

October 19, 2016

John Bonitz  
21 Fox Chapel Lane  
Pittsboro, NC 27312

Dear Commissioner Bonitz:

This letter outlines feedback from Bynum neighbors upon the review of the Chatham Park Elements that were submitted to the Town of Pittsboro by Chatham Park Investors (CPI).

As background, a group of Bynum neighbors have met almost weekly to review the elements together and share ideas about what CPI plans to develop, both how it can enhance our town and county as well as concerns about future direction in the plan. In addition, neighbors have convened their own community meetings with CPI representatives, town council members, community experts and neighbor historians. What began as a public outcry about the potential of the development to encroach on the special community of Bynum,--especially concerns of impacts of Bynum Bridge and those neighbors south of the river--quickly became an activated community ready to organize.

The neighbors appreciate the time that Chatham Park has invested in answering questions and hearing input from the Bynum community. As one neighbor recently said, "Chatham Park has a real opportunity to show itself as innovative by the way it engages with the community as it grows and develops." We remain hopeful that our input and feedback will influence CPI as well as town decision makers and any associated with the process.

There are many positive pieces in the Elements though seemingly limited in some areas and way prescriptive in others while other sections cause great concerns. At community meetings, main areas of concerns emerged for Bynum residents:

- Water: Both stormwater management as well as water sources and quality
- Bynum Bridge: Preserving this very special place and ensuring night skies
- Impacts on Bynum/Hearne/Bynum Beach Roads
- Impacts on the Haw River and surrounding wildlife and fauna

In addition, we were disappointed to discover that no provisions were made to protect the very special natural areas described by the South West Shore Assessment. These areas are unique ecosystems that have been established over long periods of time and without any protections, surely they will be destroyed. Any development that would willfully destroy these areas cannot honestly call itself "green" or environmentally sensitive.

We welcome the opportunities to share our feedback with you and the Town's Chatham Park Additional Elements Committee but highlight some priority areas on the back of this page. We would love the opportunity to share our discussions with you or any appropriate contacts. In addition, we look forward to sharing these ideas with CPI representatives.

(continue next page)

Thanks for your attention,

Martha Collins

Jessamine Hyatt

Kathy Mohr

Dawn Porter

Jamie Saunders

Nina Siegler

Diane Swan

Debbie Tunnell

Ken Tunnell

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The following outline top concerns in the elements – we will be sharing more detailed concerns in the upcoming Elements meetings.

Development Phasing and Timing:

This statement in the general provisions section is very concerning and other options should be considered. It does not allow for flexibility in the Elements that CPI is claiming is an important strategy in the roll out. If this is a legally binding document, it would seem that the Elements would need to be significantly more detailed.

*Development in Chatham Park that complies with the Master Plan and the standards contained in the Additional Elements adopted by the Town shall, as a matter of law, be deemed to be consistent and conforming with any subsequently adopted ordinance of the Town including, but not limited to any Unified Development Ordinance.*

Open Space Element

- Adopt the SW Shore Assessment Plan.
- Payment-in-lieu clauses throughout the elements including here are concerning and other options should be considered.
- Village one (the hugging the river) should have its own (broader) open space percentage requirements due to its impact on the Haw River.

Tree Protection & Landscaping

- Consult with Triangle Conservation Partnership to determine the best tree protection strategy.
- We would recommend a consultation/recommendation/adherence to consultation from extension agent.
- Write in requirements to maintain as much natural (*existing*) landscaping so as not to change ecosystem

### Stormwater

- Adoption of the 24 year plan for stormwater management
- How will Chatham Park protect natural hydrology
- The low impact water controls in the master plan are minimal and need to not be any less

### Lighting

- Use Dark Sky Ordinances as models to preserve dark skies around the river and currently writted nothing restricts polluting light
- How will the existing communities' electrical needs be prioritized – competing on the same grid??

### Public Art

- Integrate with the larger art community including the Chatham Arts Council and the Chatham Arts Guild
- Support artists through Affordable Housing – example : SmART district in Kinston

### Affordable Housing

- Median income shouldn't be the standard of affordability. Connect Chatham suggests that "affordability" should be "defined by local affordable housing groups." If median income has to be used, could they use the median income from zip 27312 only
- One neighbor quoted: "We want to see a cohesive community, not a haven for the wealthy." Their definition of affordability would exclude teachers, chefs, grocery store clerks, most artists.
- Incorporate tiny house style communities as additional affordable housing option

#### Cc:

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