

11/19/2023

TO: Chatham County Board of Commissioners

FROM: Mary Ellen Seate

RE: CCP LLC – Rezoning & Development of Womble Property (Parcels 2647 & 2646)

My name is Mary Ellen Seate. My LLC, MES of NC, owns residential property adjacent to the Womble property. The property is located at 296 Cedar Terrace Road and is on the south side of the Womble property. I have owned or partially owned this property since 1979 when a duplex was constructed. I resided on one side of the duplex from 1979 until 1995 and rented the other side for the majority of those years. After moving in 1995, both sides have been rented.

Needless to say, I have seen many changes in this area of Chatham County since first purchasing the property. The one constant has been the Womble property. I am thankful, and very appreciative, the Wombles opted not to develop the property, even after closing the dairy farm, until now. I knew the day would come the property would be developed. It seems that day has come. Thankfully, the wetland that runs through the Womble property might save my property from being as adversely affected by rezoning/development as it might have been (at least for now).

After receiving the letter regarding this meeting, I have done my best to determine exactly what impact the proposed development might have on my property. It hasn't been easy. The most pertinent information is buried in a 475 page document – not sure what the actual title is but the link says EIP on the Chatham County Planning Department's web page. Have all of you read this document? It's full of fluff and doesn't have a title page or a table of contents!

My concerns about the proposed development are:

- the fill area in Appendix B, cut/fill exhibit (page 42, EIP document) ... western extension seems excessive
- No where could I find information on what the plan is for areas outside the main development area other than the Landscape Plan (page17, EIP document). It shows a 20' Type A Landscape buffer around the entire perimeter of the property. The majority of that area **already has a natural 20'** buffer. It's difficult to tell whether the developer plans to clear-cut the entire 59+ acres.
- The following is from page 12 of 'Introductory Statement and Executive Summary' (aka 'Five Findings Summary'). I am concerned I can't find evidence to support the statement.

h. Impact to Surrounding Land Values:

Land values are not anticipated to be harmed by the project given that landscaping buffers will be included and significant amounts of existing natural area will be maintained along nearby residential uses.

- Noise and light pollution if existing vegetation between my property and proposed development is removed
- Disruptive noise during construction

Thank you for your considerations of my concerns.

Mary Ellen Seate