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Dear Chatham County Planning Board,

There are many of us in Fearington Village who are alarmed that an entity called Fearington Preserve presumes to invite themselves to join our waste water treatment plan instead of figuring out what to do with their waste themselves !

Please know that many people I have talked to are very concerned and want Fearington's plant to be for Fearington Village only.

-----Original Message-----

From: Faye Van Oyen <vanoyen@nc.rr.com>

Sent: Sunday, November 7, 2021 2:13 PM

To: Lindsay Ray <lindsay.ray@chathamcountync.gov>

Subject: Waste Water

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Dear Chatham County Commissioners:

I am a resident of Fearington Village. I am alarmed that an outside entity called Fearington Preserve has presumed to invite themselves to join our waste water treatment facility instead of figuring what to do with their waste themselves!

Many Fearington people I have talked with are definitely opposed to this idea.

Will you please say "no" to the Preserve's idea?

Thank you,

Faye Van Oyen

Fearington Village

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Good morning,

I live in Fearington Village, and I am writing to add my voice to the many residents of north Chatham County who are opposed to Congruus' request to enlarge their current plans for Fearington Preserve. I ask you to reject their request.

Congruus does not have a plan for the waste water that will be generated by the community they propose. While they have said they will donate land on which to build a waste water treatment plant, they have not said they would actually build it, nor they have not determined if the site is big enough or if it is approvable by the state.

In addition, Congruus' stated intention is to use Fitch's discharge permit to dispose of the effluent from the wastewater plant. Mr. Fitch has unequivocally stated to the homeowners in Fearington Village that he will not allow that to happen. Congruus' back-up plan is to connect to the Briar Chapel plant, a plan to which both the residents of Briar Chapel and the owners of the Briar Chapel water treatment plant strenuously object.

Thank you for helping to preserve the current rural/small town atmosphere of this lovely part of the county.

Sincerely,
Margaret Lucas
71 Fearington Post

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Attn: Lindsay Ray
Clerk of Commission

This county is being built up entirely too fast. We want any move by Congruous to build denser or add acreage to their plans denied for the good of all of us. This area already has problems with water management and run off. If you have no solutions now for water treatment why would it get any better with more unwise building?
Until they show exactly what they would build to treat water and exactly where it would be constructed you should not even listen to a plan from them.

You all responsible for the cutting of trees and the dense building, and loss of small farms. You are destroying all the reasons many of us moved here in the first place. You are rapidly turning it into "every place else".

Fearington Village and Briar Chapel owe nothing to Congruous and we absolutely do not want them tying into our waste treatment facilities. We have problems of our own.

Turn them down, think of Lake Jordan and what needs to be done there, and don't be so greedy.

Thank You for your attention,
Sheila Dorey
729 Barnsley

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Dear Board of Commissioners,

I am a resident of Fearington Village and have observed the rapid, continuing expansion of Chatham County since moving here. While I do not oppose growth, it must be undertaken responsibly.

I strongly oppose the extension of the CCO requested by Congruus, LLC. They do not have a solid plan in place for wastewater treatment and disposal and seem to think that they can push this through without forethought or explanation of what they intend to do that is indeed backed up by actual fact through conscientious planning.

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.

Sincerely,

Mary Kay Coyle
478 Fearington Post/478 Beechmast
Pittsboro, NC

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Dear Ms. Ray,

My name is Jeffrey Edwards and I live in Fearington Village with my wife, Tia. I am writing to express my opposition to the Congruus application currently under consideration by the Board of Commissioners. It sounds to me like approving their application in the absence of a wastewater solution is putting the cart before the horse. I don't think that's wise under any circumstances, but especially if/when it could potentially have a negative impact on hundreds or maybe even thousands of residents of neighborhoods not even connected to this project. We moved to this lovely village because of its beauty, peacefulness, and cleanliness. It would be a real shame to see that threatened from without, particularly if the threat was due to a poor sequencing of events in the planning of such a major project as the one being undertaken by Congruus. My urge to the Commissioners is to please make the responsible vote, and vote 'no' to the application.

Sincerely,

Jeffrey Edwards
120 Fearington Post
29 Caldwell
Pittsboro, NC 27312

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I just want to express my concern about the proposed plan for Fearington Preserve and let it be known that I'm totally against the Congruus application to include the additional 186 acres in the Compact Community Ordinance map.

Thank you,

Tia Edwards
29 Caldwell
Pittsboro, NC

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Greetings!

I am new to the area and quite concerned over waste disposal. I know you're having a hard time with development, however, don't accept any proposal to allow Fearington Preserve to use Fearington Village's permit to dump into Jordan Lake or to tie their high density development into Fearington's waste system. It has its own issues.

I have heard numerous widows express concern over assessments to upgrade Fearington's system. I've never paid for water or sewer expenses before this move. I certainly don't want to invest in these systems for people who are going to develop, sell, profit, and move on to another project leaving us with their discharge.

I encourage the commissioners to vote "no" on this proposal or any future proposals that would allow people to profit while those living here deal with odor and discharge issues.

Anne Morris

Fearington Village resident

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Please convey to the commissioners that they need to insure any new community must have their own water and wastewater plan. Chatham county growth is quickly out pacing any new ways to deal with this. Soon we'll all be drinking water straight from Jordan Lake. How disturbing is that idea? Many wells are now contaminated. Wastewater has few places to go anymore. I see way too many yellow signs announcing plans to build something somewhere. Taking down trees and putting in uncontrolled building is so short sighted. You will be dead and gone but your remaining family might have to relocate just to have reasonable light, water and air.

Please consider not just Today's financial profit but tomorrow's ability to sustain life here.

Thanks, Carl Stice. Long time Chatham resident.

--

Carl Stice

Optician
Chapel Hill Eyecare
919-968-4774

chapelhilleyecare1@gmail.com

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Dear Ms Ray,

I am a resident of Farrington Village. We have seen the increase in cloudy effluent into the streams in Farrington Village caused by erosion due to the destruction of the forest buffer where the new construction has begun on 15/501 where the community college building was built. Other buildings are under construction there. The ponds created leak and do not hold the rainwater like the forest buffer did. With more construction and lack of planning for wastewater, pollution will only get worse.

The Chatham Park fiasco will create more pollution and destruction of natural barriers to rainwater. Northwood High School can no longer be called Northwood--only North High School. A Lowes is "coming soon" while there is another Lowes only 6 miles down the road. You and the other board members need to take a stand against irresponsible "growth" in northern Chatham county.

Thank you
Michael Fisher

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I am a resident of Fearrington Village. I am aware that at their October 5th meeting, the members of the Chatham County Planning Board again heard a presentation from Congruus LLC, developers of the proposed Fearrington Preserve. The Planning Board voted against the Congruus application to include the additional 186 acres in the Compact Community Ordinance map. The vote was 8 – 3. I understand that the BOC will hear this matter at a future meeting. I am requesting that you share my comments with members of the board at the appropriate time.

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.

A dense development necessarily entails increased wastewater and that is the real issue right now. How will that wastewater be managed?

In this county, wastewater treatment should be the first thing to plan for with a workable solution, yet the developer has expressed only vague ideas about how to manage the wastewater from all those new residences. It seems the developer has provided no specific information about how they plan to handle wastewater.

Before the October 5th Planning Board meeting, the developers suddenly said they would donate land for a wastewater treatment plant on their property. It is important to note that 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 Creation's discharge permit to dispose of the effluent the wastewater plant would generate. I would point out that Fitch Creations, Inc. has sent the following to Planning Board staff: *Fitch Creations, Inc., either in its capacity as the developer of Fearrington Village or as the owner of Fearrington Utilities, is not involved with this project. Second, Fearrington Utilities' waste treatment plant is nearing capacity and for that reason cannot consider connecting to wastewater collection systems outside our service area, which is defined with the North Carolina Utilities Commission as being only Fearrington Village. We are in the planning stages of upgrading the plant but this renovation will not increase treatment capacity.*

Congruus 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.

Letting the developers continue to plan homes without a clear, workable solution for wastewater treatment is a disservice to both the surrounding communities and the eventual residents.

This map amendment should not be approved as long as the developer has no specific, workable proposals for wastewater management.

Thank you.

Eileen McCorry
4103 The Knolls Close
Pittsboro, NC 27312

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Dear Chatham County Board of Commissioners,

My purpose of this communication is to ask that the map revision request by Congruus, LLC allowing rights to neighboring waste water facilities be declined.

My wife and I recently moved to Chatham County from a beautiful small town of 18,000 in Southwest Florida. This picturesque community was my home and place of business continuously for the past 67 years. The importance of this in-depth experience is I have been witness to tragic results of developers successfully altering codes and rules for their own benefit. I can name several situations but I will limit my example to one for the purpose of this request.

In the 60's a large developer was granted the use of septic tanks which allowed them to pass the cost of waste treatment to home buyers rather than have the expense of providing a sewer system. Today, this Florida County is under incredible pressure from State and Federal environmental authorities demanding they provide a waste water sewer system and mandate all the properties be connected.

I recognize the example I am citing is not an exact match, but the common thread is the business model of Congruus, LLC is similar to the Florida developer having someone else shoulder the huge expense of dealing with wastewater.

I am not opposed to the new development; I am, however, opposed to developing on the cheap and leaving the obvious problems for others down the road.

Please deny the map revision request by Congruus, LLC to have unwanted right of use to neighboring communities facilities.

Most sincerely,

John Dibble

11312 US 15-501 N
Suite 107 #220
Chapel Hill, NC 27517
Ph: (941) 628-6764
E-mail: dibblesafari@gmail.com

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Dear Chatham County Board of Commissioners,

I am emailing you today to implore you to vote against the existing Congruous application to include 186 acres in the Compact Community Ordinance map. My concern is the absence of a designed wastewater plan by Congruous; the possibility of Congruous donating land without defined plans for building a wastewater plant approved by the state should not be adequate to give them the go ahead. Having experienced Florida's rampant, unplanned growth to the detriment of the local population and the environment is the underlying reason I am asking you to make sure any development in Chatham County be completed with the proper planning, studies and state approval.

I am confident you do not want the quality of life in Chatham County to deteriorate for today's residents as well as the future residents we know will be coming to our beautiful area. I am not asking for no growth but for smart growth.

Thank you for your consideration of my concerns.

Most sincerely,

Elizabeth J. Dibble

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Good morning:

I write to oppose—**as vigorously as I can**—the application from Congruus LLC for development of the proposed Fearington Preserve. I applaud the wise decision of the CCPB to deny the application, especially in light of the lack of transparency in accurately detailing how they will handle wastewater contingencies in the proposed development area.

I have lived in Fearington Village for over nine years. I do not oppose change and innovation, but demand that any new development maintain the quality of life of the existing area and the current residents.

Timothy Gura

582 Woodbury
Fearington Village
Pittsboro, NC

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Dear Ms. Ray,

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 BOC to 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 Ms. Ray,

I am a Fearington Village resident and have concern about the Congruus LLC, proposed Fearington 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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Dear Ms. Ray- my husband and I would like to add our voice to those OPPOSED to the proposed high density development called Fearington 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 Fearington 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 Fearington 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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Hi, My name is Dixie Swanson and I live at 18 Yancey in Fearington Village.

“Vintage” is a charming word for inns with Belted Galloways inside white fences, but it is a scary word when applied to sewage treatment.

Here in FV, we have a vintage sewage treatment facility. It limps along ... with help. How gimpy is it?

A month ago, we were ordered to stop putting any fats or oils down our garbage disposers, as the plant can’t handle them. To dispose of melted animal fat, we’re instructed to ... wait for it ... freeze it and toss it in the trash. For oils? Pour it over kitty litter and then toss.

My cat is not amused.

When I go to a friend’s house here in the Village, I can smell the roses — if they are “Sewage Roses,” Not a charming smell.

If I sought to build a new home in Chatman County, I’d have to let the County know how I planned to deal with my sewage. You’d laugh me out of the Courthouse if I said, “Aw, I’ll just tie into Joe Don’s system. He won’t mind. And if’n he do, the widder woman next door will let me.”

There are two responsible ways to do sewage for the Congruus development:

1. They built their own system.
2. The County can provide sewage treatment.

What? The county doesn’t want to do that for them? Well, guess what, neither do we, the people of Fearington Village.

Dixie Swanson

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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 Fearington 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 Fearington Village. We are writing **in opposition** to Congruus LLC, developers of the proposed Fearington 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 Fearington wastewater treatment facility. The Fearington 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 Fearington 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 Fearington 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:

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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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 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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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