

Dear Chatham County Board of Commissioner,

This letter is in reference to a legislative General Use rezoning request on Parcel 5368 being 66.5 acres located off the Moncure Flatwoods Rd, a portion of Parcel 85332 being approximately 200 acres located at 1315 Moncure Flatwoods Rd (listed on your agenda as Moncure Pittsboro, but according to GIS is on Moncure Flatwoods Rd), and a portion of Parcel 5601 being approximately 47 acres located off Christian Chapel Church Rd, totaling approximately 313.5 acres, from R-1 Residential and Conditional Use Heavy Industrial to Industrial Heavy, Cape Fear Township.

I am writing as a landowner that is adjacent to the properties, surrounded by the Moncure Megasite on two sides. This property is old family land and having spent all my 65 years there, I have spent a large portion of my adult life maintaining the farm and purchasing back family parcels to preserve. To date, I have been able to purchase five of the original parcels.

I would like to start by saying I am not opposed to good industries being good neighbors and bringing positive economic development. At the same time, I do not wish to have my family land sacrificed in the process. The current parcels in question are owned by both Duke Energy and General Shale, actors who have not always been great partners to Chatham County.

Chatham County's own GIS software, using the satellite imagery, shows the gray-tan desolation that is a result of General Shale's clear cutting just next to the property. The remaining green square of land on the image is that of my and my family neighbor's remaining land.

Once again, I am not in opposition of the electric vehicle plant. I am fully aware that production of electric vehicles is necessary in order to combat climate change. But so is protecting greenspace. The only things I, and the co-signing neighbors and interested parties, want is to ask for some protections for the land.

We are asking for additional buffers around the property – both natural and otherwise – to protect the ecosystem of the land and reduce the sound that the applicants note will result from the development. In addition, we are asking for water protections for Gulf Creek, which flows through the property directly to the Cape Fear, to ensure the water quality is not harmful to the environment.

We humbly ask that you consider not only the money the investment may be able to offer, but the people who are and have been living here for generations and want to have the same rights to enjoy their land as anyone else in Chatham County. We ask that you consider adding conditions to the above re-zoning request.

Sincerely,

Donald Brown  
1715 Moncure-Flatwood Road  
Moncure, NC 27559  
919-775-2377

cc: Chatham County Planning Board