

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chatham County 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 Farrington 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 Farrington 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 Farrington 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 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:

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

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To: Chatham County North Carolina Planning Board

I appreciate your recommendation to deny the Congruus LLC request to add 184.04 acres to the Compact Community Ordinance map.

I hope the Chatham County Board of Commissioners will take your decision seriously.

Also I hope Randy Voller, speaking for Congruus, will stop claiming that sewage from Fearington Preserve will be processed by either Briar Chapel or Fearington Village/Fearington Utilities, since both Briar Chapel and Fearington Utilities have said they will not accept sewage from any outside developments.

The Northeast Wastewater Study Commission should be able to create a manageable plan for a regional wastewater treatment facility.

Thank you,
Marilyn Racine
100 Creekwood
Fearington Village

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To: Chatham County North Carolina Board of Commissioners

The request from Congruus LLC for an expansion of the Compact Community Ordinance map to add 184.04 acres should be denied. Their proposal does not include a rational, adequate waste water treatment facility. Why does Randy Voller, speaking for Congruus, continue to claim that Fearington Preserve sewage will be processed by Briar Chapel or Fearington Village, when both Briar Chapel and Fearington Village/Fearington Utilities have said they will not accept any outside sewage?

See email, Aug. 23, 2021, from Greg Fitch to Jason Sullivan, stating:

"...Fearington 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 Fearington Village."

Thank you,
Marilyn Racine
100 Creekwood
Fearington Village

November 14, 2021

Dear Chatham County Commissioners:

I have spoken out against the proposal put forward by Congruus LLC to add 184 acres to the current CCO maps that were outlined and approved in 2017. I have a Board meeting of my own that I have to run and will be unable to attend the meeting on November 15, 2021. It is my understanding at the time of this approval that the Chatham County Commissioners understood clearly what they were approving by setting these boundaries, or in my opinion, drawing a clear line to contain compact communities. This CCO map boundary is currently over 30 square miles and is not close to being build out at this point. Congruus LLC has already purchased land that is in the CCO map and it seems curious to me that the only discussion has been on the 184 acres that they want added to the CCO. Since learning of this potential development, which was shown to me by John Foley an agent of VRC. The site plan that he showed me that day does not resemble anything that has been presented so far for approval. It appears to me that VRC has been doing anything possible to simply get these 184 acres added to the CCO.

I have addressed my concerns to the Planning Board on two occasions and once to the County Commissioners. I will continue to speak for my Mother, Reba Sullivan in opposition to the expansion of the CCO. As I have communicated before, when Briar Chapel was in the planning stages, the original plan had the waste treatment plant and retention ponds adjacent to our property away from the future residents of Briar Chapel. Our concerns about the long-term negative effects on property were well founded as we see the negative environmental impact that this private waste treatment plant has had not only on the residents of Briar Chapel, but the ecosystem surrounding Pokeberry Creek. If Congruus LLC recognizes the destruction of Pokeberry Creek by Briar Chapel in their proposal to fix Pokeberry Creek, to then only recommend a regional waste treatment plant just past the section of Pokeberry Creek that they will be fixing seems to me only repairing one part of the ecosystem to only potentially destroy another section of Pokeberry Creek further south.

It has been clearly communicated by the County Commissioners and the Planning Board, they neither entity has any authority in regards to waste treatment and says that NC DEQ is the agency that handles these issues. While this is the letter of the law, you the County Commissioners do have the authority to approve development in Chatham County. While the entire region is exploding with growth I know that it is tempting to simply move forward and kick the can down the road for the next generation to deal with the decisions that you are making today. The negative impacts of private waste treatment plants have proven out to be true. Our own Democratic leaders have just reengaged in climate change priorities over the past two weeks about real issues globally. One issue that is real is clean drinking water, which should be even more real to all of you with what is going on with the drinking water in Pittsboro. We all should be taking these issues seriously. We have seen what happens with one municipality looks the other way, while another downstream has to deal with the negative impacts of that community's decisions. While I understand that we have to deal with growth and will continue to have this discussion, I do not think that a haphazard approach is the way to deal with this. If you vote to approve an amendment to the CCO map, you will in fact be changing the map all the way to the Pittsboro Town line, which was not the intent of the comprehensive plan.

The Chatham County Planning Board voted 8-3 against the Congruus LLC plan and I hope that you will follow the recommendation of the Planning Board that you appoint the members. Their reasoning is concise and in line with what those of us in opposition agree. The damage that the Briar Chapel waste

treatment plant has had to Pokeberry Creek and that the roads in that area simply were not designed or meant to handle the traffic that will be generated by the development that is planned.

I have heard a lot about affordable housing over the past few months by various developers. I have to say it stunned me at the County Commissioner meeting when John Foley said that this is something he has been working on for twenty years and now has a chance to finally do something about. I find this hard to believe that a developer that is passionate about affordable housing has been so ineffective in his efforts. The reason he is ineffective is because he doesn't put his own money where his mouth is. I invited you all to visit my Mother's property to, 1.) see the beauty of this land and 2.) to see a person that is putting her money where her mouth is. My Mother is offering affordable housing to people on her land and has done so for over 10 years. I challenge you again to come meet her and hear her in her own words when she says, "I want those two girls to grow up in a safe place and know that there are good people in this world.". You see the reason that she will never have the money to develop high end homes in Northeastern Chatham County is that she is acting on her values and not talking about values. She is renting a home, to a family below market rate because she cares and is acting on values that many with money are only talking about. You see all along Parker Herndon Road, Morris Road and even Hamlet Chapel Road there is affordable housing. There are multiple families that have held onto family land to give to their family, many who would otherwise never be able to have a home of their own.

Finally, I will close with the saying when I was in college, Think Globally, Act Locally. In 1993, Doris Betts who was a member of the Pittsboro Presbyterian Church and a professor at UNC gave the commencement speech at UNC-Greensboro and I was proud to hear her speak that day as a native of Chatham County and a member of Pittsboro Presbyterian Church, the same church that my Mother still attends. The message still resonates today. We should think globally about the impacts the we have locally. We can all make a difference at the local level on how our local world impacts the global community. As you move forward with your decision on this vote, please remember that you directly impact what you are communicating to those outside of Chatham County what your values are. Think Globally, Act Locally...

Sincerely,

Niegel Sullivan

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<https://www.chathamcountync.gov/home/showpublisheddocument/58027/637714542920300000>

- Wastewater continues to be a concern in NE Chatham County. It would be irresponsible to approve another development in this area without a clear and acceptable plan for wastewater.
- This request includes parcels that are either entirely outside or bisected by the CCO map and more importantly the 2017 Land Use map. The Congruous request is inconsistent with both the CCO ordinance and the 2017 Land Use

plan and if approved opens the door to compact residential development beyond the designated areas.

- Congruus has not presented a site plan. Given they are asking for an expansion of the CCO map to allow them to propose their development under the CCO ordinance, a preliminary site map would be helpful in determining if they are planning to meet the full requirements of a compact community under the CCO ordinance.
- Fearington Preserve as proposed does not have access to a major highway, only Parker Herndon and Andrews Store Rd. These roads are already heavily congested due to the four schools that are located at or near their intersection. Adding additional development dependent on these roads will only add to the congestion in the area.

Dave Thomas

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Commissioners,

Please vote against extending Fearington Preserve's application for an amendment to the Compact Community Ordinance Map. Should Congruus apply for development under the CCO, Congruus could try to use existing wastewater treatment systems in the surrounding area. As a resident of Briar Chapel, I do not want any further stress put on our wastewater treatment facility. We have had numerous documented spills, leaks and pipe breaks over the years, suggesting difficulty in meeting current demands, let alone increased future demands.

The pace of development in Chatham County, though welcomed, requires government to take a studied approach to the issue of overall wastewater treatment facilities. Approving any further developments without a plan for Chatham County wastewater treatment is inadvisable. In addition, Congruus has yet to present the Commissioners with a site plan. I can see no way you can responsibly even consider this amendment without it. Again, to do so would be misguided and careless.

Lastly, the Congruus request includes land that is outside altogether or bisects the CCO map as well as the 2017 Land Use map. If the Commissioners approve this, it would open the door to other compact developments beyond the designated area. These boundaries were put there for a reason.

I am asking that the Chatham County Board of Commissioners heed the recommendation of the Chatham County Planning Board and numerous members of the Briar Chapel and surrounding communities and not allow Fearington Preserve to apply for development under the Compact Community Ordinance.

Thank you.
Bonnie McCarthy
73 tyner Loop Circle
Chapel Hill, NC 27516

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Chatham County Board of Commissioners:

Please do not approve Farrington Reserve's application for amendment to the CCO map for the following reasons:

- Wastewater continues to be a concern in NE Chatham County. It would be irresponsible to approve another development in this area without a clear and acceptable plan for wastewater.
- This request includes parcels that are either entirely outside or bisected by the CCO map and more importantly the 2017 Land Use map. The Congruus request is inconsistent with both the CCO ordinance and the 2017 Land Use plan. If approved, it opens the door to compact residential development beyond the designated areas.
- Congruus has not presented a site plan. Given they are asking for an expansion of the CCO map to allow them to propose their development under the CCO ordinance, a preliminary site map would be helpful in determining if they are planning to meet the full requirements of a compact community under the CCO ordinance.
- Farrington Preserve as proposed does not have access to a major highway, only Parker Herndon and Andrews Store Rd. These roads are already heavily congested due to the four schools that are located at or near their intersection. Adding additional development dependent on these roads will only add to the congestion in the area.

Respectfully yours,

Elizabeth Kawabata

Resident of Chatham County

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Good afternoon,

This email is to express my opposition for new developments, such as Farrington Preserve, to use the wastewater treatment facility in Briar Chapel.

I am a resident of Briar Chapel Community at 174 Bluffwood ave, located close to the existing water treatment plan. I go for regular walks with my 10-year old daughter where we regularly experience foul smells, waste spillage, as well as sludge (human waste) along the sidewalks and roads of Briar Chapel near Boulder Point Drive. With the existing spillage issues and severe misoperation and mismanagement of the wastewater facility in the community, it would be extremely irresponsible and a grave health concern to the community to allow for waste from Farrington Preserve developers or other wealthy developers building within this community.

The request of the developers and the Congruus request is inconsistent with the CCO ordinance and the 2017 Land Use plan, and if approved would open the door to other compact residential development beyond the designated areas.

Since they are asking for an expansion of the CCO map to allow their to process their development under the COO ordinance, it would be helpful to determine if they are meeting the full requirements.

Of the potential options, it would be optimal for Ferrington developers and Congruus to build their own small WWTP to be used only by Ferrington Preserve. The developers have cited that **they do not want to pay the cost** of building their own facility, however, the cost on Briar Chapel residents is far too grave and puts us at further risk if their wastewater goes here.

I kindly ask that you do everything possible to push back on the developers, big business and profit making operations trying to cut costs and use our existing wastewater treatment. It is their responsibility to ensure that they have a plan to build their own facilities especially since they have deep pockets to do so. I am a middle class, hard working parent and we deserve to raise our children in a community that doesn't continue to bring these ongoing issues.

Thank you for your support and I trust that you will make the right decision and support the health of children, animals, and hard working people in this community who would be greatly negatively impacted by ANY further waste from Ferrington Preserve or any other new developers in the future.

Kindly,
Andrea Putnam

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1. **Wastewater continues to be a concern in NE Chatham County.** It **would be irresponsible to approve another development in this area without a clear and acceptable plan for wastewater.**
2. This request includes **parcels that are either entirely outside or bisected by the CCO map and more importantly the 2017 Land Use map.** The Congruus request is inconsistent with both the CCO ordinance and the 2017 Land Use plan and if approved opens the door to compact residential development beyond the designated areas.
3. **Congruus has not presented a site plan.**
4. Ferrington Preserve as proposed does not have access to a major highway, only Parker Herndon and Andrews Store Rd. These roads are already heavily congested due to the four schools that are located at or near their intersection. **Adding additional development dependent on these roads will only add to the congestion in the area.**

Please confirm you received my notice of opposition to this application and read through my concerns .

Thank you.
What will you do?
Jan - Briar Chapel

From: elizabeth gilson <evgreens@yahoo.com>
Sent: Sunday, November 14, 2021 2:44 PM
To: Lindsay Ray <lindsay.ray@chathamcountync.gov>
Subject: Fw: What you need to know: The Week's Top Stories on Policy Watch

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For our Board of Commissioners for the Nov. Meeting re: Farrington Preserve and others:

Please be sure read article # 3, discussed one of the companies Mr. Mike Myers and Mr. Lee Bowman have been officers. Article #4, is certainly pertinent to the needs in our county and might be significant to the dead cows drinking from Pokeberry Creek???

1. Leandro judge orders state to fund \$1.7B school improvement plan



The judge overseeing the state's long-running school funding case on Wednesday ordered lawmakers to take \$1.7 billion from North Carolina's \$6 billion or more savings account to pay for the next two years of a comprehensive public-school improvement plan.

Superior Court Judge David Lee said the state's children can no longer wait to receive the sound basic education the state's Constitution guarantees. The court, he said, has waited 17 years for the General Assembly to meet the constitutional mandate.

"The court's deference is at an end at this point," Lee said. [[Read more...](#)]

[2. GOP legislative maps all but assure a less diverse General Assembly](#)



Several Democratic lawmakers of color now reside in districts that strongly favor Republicans

More than a half dozen of North Carolina's Black legislators are in danger of losing their seats, as Republican legislators decided not to draw election districts to comply with the federal Voting Rights Act as legislatures had in the past.

Republican map-makers said they did not use data on race or partisanship in drawing the maps to avoid getting them overturned in court as racial or political gerrymanders. They refused Democrats' requests for a study of racially-polarized voting.

Voting rights groups have sued over the decision to not draw Voting Rights Act districts, which are intended to give Black voters the opportunity to elect the candidates of their choice. [[Read more...](#)]

[3. Finger pointing over failed private water system in Currituck County leaves neighborhood awash in sewage](#)



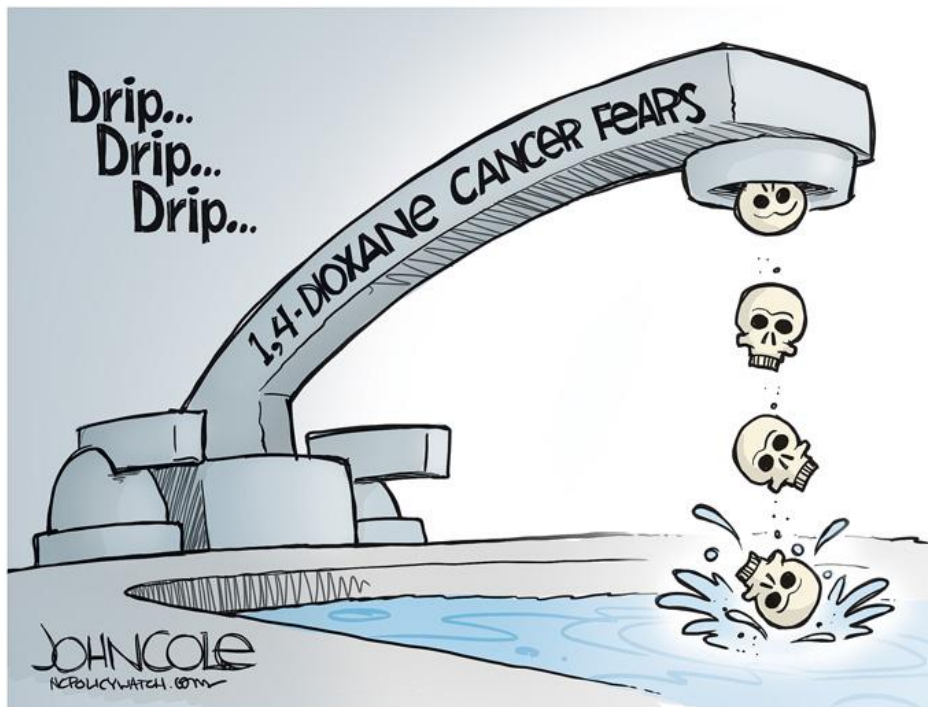
This past Halloween the streets of the Eagle Creek Subdivision in Moyock, in Currituck County, teemed with trick-or-treaters, their buckets and bags filled with candy.

“People were saying, ‘What’s that smell?’” Stephanie Harlow an Eagle Creek resident, told Policy Watch. “It smells like a zoo.”

The stench was wafting from raw sewage that had ponded in the roadside ditches, also known as swales. Eagle Creek’s sewage system, an intricate maze of pumps and pipes and pits, had failed for the fourth consecutive day, funneling sewage into people’s toilets and showers. To keep their homes from becoming cesspools, owners had no choice but to open their clean out valves and allow the sewage to escape.

“On Halloween night people were peeing in their yards because they couldn’t flush their toilets,” another neighbor said. [[Read more...](#)]

[4. Greensboro releases yet another slug of 1,4-Dioxane into Haw River, Pittsboro's drinking water supply](#)



Greensboro's wastewater treatment plant illegally discharged high levels of the likely carcinogen 1,4-Dioxane into the Haw River, the drinking water supply for the Town of Pittsboro and other downstream communities along the Cape Fear River.

Adam Pickett, Pittsboro's public utilities director, confirmed to Policy Watch that there had been a discharge. Emails obtained by Policy Watch show that the discharge occurred on Nov. 3, and Greensboro notified downstream communities, including Pittsboro, on Nov. 8. The amount of 1,4-Dioxane in the original discharge was 767 parts per billion; that's more than 2,100 times the EPA's and the state's health advisory goal for surface water.

From: George Gilson Jr. <georgejrdell@gmail.com>
Sent: Monday, November 15, 2021 10:44 AM
To: Lindsay Ray <lindsay.ray@chathamcountync.gov>
Subject: Congruus Application / Fearington Preserve - Public Input

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To The Chatham County Planning Commission:

Please consider the following statements below and comments as my public for the Congruus / Fearington Preserve application:

- Wastewater continues to be a concern in NE Chatham County. It would be irresponsible to approve another development in this area without a clear and acceptable plan for wastewater.
- This request includes parcels that are either entirely outside or bisected by the CCO map and more importantly the 2017 Land Use map. The Congruus request is inconsistent with both the CCO ordinance and the 2017 Land Use plan and if approved opens the door to compact residential development beyond the designated areas.
- Congruus has not presented a site plan. Given they are asking for an expansion of the CCO map to allow them to propose their development under the CCO ordinance, a preliminary site map would be helpful in determining if they are planning to meet the full requirements of a compact community under the CCO ordinance.
- Fearington Preserve as proposed does not have access to a major highway, only Parker Herndon and Andrews Store Rd. These roads are already heavily congested due to the four schools that are located at or near their intersection. Adding additional development dependent on these roads will only add to the congestion in the area.

Respectfully,

George Gilson Jr.

Briar Chapel
129 Landover Cir
Chapel Hill, NC 27516
563-543-7207

From: Stephanie Powell <stephaniecpowell48@gmail.com>

Sent: Monday, November 15, 2021 12:43 PM

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

Subject: Number 21-3969 on Planning Commission Agenda November 15, 2021

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Ms. Ray -

I am a resident of Chatham County and am writing to state my opposition to the approval of the application by Congruus to amend the CCO to allow acreage owned by Congruus to be developed under the CCO (Item 21-3969).

I oppose this application for a number of reasons- all equally important..

First, this property does not have access to a major highway. Traffic is already congested on the two roads (Parker Herndon and Andrew Store) which would be utilized for ingress and egress into the development, especially with four schools located at or near the intersection.

Related to this - the four schools are already filled to capacity and cannot be burdened with additional students from a dense community.

Wastewater continues to be a concern in Northeast Chatham County and the application should not be approved without a plan for wastewater treatment and irrigation spray on the applicant's own property.

The developer has provided minimal information and at least a preliminary site plan should be provided to determine compliance with the COO prior to any decision on this application.

Approval opens the door to future requests and expectations for approval, which, like this application, are inconsistent with the COO and the 2017 Land Use Plan

Stephanie Powell

114 Beacon Ridge Blvd.

Chapel Hill, Chatham County, North Carolina

From: Claire Wilson <clairewilson65@aol.com>

Sent: Monday, November 15, 2021 1:49 PM

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

Subject: Request by Congruus, LLC on today's agenda

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Chatham County Commissioners,

As a born and raised Chatham County resident, I am respectfully asking you to not grant the request by Congruus, LLC to add 184 acres off Parker Herndon Road and Morris Road to the Compact Community Ordinance.

I live on inherited land from my grandfather directly across the road and immediately beside this acreage. In the 18 years we have lived in our home on Parker Herndon Road, we have seen the traffic grow exponentially. With the addition of Briar Chapel and FOUR schools within a half mile, Parker Herndon Road has become a cut through for so many people. It's a hilly and curvy road and we live in a curve where tires squeal when cars fly through the curve. We have to make quick left turns into our driveway to keep from getting hit because it's a blind curve. From my understanding, one of the entrances to this development is just about 100 yards from my driveway. It's so bad on Andrews Store Road that the Sheriff's Office has put their electronic signs at the intersection of Andrews Store Road and Parker Herndon Road to get people to slow down and be aware.

I will add my 2 cents about the wastewater issue and that is I agree with all of the other people who have expressed plenty of concerns about where it will go. Fearington Village doesn't want it and Briar Chapel has enough issues of their own. One of Briar Chapel's spray fields is maybe 150 or so yards from my house and they have had issues with broken spray nozzles and lots more grey water is released than should be. There are pictures from where there has been so much water released so fast that it has washed dirt away from tree roots. I understand applicants are not required to have a plan for wastewater prior to requesting approval of their development but it should be. Seems so backwards. Before a lowly Chatham County citizen can survey off a small piece of land, you are required to have a perc test. Why are developers not held to the same standards?

YOUR appointed planning board voted to deny Congruus, LLC's request to add the 184 acres to the CCO. They listened during two planning board meetings and thoughtfully discussed and voted to deny the request. If you are not going to take the advice of these experts YOU appointed, then why even have a planning board?

I understand this development is coming but there is no reason why the 184 acres should be added to the compact community ordinance and good reasons why it shouldn't. They can still build on it with larger lots. I'm sure there are many people who would prefer homes on one acre lots. Please let us lifetime Chatham residents keep our (now) semi-rural area.

At the first commissioner's meeting when it was on the agenda to send the request to the planning board, one of VRC's brokers, David Clark, told you all that the family members who sold some of this land knew they were selling to developers and were in support of their

plans. This is simply NOT TRUE. Two of my cousins and my brother chose to sell their land and they didn't care who purchased it because all they saw were \$\$\$ signs. One cousin sold her sister out because she knew she could get more money from a developer than selling to her sister, another cousin and her husband haven't worked in years and needed money to live off of and my brother wanted a fishing boat and this was his only way to get it. NONE of these people live near here and NEVER planned to live on their land they inherited. In fact, my brother said he "hated Chatham County and would never live here" after all the bureaucracy we had to go through with Chatham County to divide our inherited land when he decided to sell. Family Christmas dinner should be interesting this year.

PLEASE vote FOR current and lifetime Chatham County residents who have been here and AGAINST these people who only care about making money and don't truly care about Chatham County.

Sincerely,

Claire Parker Wilson
1411 Parker Herndon Road
Pittsboro, NC 27312