concerns with the Commissioners prior to their upcoming meeting. Thank you for the opportunity to comment.

Linda and Chris Morris

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Dear Ms. Ray,

I am a Ferrington Village resident and have concern about the Congruus LLC, proposed Ferrington Preserve. They don't have a viable wastewater plan. At the Oct 5 Chatham County Planning Board Meeting they said they would donate land for a wastewater treatment plant on their property, but did not say they would build the plant. They had not determined whether the site was big enough or approvable by the state. Moreover, they said that they would use Fitch's discharge permit to dispose of the effluent the wastewater plant would generate. Did Fitch agree to this? They then said that if they could not get approval for such a plant, they would connect to the Briar Chapel plant,

which is not desired by either the Briar Chapel residents or by Old North State, which currently owns and operates the current Briar Chapel plant.

Both Fitch and Briar Chapel have had problems with their waste water plants so assuming they can hook up to their facilities is not a realistic plan, nor is merely saying they will donate land for a wastewater treatment plant. Please do not approve this compact community.

Thank you,
Linda Patterson

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Good day,

I am writing to voice my concern with the development of Ferrington Preserve.

It does not appear Congruous has a definitive plan for managing this compact community's waste water treatment. This needs to be in place before any approvals are granted.

Ferrington Village has said no. In fact, the Village's own infrastructure is in need of updates.

Furthermore, this issue highlights the need for a Regional / County waste water treatment plant.

Development is good when it is thoughtfully and carefully planned and ensures a bright future for all.

Let's see the Board do just that and reject the current Congruous proposal.

Thank you,
Kathy Hare
Pittsboro, NC

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Dear Ms. Ray,

I am writing today to register my disagreement with the application submitted by Congruus for development. As a homeowner within Ferrington Village, I am adamantly against the plan by Congruus to tie into our wastewater facility. There is already excessive strain on the existing infrastructure and to allow for any further additions would be an irresponsible and dangerous decision. Kindly share this information and my position with your Board.

Sincerely,
Lisa Leiden

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I am writing to express my opposition to the Fearington Preserve development proposal. There is no viable wastewater treatment solution and neither Fitch nor Briar Chapel are going to provide one. This is not a development that will improve Chatham County. I ask the Commissioners to vote against approval.

Many thanks,

Mary Lancaster
689 Fearington Post
Pittsboro NC 27312

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Lindsay Ray, Clerk of the Commission
For distribution to the Board
At their October 18 Meeting

Dear Commissioners,

I understand you may vote to allow Congruus LLC's proposed Fearington Preserve development. I urge you to vote 'no'.

My objection has partly to do with the Compact Community Ordinance, and partly to do with sewage disposal. I read the CCO a month ago and it didn't seem quite authentic. In fact, Newland homes takes credit for the idea in its [website](#).

Preservation of Chatham County's rural character became a key component in getting the property properly rezoned. In a unique partnership with Chatham County, the governing jurisdiction, the Briar Chapel team and Chatham County developed a unique zoning ordinance, the Compact Community Ordinance (CCO), specifically for Briar Chapel.

If the CCO was perfect then, why does it need amendment now? Probably because of the lousy sewer system at Briar Chapel. It is located in exactly the wrong place, smelly, flimsy, and cheap. Otherwise an enviable asset. Briar Chapel just wants someone to share the misery. And bail them out of a deep hole.

Nope, it's a problem. More precisely, it's your problem. Briar Chapel can't solve it, Fearington Village wants no part of it. Going across 15/501 would disrupt the lives of hundreds. A regional solution must be in hand before allowing new development. Voters expect good, creative ideas, not indefinite postponement.

Yours truly,
Warren Reed
40-75 Lenoir
Pittsboro