

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
SPECIAL MEETING  
TUESDAY, MAY 20, 2014  
CHATHAM COUNTY HISTORICAL COURTHOUSE  
7:30 P.M.

Mayor Terry called the meeting to order and stated the purpose of the Special Meeting is to hold a public hearing on the Rezoning Request for Chatham Park PDD Master Plan.

**ATTENDANCE**

Members present: Mayor Bill Terry, Mayor Pro Tem Pamela Baldwin, Commissioners Jay Farrell, Michael Fiocco, Bett Wilson Foley and Beth Turner.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Planner Stuart Bass, Parks Planner Paul Horne, Chief of Police Percy Crutchfield, Police Lt. Troy Roberson and Engineer Fred Royal.

**PUBLIC HEARING  
CHATHAM PARK PDD MASTER PLAN**

Mayor Terry said there were 74 speakers signed up. The procedures for the meeting will be that each speaker will have three minutes. He will call two speakers at a time, one will come to the podium and the person coming next will move towards the front of the room so that we don't lose time between speakers. He also asked if they had written comments to submit them to the Clerk.

Prior to the meeting emails were sent and asked to be made a part of the hearing. (Attached)

They are from:

Tom Vanderbeck  
Joe Glasson

Complete comments can be found at:

[http://pittsboronc.gov/index.asp?Type=B\\_BASIC&SEC={4C7C3625-8815-40A4-8490-3497C47A479B}&DE={9FCADEA7-A699-420A-A744-D6EEB0975008}](http://pittsboronc.gov/index.asp?Type=B_BASIC&SEC={4C7C3625-8815-40A4-8490-3497C47A479B}&DE={9FCADEA7-A699-420A-A744-D6EEB0975008})

Larry Ballas – 139 Indian Creek Lane, Apex – spoke in favor of Chatham Park.

Statler Gilfillen, Architect – 3302 St. Mary's Rd, Hillsborough – read a prepared statement.  
(Attached to minutes)

Dick Winokur – 240 Henleys Mill Rd, Pittsboro – spoke in favor of Chatham Park.

Katherine Mecham – 116 Hickory Lane, Pittsboro – spoke about environmental concerns.

Mary Phyllis Horn – 24 Creekside Circle, Pittsboro – spoke about concerns for nature, the forest and open space.

Christa Wagner Vinson – PO Box 80756 RDU Airport, NC – read a prepared statement into the record, which is attached to these minutes.

Hugh Harrington – 191 Bellemont Rd, Pittsboro – spoke in support of Chatham Park Master Plan.

Mark McBee – 11 Winkler Way – Chapel Hill – spoke in support of Chatham Park Master Plan and asked the board to make a decision.

Doug Emmons – 114 Autumn Chase, Pittsboro – spoke in support of Chatham Park Master Plan.

Charles Hayes – RDU Airport, NC – spoke in support of Chatham Park Master Plan.

Ken Boggs – 371 River Road – Pittsboro – read prepared comments into the record. (Attached to minutes)

Jim Nass – 60 Brookridge Court, Pittsboro – spoke in support of Chatham Park.

Amanda Robertson – 244 Prince Creek, Pittsboro – read a statement on behalf of Pittsboro Matters. (Attached)

Kenneth M. Atkins – 9249B Lackley Lane Rd, Wake Forest – read a prepared statement in support of Chatham Park. (Attached to minutes)

Cathy Holt – Pittsboro – asked that the board make sure any promises are contractual.

Carolyn Elfland – Pittsboro read a letter of concerns from her and Bob McConnaughey as Planning Board members. (Attached to minutes)

Dianne Reid – 27 Freeman Drive, Pittsboro read a statement of support for Chatham Park into the record. (Attached to minutes)

Chris Ehrenfeld – Governors Village – spoke in favor of Chatham Park.

Cindy Poindexter – 4605 S. Edwards Road, Siler City – spoke in favor of Chatham Park.

John Alderman – 244 Redgate Rd., Pittsboro read a prepared statement into the record. (Attached to minutes)

Mary Lucas – 371 River Road, Pittsboro – read her statement. (Attached to minutes)

Stan Abrams – 1395 Bradford Place – spoke in support of Chatham Park.

H. Wayne Britt – 151 Prince Creek – spoke in support of Chatham Park.

Beverly Egan – 870 Fearington Post, Pittsboro – suggested the board take a ride to Reston, Virginia and see what a wonderful job Preston done there.

Beverly D'Aquanni – 856 Fearington Post, Pittsboro – spoke about environmental concerns.

Ted Dunn – 863 Fearington Post, Pittsboro – said to follow the recommendation of The Lawrence Group and make them preserve our nature resources.

Patti Daniels (Randolph Rest Group – new Bojangles) – 40 Russett Run, Pittsboro – stated people want jobs in this town and she thinks Chatham Park is a good thing.

Jennie Deloach – 484 Boothe Hill Rd., Chapel Hill – read an email she had submitted earlier. (Attached)

Ann Silverman - 206 Harlands Creek Drive, Pittsboro – spoke about conservation matters.

Liz Cullington – 390 Rocky Hills Road, Pittsboro – made comments against Chatham Park and submitted them in writing. (Attached to minutes)

Paul Konove – 1459 Redbud, Pittsboro – read written comments into the record. (Attached to minutes)

Donna Bianco – 414 Alpine Road – spoke in support of Chatham Park.

Gretchen Smith – 598 Jones Branch Rd, Chapel Hill read a prepared statement. (Attached to minutes)

Alicia Ravetto – 1459 Redbud, Pittsboro read a statement against Chatham Park. (Attached to minutes)

Moya Hallstein – 938 Bill Thomas Rd, Moncure – spoke about sustainable agriculture.

Dee Reid – 590 Old Goldston Road, Pittsboro – stated the master plan is missing a lot of details and asked the board do due diligence with the Master Plan.

Ed Colby – 1361 Bradford Place, Pittsboro – said the board needs to proceed with caution and make sure it is done right.

Efrain A. Ramirez – 250 Town Lake Drive, Pittsboro – stated he knows it is going to happen and he is not against Chatham Park if it enhances the Town.

Bob Zarzecki – 8412 Falls of Neuse Rd., Raleigh – read a prepared statement into the record. (Attached to minutes)

Esta Cohen – 688 Van Thomas Road, Pittsboro – stated she would like to see everything in writing to protect the Town in the future.

James Smith – 90 Quartz Hill Rd – stated he doesn't share Goodnight's vision.

Holly Norton – 75 Cedar Run – stated there is not enough details in the plan. She asked they get everything in writing.

Thomas D'Alesandro – made remarks in favor of Chatham Park. (Attached to minutes)

Linda Bienvenue – Pittsboro – asked that the request be moved forward.

MJ Donoghue – spoke in favor of Chatham Park.

Elaine Chiosso (Haw Riverkeeper) – 1076 Rock Rest, Pittsboro – read a prepared statement against the proposed Master Plan. (Attached to minutes)

Catherine Deininger – 124 Goldberry Lane, Pittsboro spoke against the proposed Chatham Park PDD Master Plan. (Attached to minutes)

Emily Moose – 1000 Jay Shambley Road, Pittsboro – asked the board to reject Chatham Park rezoning request and accept the recommendation of Pittsboro Matters.

Carol Hewitt – 424 Johnny Burke Road, Pittsboro – asked the board to accept Pittsboro Matters recommendations.

Motion made by Commissioner Baldwin seconded by Commissioner Fiocco to take a ten minute break.

Vote Aye-5 Nay-0

Motion made by Commissioner Baldwin seconded by Commissioner Turner to reconvene.

Vote Aye-5 Nay-0

Mike Watkins – 400 Prince Creek read a prepared statement into the record. (Attached to minutes)

Randy Voller – 21 Randolph Court, Pittsboro had to leave but he left information for the record. (Attached to minutes – Reston)

Frans Verhagen – 327 Carolina Meadows Village – read a prepared statement (attached to minutes).

Judith Ferster – 228 Carolina Meadows Village – submitted comments for the record. (Attached to minutes)

John Wagner – 210 Jessamine Lane, Pittsboro – said please wait to proceed until they have put together everything so that we know where everything will be.

Sonny Keisler – 3006 River Forks, Sanford – read a prepared statement. (Attached)

Carl Bryant – 1817 Gade Bryant Rd., Moncure – stated he is in favor of Chatham Park and he wants to keep some agriculture.

Ruth Lucier – 315 Bynum Rd, Pittsboro – asked the Board to please make sure everything is in writing and to get compensation written in also.

Tim Smith – 100 Weston Estates Way Cary – stated they are eager to get to work and asked that it be approved. He said the Town will have the final approval.

Tom Glendinning – 160 Eddie Perry Road – spoke in favor of Chatham Park.

Motion made by Commissioner Fiocco seconded by Commissioner Turner to go out of public hearing.

Vote Aye-5 Nay-0

### **ADJOURNMENT**

Motion made by Commissioner Turner seconded by Commissioner Foley to adjourn at 10:35 p.m.

Vote Aye-5 Nay-0

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William G. Terry, Mayor

ATTEST:

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Alice F. Lloyd, CMC, NCCMC  
Town Clerk

## Alice Lloyd

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**From:** vbeckt@aol.com  
**Sent:** Tuesday, May 20, 2014 2:25 PM  
**To:** wgterry2012@gmail.com; pbaldwin@pittsboronc.gov; michael@mafiocco.com; jfarrell@pittsboronc.gov; chathambeth@gmail.com  
**Cc:** aflloyd@nc.rr.com  
**Subject:** Ltr to Mayor, BOC for tonight's Public Hearing

20 May 2014

Mayor Terry and Pittsboro Board of Commissioners,

I am Tom Vanderbeck, a former Chatham County Commissioner, am familiar with the planning process and applaud your efforts to engage the public in this hearing tonight. I also share your desire for "...communities of exceptional design, character and quality that preserve critical environmental resources and provide open space amenities." (Section 5.1(6) Planned Development District)...that will bring not only economic development if done right; but also joy and delight to many for generations to come.

Thank you for your selection of the Lawrence Group and for hosting their public presentation of their recommendations in February 2014.

On March 10, 2014 I requested that you consider adoption of all of the independent expert's recommendations, citing The Lawrence Group comments to that effect: ....moving forward would be neither difficult for the developer to accomplish nor would that delay the process.

Tonight we move forward in the public process with the hearing on the revisions to the Chatham Park Master Plan. And again, I ask that you keep an open and focused mind on the independent expert recommendations...this time as condensed to 8 conditions (as compiled by Pittsboro Matters) that be met in order to approve Chatham Park PDD rezoning request and CP Master Plan.

In short, these conditions when met (see Phase II of the Lawrence Group Gantt chart) can not only be accomplished while maintaining the time line; but, will essentially help create the blueprint for true sustainability.

In closing, I want to thank you for the recent appointment of Carolyn Elfland to the Pittsboro Planning Board. I just listened to over an hour of their recent meeting, in particular as it pertains to Chatham Park. It was quite an elucidating and worthwhile experience...I encourage y'all to listen as well.

I especially hope that Ms. Elfland presents a minority report for the record at tonight's public hearing.

Finally, I ask that you accept this email as a part of the public record for this hearing.

Sincerely,

Tom Vanderbeck

## Alice Lloyd

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**From:** Bill Terry [wgterry2012@gmail.com]  
**Sent:** Monday, May 19, 2014 10:17 PM  
**To:** Alice Lloyd  
**Subject:** Fwd: Chatham Park

Mayor Terry,

In addition to Larry Hicks' wonderfully crafted letter to you as to the above, let me also note my full support of approving the PDD.

Haphazard development versus leading edge urban planning and development is one of the primary issues. The Town of Pittsboro retains planning authority and can orchestrate, over the course of many years, a community where work and play, in a most efficient and sustainable manner, will thrive and be recognized globally.

Simply, the principals, with incredibly deep pockets and a will to work with the public sector, can execute a future you and the present Town Commissioners, as well as future public officials, will look to with pride.

We are a population of variations... balanced growth and the protection of our natural resources offer a most attractive avenue to managing growth while expanding the tax base and the related services.

I will be unable to attend tomorrow evening's hearing, but request you make this correspondence a part of the record.

Many thanks,

Joe Glasson

County Citizen

Member, Board of Directors of the Chatham Economic Development Corporation

Statler Gilfillen, Architect 3302 St. Mary's Road Hillsborough, NC

*As a professional, I bring over 30 years of experience in planning, development, architecture, construction and university teaching, plus a unique global view of urban planning to Chatham Park. I have talked extensively with parties on both sides and created a website at: [ChathamParkNC.Wordpress.com](http://ChathamParkNC.Wordpress.com). I speak as an independent observer with no legal or financial interest in Chatham Park.*

*I concluded that Chatham Park was created as a legacy for the people of North Carolina. The idea that the richest person in North Carolina, would need to take on the difficult path and public debate to create a Chatham Park, purely for financial gain, made no sense. I applaud the potential greatness this project can bring to North Carolina. I applaud the potential to show the world what great planning and design can be created.*

*The best laid plans can go astray. The best of intentions can get twisted and X deformed. The best and brightest can stumble. Emotions often overrule rational thinking. I have observed all of this, and more, from both sides. I have also observed, the greatness of our democratic process working here.*

*The Lawrence Group has made an excellent report calling for answers from Preston and Pittsboro. I can see the tremendous efforts since last November. I now see a Vision Statement that gives meaning. More answers and new laws are required during the next two years. I believe that based on The Lawrence Group's advice, it is time to proceed.*

*No master plan, no contract, no promise, can ever exceed the good faith of working together to complete the work. Pittsboro will still hold the power to shape this work.*

*I may never live to see the work completed, but I believe that if allowed to proceed, that my children, now ages 8, 11 and 14 will live in a better world because of what we do here.*

**Based on the changes articulated and the expanded vision, I support approving Chatham Park to move forward.**

Statler Gilfillen Architect MBA  
3302 St Mary's Road  
Hillsborough, NC 27278  
919-732-6123  
[statler@outlook.com](mailto:statler@outlook.com)



**Town of Pittsboro Public Hearing on Chatham Park  
May 20, 2014**

**Prepared remarks of Christa Wagner Vinson, Program Manager, Research Triangle  
Cleantech Cluster**

I'm Christa Wagner Vinson and I'm here tonight representing the Research Triangle Cleantech Cluster as Program Manager.

The Research Triangle Cleantech Cluster is a consortium of business, academia and government focused on accelerating the growth of the Research Triangle Region's clean technology economy. Our members include large multinationals as well as entrepreneurial companies that chose to locate their business in North Carolina because we have the talent, research, and innovation capacity to help them grow.

We are also privileged to have Preston Development as highly engaged partner in demonstrating just how special our region is in terms of the world-leading clean technology companies doing business here. Companies that provide solutions and expertise to communities that want to grow smart and grow sustainably.

The Research Triangle Cleantech Cluster formed 19 months ago, but for more than 5 decades this region has grown to be one of the world's leading clusters of companies in the electric power industry – which will be key to moving to a new era of reliability and efficiency in power delivery -- known as the smart grid. The smart grid is a major driver of the clean, low carbon energy revolution. And more than 100 companies with operations in the 13-county Research Triangle Region, of which Chatham County is a part, are engaged in this work.

Why are we here tonight and why do we think this project has vision? The Research Triangle Regional Partnership stood up this organization because cleantech is an ideal example of the principles on which our regional economic development organization was founded: It's innovative. It's regional. It's business-driven. It brings together universities, companies and governments. It has global impact. It creates jobs. It creates entrepreneurs. We believe cleantech in our region is everything a cluster should be – and more!

And we are fortunate to have this opportunity to see even greater impact of our cluster by advising Chatham Park on latest technology advancements in sustainability, so that what we make here is deployed here too.

As technology advisors we will help Chatham Park put in place clean energy solutions, advanced water and waste systems, high speed communications and building automation technologies that are optimized and maximized.

The Research Triangle Cleantech Cluster wants to see Chatham Park become not just a model for North Carolina, but a model for the world.

I have lived in North Carolina all my life. My father, an architect, instilled in me a strong sense of place that is the hallmark of good design. I am a professional who has worked in government relations for an environmental organization that helped put into law North Carolina's Renewable Portfolio Standard. And, after earning my master's degree from the UNC Chapel Hill Department of City and Regional Planning, I worked for the North Carolina Department of Commerce in economic development policy. It is my belief -- and the Research Triangle Cleantech Cluster's -- that Chatham Park will be a place people talk about when they talk about sustainability and clean technology in the future.

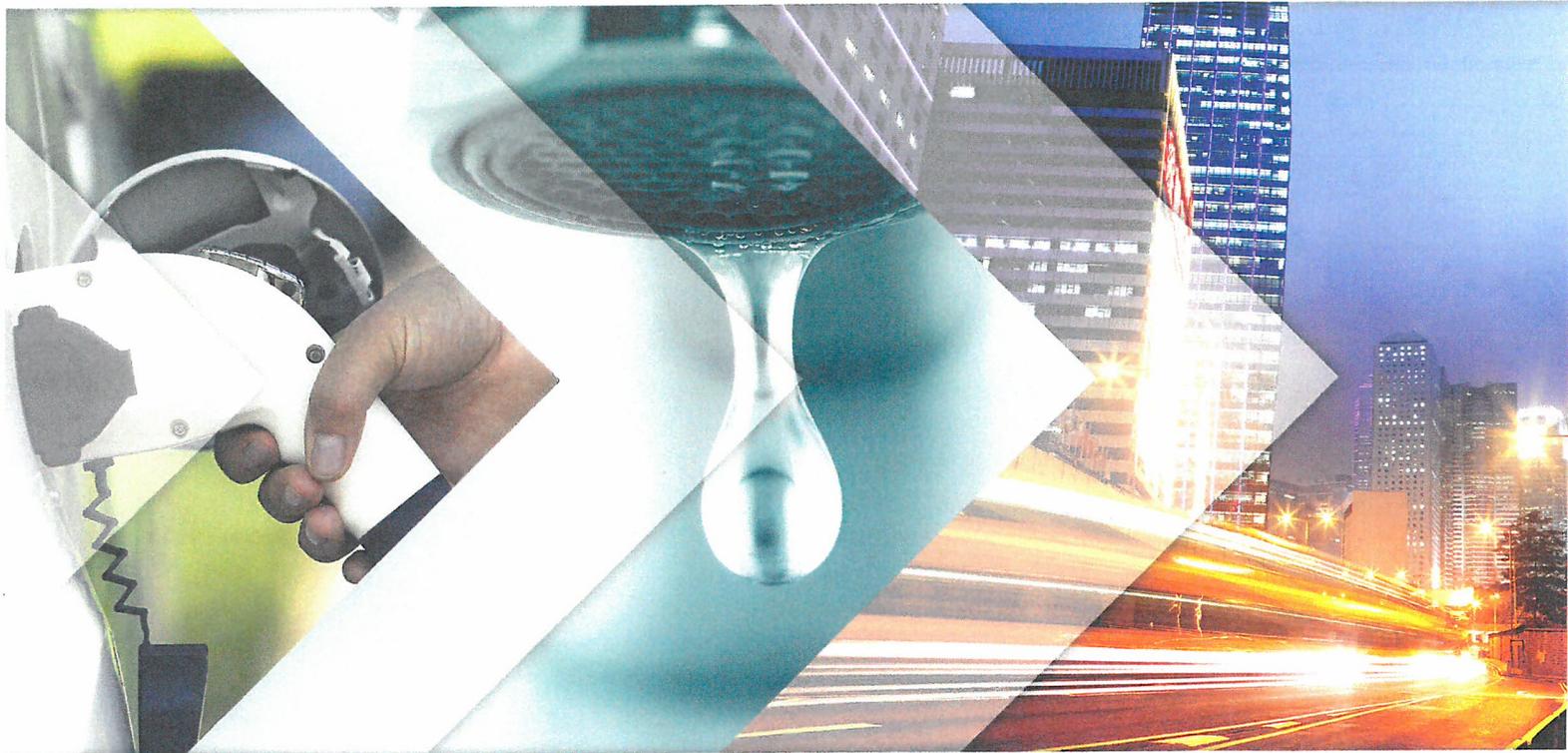
We can become a model of sustainable community development for the rest of the world.

We think Chatham Park is a part of **our** sustainable future.

Thank you for your time.



RESEARCH TRIANGLE  
CLEANTECH CLUSTER



**Transformation Through Collaboration** » 2013 Annual Report

## A Message To Our Members

### *What a difference one year can make!*

Just over 12 months ago, the board of directors of the Research Triangle Cleantech Cluster (RTCC) gathered for the first time. Our agenda was ambitious: to begin building a leadership infrastructure to foster the success of one of our region's most promising industry clusters.

With expectations high, RTCC enjoyed strong hands-on assistance from its officers, board of directors, advisory board, members and other stakeholders. Their commitment to make the Research Triangle Region the world's most conducive backdrop for cleantech innovation has been clear in the months since our founding. It will be equally critical moving forward.

Our cleantech cluster spans game-changing solutions in smart grid, smart water and smart transportation, three outwardly distinct industry segments that have common threads and skill-sets. The vitality of each segment rests on interaction between history-making ideas, technologies and people. Progress in one realm informs and inspires the others, elevating the competitive bar for the entire cluster. Small and large firms prosper, our civic and academic partners gain international recognition, and good jobs and new wealth are sown throughout the region.

Hence the need for a reliable venue to ensure regular communication and collaboration. RTCC is that venue. We've forged value-added links between companies and among technologies. We've worked with our educational and economic development partners to attract and retain cluster-specific talent. We've brought to the table unique technology-transfer expertise from across the region. We've attracted the interest of companies seeking to invest in new and expanded operations, creating jobs and opportunities for our citizens.

RTCC also projects its leadership externally, extending the Research Triangle Region's renowned brand as an open portal into the global marketplace. Products and services pioneered here are marketable in every corner of the world. We're maximizing the value of our membership in the International Cleantech Network (ICN), an exclusive group of 13 cleantech regions from around the world, to connect our cluster to opportunities worldwide.

In 2013, with assertive direction from our board, RTCC moved ahead on key organizational and program objectives, and you will find additional details on our activities in the pages that follow. While much work lies ahead, together we've made an encouraging start — one in which all of us can share pride.

Thank you for your ongoing interest and strong support!



Ed White  
Chairman

*Ed White*



Lee Anne Nance  
Managing Director

*Lee Anne Nance*

Clean technologies have transformative potential for the region's economy.



## Articulating Our Mission

The Research Triangle Cleantech Cluster (RTCC) enhances the competitiveness of the Research Triangle Region in the global cleantech sector by building on and highlighting regional strengths, creating channels of collaboration and nurturing opportunities for history-shaping innovation.

## Affirming Our Goals

- ▶ **To Innovate** — Making our clean technology companies more successful in their mission.
- ▶ **To Accelerate** — Fostering the growth of the Research Triangle Region's cleantech economy and global reputation.
- ▶ **To Sustain** — Building and maintaining long-range momentum as a world-leading cleantech cluster.

## Cleantech Cluster: The Rationale

The Research Triangle Region's economic history makes it a uniquely lucrative backdrop for cleantech companies. The seeds of the region's cleantech cluster date to the 1954 arrival of Westinghouse Corp.'s electricity metering division from New Jersey. A decade later, IBM began building its massive hardware and software presence here. Computer networking giant **Cisco Systems** later joined them. Homegrown software and data analytics companies such as **SAS** added to the mix, making the region a one-of-a-kind intersection for the convergence of hardware, software, network solutions and business analytics.

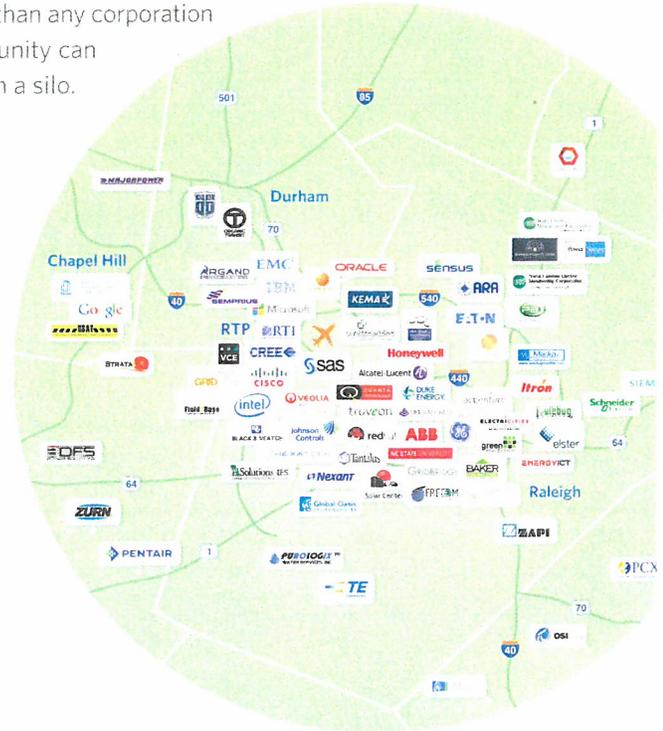
The elements of a world-leading cleantech cluster emerged organically in the Research Triangle Region. Today it includes hundreds of companies that cover a vast spectrum of the cleantech industry — with names like **ABB**, **Itron**, **Sensus**, **Siemens** and **Schneider Electric**.

They span operations in energy generation, transmission, distribution, consumption and analytics. They engage in the purification, storage, treatment and discharge of water. They lead in the development of plug-in electric vehicle technologies.

Lending critical support to these companies are academic and government-backed research centers that share a commitment to cleantech innovation.

Clean technologies have transformative potential for the region's economy. They represent the "third wave" of innovation-based job growth and business development that began two generations ago with information technologies and continued during the 1980s and 1990s with life sciences. We believe the coming two decades will be remembered here as the "era of cleantech."

The Research Triangle Region is a pioneer in cluster-based economic development. The approach has been central to our economic strategy, which seeks to spark synergies among industry, educational institutions and government. A rich legacy of collaboration sets our region apart, measurably and repeatedly proving that strategic partnering can accomplish far more than any corporation or community can achieve in a silo.



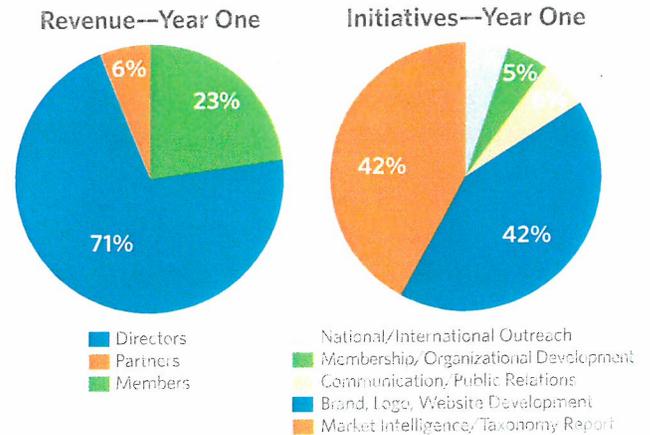
An ongoing and meaningful dialogue among clean technology companies throughout the ecosystem is crucial to the cluster's growth and economic impact.



## Building Cohesion and Continuity: Organizational Development

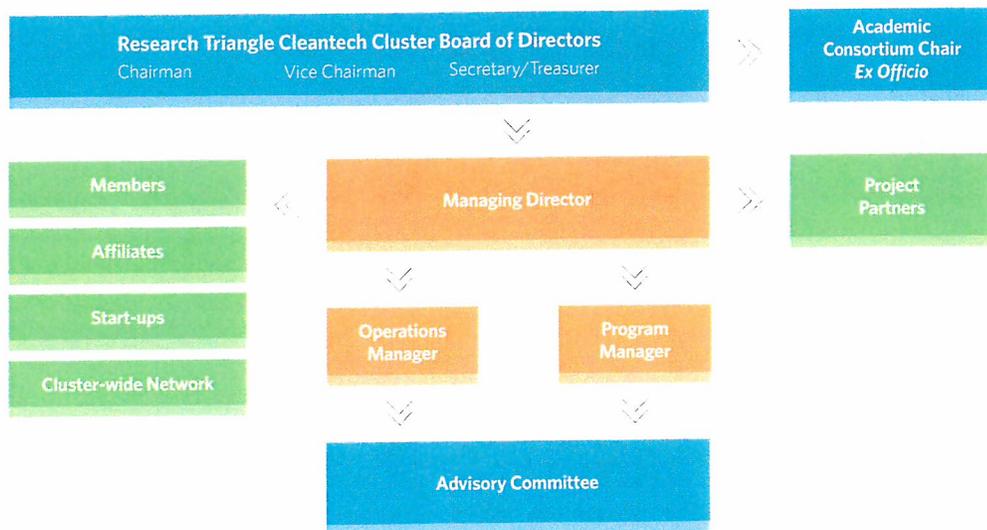
An ongoing and meaningful dialogue among clean technology companies throughout the ecosystem is crucial to the cluster's growth and economic impact. RTCC is the crossroads for cleantech leaders, offering a knowledgeable and supportive arena where stakeholders of every size and scope may gather. Supportive utilities such as **Duke Energy** and **Piedmont Natural Gas**, **Electricities of North Carolina, Inc.** and **NC Electric Membership Corporation** add technical expertise and leadership to RTCC, playing a key role in creating new market opportunities and addressing challenges.

The structure and governance of RTCC enables the widest possible array of cluster stakeholders to share input and strategic perspective about the industry and its future both globally and in the region. RTCC continues to actively recruit new members to its ranks. Any firm or individual engaged in the cleantech economy may participate in the cluster network through one of our cluster-wide meetings or working groups at no cost. Paying members gain greater access to global market leaders, as well as opportunities to leverage RTCC collaboration in enhancing and expanding their businesses. They also play an active part in responding to challenges faced by the industry—including crafting solutions for talent recruitment, workforce readiness and public policies that affect business growth.



RTCC created an Academic Consortium drawn from the region's three Tier 1 research universities, public and private higher educational institutions, and community colleges. The consortium provides specialized input and feedback, harnessing academic partners who provide vital links to emerging technologies, scientific and engineering talent, state-of-the-industry skills and cleantech-savvy business expertise. **North Carolina State University** holds the Consortium's founding chairmanship.

RTCC enjoys professional management through its relationship with Research Triangle Regional Partnership (RTRP), which ranks among the world's most recognized and reputable regional economic development organizations.





Our members also play an active part in responding to challenges faced by the industry—including crafting solutions for talent recruitment, workforce readiness and public policies that affect business growth.

## Instilling Value: Year One

The Research Triangle Cleantech Cluster has engaged in program work to enhance the competitiveness of the region in the global cleantech sector in the following areas:

▶ **Branding**—Cultivating a globally viable clean technology cluster requires crafting a regional identity that captures the imagination of industry decision makers at home, around the nation and abroad. This year, RTCC engaged the services of The Stone Agency, in partnership with Liaison Design Group, to gather and analyze input from cluster leaders on the ideal branding strategy. Technology, talent, policy leadership, profitability and a legacy of innovation are the core features of the RTCC brand, which now has a trademark and tagline: “Transformation through collaboration.”

### Select activities:

- » Monthly RTCC newsletters to over 400 subscribers
- » 33 media and trade stories
- » RTCC logo won national design award
- » 3 cluster-wide meetings featuring regional company product demos, student cleantech entrepreneurs, and BBQ!
- » Hosted Research Triangle Region energy sector panel at Institute for Emerging Issues forum

▶ **Industry Engagement**—Forging collaborative business ties between RTCC companies is central to the cluster’s sustained growth and competitive position. Also critical is a meaningful ongoing dialogue between industry leaders, educational and civic partners, and functional allies such as engineering and law firms. RTCC enjoys the membership of **Kilpatrick Townsend & Stockton** law firm, **O’Brien/Atkins Associates**, **Burkhead Brand Group**, and **McKim&Creed** engineers. As a permanent venue for communication and collaboration, RTCC helps identify and fill gaps in the cluster’s value-chain. We then pursue a business development agenda based on what member companies tell us they need. This past year, RTCC’s industry engagement groups were led by Wake County Economic Development and Advanced Energy.



### Select activities:

- » 2 industry engagement meetings featuring vehicle to grid product demonstrations and workplace charging
- » Site visits to ABB, Power Analytics, Sensus and SAS for World Pi Day March 14 (think 3.1415...)
- » Organized energy analytics panel for Triangle Area Analytics Group (TAAG) meeting

▶ **Entrepreneurial Development**—Our cleantech cluster is also fertile ground for high-potential start-up firms. A 2013 RTCC-sponsored survey of the cluster found that 14 percent of the region’s cleantech operations belonged to firms founded in the past five years. Small businesses develop products and services that enable them to interact with larger cleantech corporations as buyers, suppliers and strategic partners. To this end, our board of directors and membership includes small and medium sized companies such as **Field2Base**, **PowerSecure**, **Power Analytics** and **OSIsoft**.

RTCC provides a supportive arena for entrepreneurs to present ideas, showcase solutions and tap connections in the venture capital community. This year, the NC State Office of Technology Transfer led RTCC’s entrepreneurship working group. We were a key sponsor, and organized the expertise of our member companies to judge, the U.S. Department of Energy’s ACC Clean Energy Challenge, in partnership with Triangle universities.

We interface with local economic development partners to sustain the region's reputation as a magnet for the world's most creative and productive technology professionals.

► **Workforce and Talent**—RTCC works closely with colleges and universities in aligning curricula with the cluster's downrange manpower needs. We interface with local economic development partners to sustain the region's reputation as a magnet for the world's most creative and productive technology professionals. RTCC collaborates with workforce readiness organizations in ensuring a viable local pool of cleantech-ready workers. Talent and workforce issues have been a priority consideration for RTCC, supported by Capital Area Workforce Board, the Research Triangle Energy Consortium, and Wake EDC, leaders of our talent and workforce working group.

**Select activities:**

- » 4 workforce and talent working group meetings
- » Launched survey to characterize workforce needs among regional cleantech companies

► **Market Intelligence**—Accurate and timely insights inform RTCC's long-range growth strategy. In 2013, cluster leaders engaged the expertise of **RTI International** in conducting an exhaustive survey of clean technology assets and opportunities across the region. The resulting 57-page report, *Characterizing Smart Transportation, Smart Water and Smart Grid in the Research Triangle Region, North Carolina*, complements other research RTCC has commissioned in shaping a data-driven blueprint to guide cluster development.

► **R&D Facilitation and Demonstration**—The Research Triangle's myriad R&D assets lie at the heart of cleantech firms' competitive advantage. They include the NSF FREEDM Systems Center at

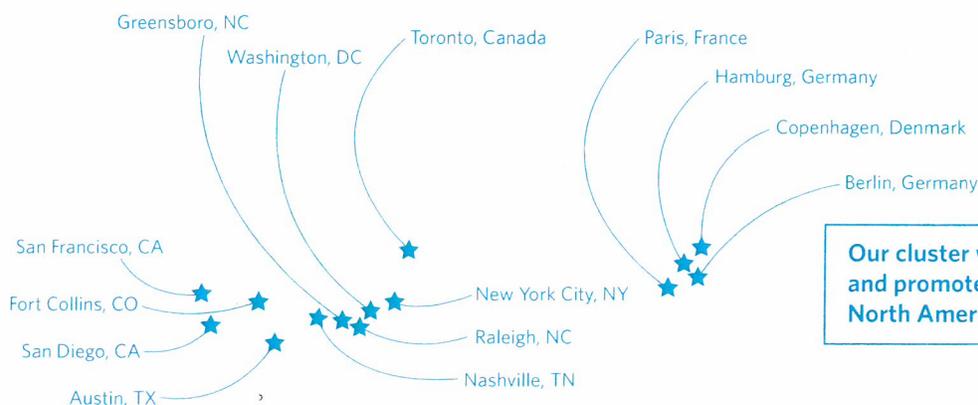
NC State University, the Wireless Research Center, NC Solar Center and Advanced Energy. RTCC can connect emerging technologies and solutions with opportunities for demonstration and testing.

► **Project Partnerships**—We also support next-generation solutions on a community-wide scale through our Project Partners program. This has been the case at Chatham Park, a 7,800-acre development on the drawing board near Pittsboro. As an RTCC project partner, Chatham Park designers have access to a wide array of potential systems and solutions, as well as the RTCC imprimatur as a replicable prototype for a 21st century cleantech community.

► **State and National Outreach**—In promoting the region as a cleantech destination, RTCC taps the expertise, credibility and contacts gained through Research Triangle Regional Partnership's nearly 25 years of experience in business leadership, regional marketing and global outreach. RTCC leaders provided a vocal, visible presence on behalf of the cluster at prominent industry-related events, trade shows and meetings in North Carolina and around the U.S.

**Select activities:**

- » Served as panelists and advisors at North Carolina's State Energy Office sustainability conference
- » Keynoted the Association of State Energy Research & Technology Transfer Institutions conference
- » Delegate to federal energy roundtable discussion in Washington, D.C.
- » Presented at the Net Zero Cities conference, Fort Collins, Colorado





- ▶ **International Networking** — The challenge of allocating the world's resources in an economically viable, environmentally sustainable way transcends national boundaries. As one of only two U.S. regions invited to participate in the International Cleantech Network, RTCC officials joined other global cleantech pioneers at the group's 2013 meetings in Hamburg, Germany and Fort Collins, Colorado. As active members in the Network, RTCC and its companies have direct access to world's leading cleantech regions.

**Select activities:**

- » Led cleantech economic development mission to Paris, France, in partnership with Bank of America, Schneider Electric and Research Triangle Regional Partnership.
- » Guest blogged the Meeting of the Minds conference on urban sustainability in Toronto

- ▶ **Policy Education** — The region's rich base of academic and governmental leadership also lends a competitive advantage to our cleantech cluster. RTCC is working to play a key thought-leadership role in shaping public policy at the local, state and national levels. Its work in 2013 included briefings and feedback to North Carolina legislative leaders and a U.S. Senator. We've worked to keep state, county and municipal economic development officials up-to-date on the emerging policy and incentive needs of companies in the cluster.

- ▶ **Membership Development** — RTCC leaders enjoyed success in the ongoing recruitment of new members, adding two directors and seven members since the launch of our member campaign in September, 2013. Membership growth brings new ideas and perspective, and it helps broaden our financial base. Collaborative opportunities multiply as additional companies and organizations take part.

RTCC's board of directors approves new applicants for membership once assured there is an alignment of our mission and objectives.

**Directors:**

- ▶ **ABB, Inc.**
- ▶ **Cisco Systems, Inc.**
- ▶ **Duke Energy**
- ▶ **Field2Base, Inc.**
- ▶ **Itron, Inc.**
- ▶ **NC State University (ex officio)**
- ▶ **Piedmont Natural Gas**
- ▶ **Power Analytics Corporation**
- ▶ **PowerSecure International**
- ▶ **RTI International**
- ▶ **SAS Institute, Inc.**
- ▶ **Schneider Electric**
- ▶ **Sensus**
- ▶ **Siemens**

**Members:**

- ▶ **Burkhead Brand Group**
- ▶ **ElectriCities of North Carolina, Inc.**
- ▶ **Kilpatrick Townsend & Stockton, LLP**
- ▶ **McKim & Creed, PA**
- ▶ **North Carolina Electric Membership Corporation**
- ▶ **O'Brien/Atkins Associates**
- ▶ **OSIsoft, LLC**

**Partner:**

- ▶ **Preston Development Company**



**Looking Ahead.** Now entering its second year, RTCC builds upon a solid organizational foundation and program framework. We will continue to grow our membership and network of partners, reaching out to additional sources of ideas, insight and support. In further sharpening RTCC's program of work, the region's cleantech economy will grow and draw sustained recognition from inside the region and around the world.

**BOARD OF DIRECTORS:**



**MEMBERS:**



**RESEARCH TRIANGLE  
CLEANTECH CLUSTER**

» Transformation Through Collaboration

**CONTACT US:**

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Program Manager  
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[researchtrianglecleantech.org](http://researchtrianglecleantech.org)

Who and what do you believe?

- Chatham Park assurances versus their behaviors?
- Citizen fears versus what to focus on and emphasize?
- Public desire for jobs versus the consequences?
- Land that has been undeveloped versus why that is so?
- Drinkable water that is in limited supply versus the need for 10 times more?
- Waste disposal currently stressed versus the need for 10 times more?
- An economic development opportunity versus an economic and political disaster?

Such decision making feels like the biblical parable of the two mothers and the child.

- Responsible caring versus making a decision

Remember that to every difficult decision, there is a simple solution – And it is wrong!

Facts and consequences do not depend on our belief. They exist regardless. Those who hide themselves in a fantasy bubble are guaranteed an unpleasant surprise.

Look inside yourself for guidance. What experience have you had that produced constructive positive results for all involved – a both and result.

Be proud of what you trust in yourself. Then dare to discover a way to share with your colleagues.<sup>1</sup>

---

<sup>1</sup> Ken Boggs, 371 River Road, Pittsboro, NC 27312

May 20, 2014

Dear Mayor Terry and Commissioners:

I am speaking this evening on behalf of Pittsboro Matters. A copy of this letter is available on the Pittsboro Matters website for your convenience.

First, we would like to thank you for allowing us to make the presentation about the need for water and environmental conservation in Chatham Park at last week's Board meeting. This work was funded by Pittsboro Matters, and through many hours of donated time by scientists and concerned citizens. The presentation can be viewed on the Pittsboro Matters website, [pittsboromatters.org](http://pittsboromatters.org).

We would also like to thank you for taking time to review our position paper, mailed to you earlier this week, and also emailed to you today along with a letter of summary. Both of these documents are also available on our website, along with the document, [Community Guide to Development Impact Analysis](#). The position paper proposes eight (8) conditions-for-approval of the master plan, which are based on the same sound planning principles articulated by the Lawrence Group and new planning board member, Carolyn Elfland.

As an aside, Elfland, a retired UNC-Chapel Hill Facilities Director, represented UNC in its several year negotiation with the Town of Chapel Hill concerning the development agreement for the UNC North mega-project. We encourage you, and Pittsboro citizens, to listen to a recording available on our website of the most recent planning board meeting and Elfland's questioning of the development and her statements as to why she does *not* feel the revised master plan is consistent with the land use plan.

To continue, the eight conditions-for-approval are, in brief:

- 1 **Consultants and Staff:** Chatham Park Investors (CPI) must provide Pittsboro with the financial resources to employ the consultants and staff necessary for the town to review and regulate the planning and development of Chatham Park.
- 2 **Social-Economic Impacts of the Development:** CPI must agree to adopt practices that will advance downtown and local business, affordable housing, public schools and public safety impacts.
- 3 **Protect Downtown Pittsboro and Surrounding Community from Massive Traffic Impact:** A traffic analysis *must* be done to address the east-west connections to Pittsboro and negative impacts of traffic on the entire county. You may recall that Scott Walston's presentation last week from the NC Department of Transportation indicated an estimated 16, 235 dwelling units by 2035 that guided their transportation plan for Pittsboro. And this included areas in Pittsboro that are *outside* of Chatham Park. Chatham Park alone actually estimates 22,000 dwelling units. If we know these numbers in advance, its important to be prepared for them.
- 4 **Conservation Areas Protected Well Beyond Minimum Standards:** A plan to protect stream and river buffers, steep slopes, wetlands and Significant Natural Areas must be determined at the final Master Plan level before construction begins. As Elaine Chiosso shared in her presentation last week, Pittsboro regulations are simply not sufficient.

- 5 **No Construction before Planning:** No construction should be allowed before the planning and protection is in place for conservation, traffic and socio-economic impacts. Small area plans are not adequate for planning a project of this scale.
- 6 **Citizen Input and Planning Charrettes:** The master plan must require that a public process and design charrettes be conducted to provide input concerning the specifics of the plan elements required by the town's Land Use Plan.
- 7 **Water and Wastewater Details in Advance:** CPI must provide more substantive details on where the drinking water for Chatham Park will come from and where the wastewater effluent will go, including the funding for this infrastructure.
- 8 **Reduce the proposed number of dwelling units for environmentally sensitive areas within the 2,000 foot buffer adjacent to the Haw River as stated in the Land Use Plan.**

The key principles these experts, including Elfland and Pittsboro Matters, have repeatedly articulated, is that conservation, transportation, water and sewer, and other major plan elements for Chatham Park, as well as impact analysis, are only effective in protecting the town and its residents if they are done at the master plan stage, not as small area plans as proposed by the Chatham Park Investors.

It is important to note that all of these conditions are designed to make a better development that is more economically attractive and would enhance the marketability and livability of the development. **None** of them will delay approval of the master plan as they can be built into the second phase, when all of the primary planning elements are done. These can each be easily written-in as requirements when you grant the master plan and rezoning.

We encourage you to please put the interests of citizens, and the Town of Pittsboro, first, and not the financial interests of the developers. We openly offer our time and expertise to you in what-so-ever manner we may serve.

Thank you.

Pittsboro Matters Steering Committee Members,

Stephanie Bass  
Elaine Chiosso  
Lyle Estill  
Carol Peppe Hewitt  
Sonny Keisler  
Paul Konove  
Greg Lewis  
Mary Lucas  
Robin Lyons  
Maria Parker-Lewis  
Alicia Ravetto  
Amanda Robertson  
Tami Schwerin  
Jeffrey Starkweather  
Peter Theye

**Mayor Terry and members of the Pittsboro Town Board**

**Thank you for the opportunity for me to speak this evening in support of Chatham Park. My name is Ken Atkins and I am the Director of Economic Development for the Kilpatrick Townsend Law Firm in Raleigh. Prior to taking this position in January, I was the Director of Economic Development for Raleigh and Wake County , a position I held for 16 years. The developers of Chatham Park have retained me to assist them in the creation of good, well-paying jobs and to build a strong commercial, office, and industrial tax base in Chatham Park, Downtown Pittsboro, and Chatham County. I will be working very closely with the staff and leadership at the Chatham EDC in developing and implementing strategies to accomplish this going forward.**

**It was in one of these strategic meetings with the NC Department of Transportation that we learned of funding and financial assistance available from DOT for the revitalization of downtowns. As a result of several discussions between Preston Development and Secretary Tata, I coordinated a meeting this past Friday with a group of**

**business leaders and merchants in Downtown, representatives from the Department of Transportation, and Town officials and staff.**

**Secretary Tata introduced his top management team consisting of the State's Chief Highway Engineer, the new Division 8 Engineer, and the District Engineer representing Pittsboro.**

**Greg Lewis, owner of the Pittsboro Roadhouse presented a list of desired improvements to the downtown that included the widening of Hillsborough Street, placing power lines underground, sidewalk improvements including widening to allow for more outdoor dining, safe and attractive crosswalks, and many other streetscape improvements.**

**Following Mr. Lewis' presentation and significant feedback from local business representatives, Secretary Tata voiced his support for the improvements in downtown and his intention to make funding available over a multi-year period to accomplish these goals. The first step is the development of a comprehensive study identifying the needs and priorities of the business community so that future DOT funding can be quantified and transportation dollars allocated**

**under the newly adopted DOT guidelines. Work is already underway with engineers provided by Preston Development to accomplish this by June 30<sup>th</sup> so that the revitalization of Downtown can begin in the next few months.**

**These recent developments underscore the importance of a highly successful historic downtown district to the Chatham Park developers and their willingness to help make Downtown Pittsboro one of the most attractive and economically viable downtowns in North Carolina.**

**At the end of the day, what really matters are good job opportunities for the citizens of Pittsboro and Chatham County, along with a strong and growing commercial and industrial tax base.**

**Chatham Park is designed to accomplish all of this in a sustainable and green environment while providing substantially increased revenue from commercial and industrial tax-payers. These new tax dollars will shift the tax burden away from individuals and provide substantial new revenue for our local governments to fund the many**

**needs of local citizens while providing a first-class education for the children.**

**Our commitment to Downtown Pittsboro has already been demonstrated and with the approval of the initial zoning for Chatham Park, you will begin to see all of the other benefits that I have outlined becoming a reality.**

**Thank You**

May 19, 2014

Mayor William Terry  
Commissioner Pamela Baldwin  
Commissioner J.A. Farrell  
Commissioner Michael Fiocco  
Commissioner Bett Wilson Foley  
Commissioner Beth Turner  
Town of Pittsboro  
65 Thompson Street  
Pittsboro, NC 27312

Dear Mayor Terry and Members of the Board of Commissioners:

We are writing as members of the Planning Board to express our concern regarding processes, procedures, and requirements contained in the Chatham Park Master Plan, and to suggest options to address these issues. The Board of Commissioners has recognized deficiencies in the current Zoning Ordinance, and the process of hiring a consultant to assist with creating a new Unified Development Ordinance is underway. In the interim, Chatham Park is governed by the Planned Development District (PDD) zoning put forward by the developer and adopted last year and by language included in any final Master Plan approved by the Town.

#### Background

The first Chatham Park Master Plan was submitted to the Planning Board in May 2013, which recommended approval in July 2013. The Master Plan subsequently was revised twice, and presented to the Planning Board again in May 2014 when approval again was recommended. The Planning Board had only one week to review the latest version of the master plan before its May meeting, not sufficient time for a detailed analysis to be completed by any member who is employed. It was clear during the discussion that most members expect detailed information to come later as part of Small Area Plans.

#### Process and Procedure Concerns

The current version of the Master Plan proposes 27 Small Area Plans and states the Planning Board has 45 days to review a Small Area Plan, unless an extension is received from the applicant. If the Planning Board does not complete its review (and the applicant does not agree to an extension) then the Planning Board may forward a recommendation for denial to the Board of Commissioners. The language also states the applicant's submittal must be received no less than 15 days before the Planning Board meeting. This means that there will only be one Planning Board meeting within the 45 day timeframe, likely only two weeks after receiving a Small Area Plan. Given that substantive review of the Chatham Park development has been pushed to the Small Area Plan step, 45 days is not sufficient time, especially considering the language also provides a Small Area Plan can be submitted to the Planning Board before the Town staff review is complete. According to the American Planning Association, planned

developments “are typically approved by the local legislative body after a *comprehensive* review and recommendation by the planning board or commission.”

The Small Area Plan language in the Master Plan states the Board of Commissioner’s “approval will not be unreasonably withheld.” The Master Plan provides that the developer will write and submit the Development Agreement to the Town for approval and again states “approval is not to be unreasonably withheld or delayed” by the Board of Commissioners. Combined with the short approval deadline for the Planning Board, *this language creates inappropriate pressure on the Town for quick consideration of the Small Area Plans.*

### Information Requirements Concerns

Careful reading of the PDD zoning text and the Master Plan language raises concerns regarding whether information sufficient to make informed recommendations about Small Area Plans will ever be forthcoming. Several important standard elements are missing from the Master Plan requirements set forth in the zoning ordinance. For example, the design framework for the built environment, the design framework for streetscapes and parking, natural resource preservation requirements, carrying capacity studies, and street and road patterns including a connectivity index are not included. The current version of the Master Plan submitted by the developer proposes several additional elements (Section VIII) to be submitted within 2 years and includes a listing of items to be incorporated into Small Area Plans (Section IX) but none of the aforementioned examples of missing items are included in either. In addition, 27 Small Area Plans are proposed, with site plans and subdivision plans for portions of Small Areas also to be submitted. It seems probable that the Planning Board will not receive satisfactory evidence about a sufficiently large enough area at any given time to be able to make informed recommendations on submittals. It also seems unlikely that Town staff will have sufficient information to complete the necessary planning for delivery of services to be provided by the Town. For example, providing transportation, water, and sewer services are all items for which planning must be done for large areas and implementation often takes a decade or more. ***Thus, under the current zoning and proposed Master Plan requirements and processes neither the Planning Board nor the Town staff is likely to be able to make informed decisions and recommendations.***

### Suggestions

We are both advocates of planned development and of Chatham Park. The appropriate development of this large land area holds great promise for economic development, a robust mix of housing, reduced transportation impacts, and conservation of environmentally sensitive areas, to name a few benefits to the citizens of Pittsboro and Chatham County. If there is any land in Chatham County that should be developed using a planned development framework and a Development Agreement, it is the land owned by the developers of Chatham Park. Chatham Park, however, is not just any planned development. It is the largest planned development ever proposed in the State of North Carolina. The Town of Pittsboro staff and boards need, and the citizens deserve, to have in place the best possible regulatory framework, created by Town staff and independent consultants with planned development expertise. The current proposed framework, including the PDD zoning, the Master Plan requirements, the Small Area Plans

concept and requirements, and the approval process and timelines, all were created by the developer.

At the May Planning Board meeting, the developer's representative stated they will not be able to do more within two years than complete the planning and design for the medical office building and be ready to begin construction. The Master Plan submitted by the developer proposes the developer be given two years to submit the Development Agreement and Additional Elements, and Small Area Plans cannot be submitted until these items are approved. The developers have stated on multiple occasions in public meetings that once the new UDO is adopted they will conform to its requirements, although to date these have been oral representations only with no such language included in the Master Plan document. In view of all of the foregoing, if the Board of Commissioners votes to approve the Master Plan, we recommend that one of the following suggestions be incorporated into the approval:

1. All language in the Master Plan regarding the contents and timelines for the Development Agreement, Additional Elements, and Small Area Plans be deleted, these topics to be negotiated separately after the UDO is adopted.
2. All language in the Master Plan regarding timelines for the Development Agreement, Additional Elements, and Small Area Plans be deleted and language inserted in the Master Plan stating that the developer shall abide by all provisions of the new UDO, the UDO to prevail when the approved Master Plan is inconsistent therewith.

Thank you for your consideration of our request.

Sincerely,

Carolyn Elfland  
Planning Board Town Resident Representative

Bob McConnaughey  
Planning Board Town Resident Alternate Representative

cc: Alfreda Alston, Planning Board Member  
Raeford Bland, Planning Board Member  
Shannon Plummer, Planning Board Member  
Brian Taylor, Planning Board Member  
Brian Gruesbeck, Town Manager  
Stuart Bass, Planning Director  
Paul Horne, Parks Planner  
Alice F. Lloyd, Town Clerk

## Statement in Support of Chatham Park

As President of the Chatham Economic Development Corporation and a resident of Pittsboro, I want to express my support for Chatham Park. My support stems from Chatham County – and Pittsboro's – desperate need for quality jobs. As our board members noted in a presentation to this body last week, over 34,000 Chatham County residents are in the labor force but we are home to only 15,000 jobs (both public and private sector).

We also desperately need to diversify our tax base. Of our \$8.4 billion tax base, only \$700 million (just about 9 percent) is commercial and industrial. Our development as a bedroom community has not served us well. We continue to rely on home owners for the vast majority of our property taxes and we continue to leak retail tax dollars to other communities to which our residents commute.

Over the nearly seven years that I've been in Chatham County, our efforts have been hamstrung by the county's lack of product – modern flexible buildings and appropriately zoned commercial and industrial land served with adequate infrastructure. Numerous projects have come to the Research Triangle, landing primarily in the Research Triangle Park and in the urban core of Raleigh and Durham.

Just in the last couple of months, we have submitted land within the Chatham Park assemblage for two projects, both of which would create well-paying jobs. One would create a minimum of 50 jobs, the other, a minimum of 300 jobs. Both projects would invest significant capital, with a minimum investment of \$200 million for the larger project. One of the projects would be a tourist draw and both would pay well above the average county weekly wage of \$625.

Both projects are still considering Chatham County and that is entirely because of Chatham Park. For these companies, the opportunity to be a pioneer in a new community based on a live-work-play model is appealing. Chatham Park differentiates us from the competition.

I'm not here tonight to promise you that if you approve the rezoning request and PDD that these two projects will come.

But I can promise you that if you fail to approve the rezoning request and PDD, these two projects will NOT come. And other potential projects will go elsewhere as well.

Our development partners at the Research Triangle Regional Partnership and at the NC Department of Commerce are watching and waiting. You hold the key. I hope you will move forward with the needed approvals to help Pittsboro and Chatham County prosper.

Dianne Reid  
President, Chatham Economic Development Corporation

Let me be quite frank. BOC members, Pittsboro citizens, and Chatham County citizens have been abused by Chatham Park Investors for a very long year. Because they are land and money rich, they clearly think they have the right to bully us, stress us and weaken us until they reach their goal, and thumb their noses at us by saying we have no rights to certain information, since it's "proprietary." I have a simple recommendation. Send Chatham Park Investors, tails tucked, back home until they are willing to protect existing citizens' interests, health, safety, water quality, air quality, and life investments. Be strong leaders. Demand a valid master plan supported by sufficient environmental, economic, educational, social, cultural, transportation, and other analyses and commitments, including guarantees to protect our most basic need - clean water. And please let Chatham Park Investors know that nothing is proprietary when they come to you with hat in hand. They are asking for your approvals, not the other way around.

John M. Alderman

Pittsboro

My name is Mary Lucas. I live at 371 River Road, Pittsboro, NC

Here we are once again reviewing Chatham Park. Many are asking "why is this taking so long?" when in fact, given the scope of this project and the experience of Pittsboro government officials and staff in analyzing something this big, it has proceeded relatively quickly; however, there are still many issues that should be resolved before beginning development.

From the beginning of this process, Chatham Park Investors have said all the right things:

On page 2 of the revised Chatham Park PDD Master Plan:

"Chatham Park is envisioned as a comprehensive live-work-play community that will preserve open space, create parks, establish vibrant village centers as focal points for work, entertainment, shopping, dining and recreation and create attractive connections among neighborhoods, businesses, schools and parks both inside and outside Chatham Park."

What's not to like about this? For many in Pittsboro, this is an admirable and attractive concept. As is most often the case with any large project, the devil is in the details.

How do you get there from here?

On page 3: "Creeks and stream valleys will serve as natural buffers between neighborhoods and as trail connection points connecting neighborhoods of distinct personalities."

The problem is **which** creeks and **which** stream valleys and how much do you buffer them? Chatham Park has agreed to buffer intermittent and perennial streams **that they identify**. However, they seem to have a way of identifying streams that differs from standard GIS analysis. We don't know for sure since they will not release to the public their GIS surveys. We do know the investors omit those pesky ephemerals, which are the source of all the streams. If you destroy ephemerals, you destroy intermittent and perennial streams.

If you bulldoze steep slopes (20% or greater), there will be sediments, nutrients, and toxicants pouring into the Haw River and Jordan Lake. You risk enormous environmental damage that will affect the quality of life of everyone in Chatham. As we have seen again and again in Chatham County with other developments, engineered storm water protections do not work nearly as well as the natural environment.

Much of the land bought by Chatham Park remains undeveloped for a reason. This is some of the most rugged land in the Triangle, filled with streams and steep slopes. Because of the challenges to development, it has not attracted developers until now. Tim Smith and Bubba Rawl bought this land knowing of these problems and of the existing zoning..which was put in place for the reasons noted above.

This land has become Chatham's unique treasure. Let's protect it with a conservation plan in place before any development begins. In this way, Chatham Park could become a model for responsible development and attract the kinds of economic development that will benefit all.

Thank you.  
May 20, 2014

## Alice Lloyd

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**From:** JENNIE DELOACH [jen\_girl@msn.com]  
**Sent:** Tuesday, May 20, 2014 8:26 AM  
**To:** wgterry2012@gmail.com; pbaldwin@pittsboronc.gov; Michael@MAFiocco.com;  
jfarrell@pittsboronc.gov; ekwfoley@gmail.com; chathambeth@gmail.com;  
bgruesbeck@pittsboronc.gov; aflloyd@pittsboronc.gov  
**Subject:** Chatham Park rezoning

I stopped by Pittsboro yesterday to pick up my usual Boston cream donut from Phoenix Bakery and my thoughts turned to what this trip would be like when Chatham Park is here. The first thing that came to mind was that I parked on the road right in front of the bakery. That won't be happening with Chatham Park. In fact, I suspect 15/501 will be 4 laned through Pittsboro. Of course, I don't know because there is not traffic impact statement. (here is where I ask y'all to require one **before** allowing for rezoning!). The Department of Transportation uses the number 7 for how many vehicle trips a day will come from a single household. Assuming 22,000 homes, that would be 154,000 more trips in and out of Chatham Park every day. Somehow I'm not seeing me backing out onto 15/501 from a parking space in front of the stores. So if I don't park there, where in downtown Pittsboro will I park? I know all these new residences are supposed to be bringing in new customers for the town stores, but where will they park and how will they be able to cross the street? It is already difficult to enter the circle around the courthouse at certain times of the day. **Let's make them do that traffic impact statement so we can know exactly what to expect!!!!**

The environmental review board was removed from the Conditional Use Permit process by the Republicans in the Board of County Commissioner. Brian Bock said he didn't disband it, he just kept it in his toolkit for use when needed. It seems this is an important development and it should be required to go before the environmental review board before being approved. Who would be against that?! Let's not let the developers build close to the Haw River when we know the affects that will have!

Don't give away your only leverage... rezoning approval! This project is going to go ahead. Let's **help** the developers make it good for **both** their financiers **AND** the county! The developers will make money off the deal... lots of money... but we will be the ones left with what they are bringing to the area. Let's study the plan enough to ensure we will be happy!

I could go on, but I will just trust that y'all will do the right thing. I'm not asking that the project be stopped, just that it be done with our current community in mind. DON'T GIVE AWAY THE ONLY LEVERAGE YOU HAVE!!!!!!!!!!!!!!!!!!!!!!

Jennie DeLoach

## **Written Comments for Public Hearing on Chatham Park rezoning and (Revised) Master Plan 5/20/14**

*Liz Cullington, 390 Rocky Hills Road, Pittsboro*

### **GENERAL COMMENTS ON THE REVISED MASTER PLAN (as of 4/28/14)**

These comments are in addition to or add more detail to my prepared verbal comments for the hearing. I believe that even after a year the plan is so fundamentally flawed the rezoning should be rejected. However, precisely because some of the changes the Town and/or others have requested have not been made, or seem significant, seemingly easy wording revisions with huge repercussions are being overlooked. I have addressed those in the following section after these "general" comments.

#### **Lack of affordable housing**

Without an upfront commitment in the Master Plan for a certain percentage of affordable housing units in Chatham Park, there is likely to be none. While Chatham Park has persuaded some members of this Board that this should instead be a Town Plan they have deferred coming up with an Affordable Housing Plan for Chatham Park for two years. This is not something that takes a lot of preparation, nor something that is being rolled into the UDO process, it's a question of commitment, or not. Prior to the rezoning is when the Town has the leverage to insist upon this, because without it Chatham Park will not be a complete community, and will not meet the goals of the vision statement.

Land developers and homebuilders make the greatest profit on the highest density, with the lowest land and infrastructure costs per unit, but they then make the most profit by erecting the fanciest and most expensive home that can be sold at that density on that small a lot and that close to neighbors. So they have no incentive to build the smallest and most affordable homes.

#### **Failure of the Plan to Ensure its Goals and Promised Benefits**

The aspirational goals of CPI's presentations as a magnet for high tech or for corporate headquarters, surrounded by nature, is not reflected in the master plan besides the grudgingly accepted and non-binding new "vision statement." In addition to the lack of dedicated conservation area (except Stinking Creek), the master plan does not commit the developers to the slow buildout they keep talking about, and does not reserve any acreage at all for the gradual recruitment of the high tech companies (or even global HQs) that their presentations and PR make so much of.

The developers have claimed this could be the "new RTP" because of comparable size, but of the entire 7,100 acres only 12% (a mere 865.4 acres) is designated for R&D, of which part has been leased to Strata Solar, leaving 705.4 acres (10%), and thus one-tenth the size of RTP.

Worse, the Table of Permitted Uses shows that allowed uses for R&D areas are so broad that there's no assurance they would have to be held to recruit particular uses, or companies.

Clean tech companies would be particularly sensitive about their carbon footprint, and in fact many large publicly-traded companies are eager to "green" their corporate HQ operations

because their wider enterprise is polluting. It seems very questionable that they would find this development attractive given its lack of conserved areas, its lack of development standards, let alone green building standards or any other true innovation like porous and/or solar paving, rain harvesting and so on.

### **The proposed plan doesn't fulfill the requirements for a PDD**

The master plan doesn't meet the requirements for a PDD in many ways.

- a) the plan fails to "preserve critical environmental resources;" critical environmental resources on site are not preserved, and critical environmental resources off site are threatened
- b) the plan fails to "assure compatibility with surrounding land uses and neighborhood character" (zoning ordinance p.15)
- c) the PDD also appears to only allow localized higher density, not higher density overall, in order to achieve these goals
- e) the Master Plan fails to meet the requirements of PDD zoning, which requires appropriate 'transitions' between dissimilar uses at or near the project boundary, not just for those uses normally requiring a special use permit

### **No PDD without a phasing plan**

The Town's PDD zoning requires a phasing plan, and there does not appear to be a provision for this requirement to be waived or deferred, even if it is deferred to a Development Agreement, a mechanism that is not described in the ordinance. To accommodate this much development on this acreage would surely require far more detailed planning than has been presented. CPI appears not to want to be bound by submitting such plans, or doesn't want the rest of us to see them. Or didn't want to pay for detailed maps. Regardless of the reason, while the weak wording of the PDD ordinance states that the Board can "recommend" changes to the plan, rather than "require" changes, this does not mean the Town does not have the authority to insist that the plan and the developers comply with the fundamental requirements in its ordinance for an application for PDD rezoning.

### **Road network, impacts, unapproved interchange**

The current proposed road system for Chatham Park relies on a town plan that was created to serve Chatham Park, but is one that requires an unusual amount of new road construction through currently private non-Chatham Park land. How many people whose property would be either taken, or affected by these roads are aware of that? To create more east-west connectivity between Chatham Park and the existing town just exacerbates that threat.

A typical planned development is on a coherent compact tract and is served by its own internal roads, with several external access points to adequately sized highways. Chatham Park is none of these things. It is hard to imagine a less coherent assemblage of land, and one that so totally offloads its transportation system to other people, their taxes, and either their land or its full use and value.

A second major problem with the roads plan is that the entire land use arrangement hinges on a central future interchange that NCDOT has not approved. Since CPI has been attempting to get approval for this interchange for years, and got a mixed use (MUPD) zoning for the area near that interchange, it seems clear that this is not as Mr. Culpepper stated a minor issue regarding design of a bridge, but a more fundamental issue involving the steep hills, curves and

lack of sufficiently long sight lines in the area of the proposed interchange. The location of that crosspoint was not based on engineering guidelines but land acquisition.

Thus it is simply unacceptable for the entire plan to be approved when it's most fundamental hinge has not been approved, and may never be approved. Nor should the Town facilitate the potential fraud of CPI being in the position to sell on up-zoned land at a higher value when there is no knowing if the interchange will be built and that high density and proposed land uses can be supported and served at that location.

### **Activity Centers**

As I've noted in all my previous written comments, density in all planning sections is higher than it appears on the land use map, because of the 10% set aside for infrastructure, and a further 10% for non-residential uses (and now public buildings that won't count towards that 10%). But the extraordinary status of the "activity centers" which are overlaid on the numbered sections, but have additional large GSF maximums basically means that the Board cannot actually know what it is approving.

The more these activity centers sprawl, the more squeezed the overlaid residential and other planning sections will be, leaving even less room for parks, greenways and truly public amenities.

This, like so many other aspects of this vague plan, are clear signals that the developers either expect or (want to remain open to) status quo commercial sprawl favoring cars over pedestrians, and are very far from committing to the "small walkable village centers" of some other large developments of comparable size, including those featured in CPI's presentations, and now written into the non-binding "vision statement," and even in the text of the plan at p. 10.

Clearly, the developers want to get advance permission for an enormous amount of extraordinarily dense development of all kinds with no clear idea yet what they or others will actually be doing. This is just another indication that the project needs to be broken up and approved in phases.

### **Incompatibility with the Land Use Plan**

The Land Use Plan anticipates that the Town would grow organically outward with decreasing density (not that one side of it would have higher density than its center) and with the lowest densities near the Haw and Jordan Lake. CPI has ignored the plan as it has ignored the SW Shore Assessment (that it requested) and the town's ordinances that the plan either claims exemption from, or simply ignores.

Mr. Culpepper has tried to persuade the Board that high density near the Haw River and Jordan Lake is actually better than very low density, saying in pious and disapproving tones that Chatham Park would not allow "wells and septic near the Haw and Jordan Lake." As if wells were a pollution source! In fact CPI is proposing to discharge its treated wastewater and untreated polluted runoff directly to the Haw and Jordan Lake.

This is a typical PR technique, to speak of something disapprovingly as if its a given that it's a bad thing universally accepted as such. Or to couple something innocuous with something less

so. But a septic field in appropriate soil is not a threat to the Haw or Jordan Lake. The degradation of these waters is caused by wastewater discharges, sewage spills, runoff from paved areas and chemically treated lawns, silt from construction sites and so on, all precisely the things that Chatham Park is designed to create and discharge.

In addition, Mr. Culpepper has said that CPI will address the problem of density near the Haw and Lake by clustering development, but clustering doesn't reduce density, it makes it even higher in one place, and the same overall, and doesn't affect the fact that the overall density is far higher than projected in the land use plan. Clustering at any density would have no water protection benefit unless there is a large area of intact forest downslope from every developed lot. Test plots have demonstrated what can be observed, that mature forest absorbs and stores far more rainfall and associated runoff than grass, because tree roots direct water deep into the soil where it is stored and released later, if it all. In fact they are 67 times more effective. Thus for stormwater protection mature forests need to be conserved upslope from new development and downslope from development at any significant density. (More detail in **Forests and Stormwater** section below)

This is the rationale for the 2,000 foot buffer to the Haw in the Land Use Plan.

More importantly, clustered or not, the proposed density is far in excess of that allowed by the Town's and state's watershed rules, with the "high density option" not allowed in WSIV-CA areas of the project.

From my personal experience after 17 years in a very hilly neighborhood with lots of 2 to 10 acres, I can attest that there is significant run off and creek flooding from lots that are cleared and grassed, but none from the larger forested lots that are not extensively cleared, with the exception of steep areas of road.

### **Forests and Stormwater**

Compared to grass, an area of mature forest stores an astonishing 67 times more rainfall and runoff than grass, because deep tree roots send water deep into the soil. By storing the water and releasing it more slowly, forests also contribute to less variable stream or river levels over time. This prevents flooding and erosion, and protects water quality (and water supply). It is also likely that this process is also related to the uneven surface of a forest floor, broken up by crisscrossing tree roots, and stump holes, allowing water flow to be slowed and absorbed, compared to pasture. On the other hand, a cleared and landscaped grassed area that is not pasture but which has to be level enough to be mowed is an extremely poor buffer in sloping terrain during a heavy rain event. This is especially true with the various types of clay soil found in Chatham County. The activities associated with development, logging, bulldozing, grading, construction, etc. all compact soil further.

Sources: <http://www.theguardian.com/commentisfree/2014/jan/13/flooding-public-spending-britain-europe-policies-homes>

<http://onlinelibrary.wiley.com/doi/10.1002/hyp.9826/abstract>

### **The perils of a giant Property Owners Association**

As a development Chatham Park will be unique in our state in having so many residents subject to a single Home Owners Association (HOA), or Property Owners Association, and for Pittsboro this will mean having a parallel but undemocratic government for Chatham Park. At built out it could mean 90% or more of the Town's residents living under this most undemocratic big brother.

What does NC law say can and cannot be in the restrictive covenants and in the bylaws? It will hardly matter that those can be changed because for decades the developers and their successors could still hold the reins of power, depending how the original charter will be written, something that the Plan does not address, and that the Town will have no role in developing. These charters can keep a development's residents powerless for decades. Preston Development's Whitebridge housing development bylaws gave lot owners one vote, but gave the developer three votes per undeveloped lot.\* Such mechanisms can keep developers in the drivers seat until they have wrung the last penny from their investment. If the imbalance can be 3 to 1, who's to say it can't be 10-1?

\* [http://rsfincher.com/communities/whitebridge/whitebridge\\_bylaws.pdf](http://rsfincher.com/communities/whitebridge/whitebridge_bylaws.pdf)

### **Lack of development standards**

The plan is stunningly deficient in standards that would promote and create the "quality urban design" and "exceptional design, character and quality" even when the "additional elements" are eventually added, and there's no telling what they will be. Based on the many areas of the plan where the standard is to have no standards, and the phasing plan is "whatever we want, when we want," even these "elements" may turn out to be a list of things that don't have to be done, or requirements that don't have to be met.

The only aspect of urban design that Chatham Park Investors seem to have embraced is density. Of course, since higher density is more profitable.

In the case of Development Standards (Section VII, p. 35) however, there is not even the offer to produce a project wide code. If the expectation is that an eventual Unified Development Ordinance for Pittsboro would substitute, I am very concerned that it is a project that is going to fail to serve either Chatham Park or the rest of Pittsboro, since they are so utterly different. Chatham Park will still need its own guidelines and code, beyond what can be imposed elsewhere.

### **Uncertainty re adequate water supply**

In a manager's update I read that DENR was willing to allow Pittsboro to draw significantly more water from the Haw River. Besides the cost of a new or expanded plant, I've been told that this larger amount is simply not available from the Haw River at all times (Haw Riverkeeper). Meanwhile, regarding a possible Jordan Lake allocation for Pittsboro, the March 12 Manager's update in that date's agenda packet states that DENR is not due to "comment" on the Town's request until some time in August. It is not quite clear when the actual approval would come through, if indeed it will.

If the Town approves Chatham Park, the rest of us will be paying to build a long pipeline or several whether from Jordan Lake or to purchase water from wherever we can, and these projects will have to be paid for by Pittsboro taxpayers and water customers.

## **ADDITIONAL REVISIONS TO THE CURRENT PLAN**

If the Board is going to proceed to approve some form of the current Master Plan, I would urge you to explore and discuss the following problems and suggested revisions because failure to do so could have significant impacts on our Town's finances, future, and ability to grow outside of Chatham Park.

### **Revise text for Small Area Plan approval**

In spite of the newly detailed procedure for the review of "Small Area Plans" the Master Plan still contains language that could force the Town to approve plans as presented, without change. On p. 41 the plan states: "*All such plans shall be acceptable to the Town and shall reasonably reflect the anticipated needs and services for the development in that area and the methods proposed to provide the same.*" (emphasis added)

This should be revised to read:

*"All such plans shall be presented in a format ~~shall be~~ acceptable to the Town and shall reasonably reflect the anticipated needs and services for the development in that area and the methods proposed to provide the same."*

### **Amend review process for small area plans**

The review process for small area plans puts the public hearing at the end of the process, and after both staff and planning board review. This also appears to be the Town's process for either some or all rezoning requests. However, that is based on the model of a small stable town where rezoning etc. occurs within the town, and the planning board members are supposed to be familiar with the context. In the case of Chatham Park, members of the planning board would be residents within the town limits with some from the populated areas within the ETJ. The town has pulled Chatham Park's acreage into the ETJ but not it's surrounding acreage. Thus these PB members would not likely be neighbors or especially familiar with the area covered by a Small Area Plan. I do not understand why the planning board is expected to pass on a recommendation on anything, whether a half-acre rezoning, or several thousand acres, without the benefit of a public hearing before hand.

### **Revise annexation provisions:**

The revised Master Plan provides language regarding petitions for annexation for areas within Chatham Park (p. 45) that needs discussion and revision. Firstly, a petition can be presented prior to a site/subdivision or even a small area plan. The County Attorney stated on December 19th that annexation requests must be acted on within 12 months, but there is nothing in the Master Plan to prevent annexation petitions submitted far in advance of development.

Secondly, such an area need not not be "contiguous" with the town limits but can also be one adjoining any property "*that is described in a previously submitted annexation petition that is pending consideration by the Town.*" No annexation petition should be submitted until the intervening area has been annexed. Otherwise the entire 7,000 plus acres could be submitted for annexation with no plans, in rapid succession.

The Master Plan on p.45 (#5) should be revised to read:

*"5. ~~Prior to or~~ Contemporaneously with submittal of any subdivision, site plan, or other development plan for any property in Chatham Park PDD, if all such property is not already in the Town limits, a petition for voluntary annexation into the Town also will be submitted. The property in Chatham Park PDD that is described in any such annexation petition shall be contiguous to property that already is in the Town limits ~~or that is described in a previously submitted annexation petition that is pending consideration by the Town.~~"*

It makes no sense to entitle one area to water and sewer etc decades in advance of need, to the detriment of other town development. While there may be an argument for the increased revenue to the town, actual buildings generate more revenue than land alone. Annexation of undeveloped land might offer profits for the developers though, when selling tracts to homebuilders. The Town needs to retain the authority to control and phase annexations, especially given the disgraceful lack of transparency about phasing from the developers.

### **Clarify the authority of the developers' "Development Review Committee"**

A revision is required on p.45 (#7) to clarify that the developers' committee may be the only entity that can submit development plans for Chatham Park, but that it is NOT the sole entity that can "interact with the Town with respect to development applications in Chatham Park PDD from any person or legal entity." This current language threatens to cut out other interested parties such as adjoining landowners or residents, or even the future residents of Chatham Park.

This language should be revised to read:

*"Applicant will establish a "Development Review Committee" for Chatham Park PDD. Applications for development in Chatham Park PDD shall be submitted to the Town by the Development Review Committee and it will be the exclusive agency authorized to ~~interact with the Town with respect to submit~~ development applications in Chatham Park PDD from any person or legal entity.*

### **Reconsider and/or revise the early development allowance**

In the October revision of the plan, 5% of residential allocation and 15% of non-residential GSF maximums could be allowed prior to small area plans, the development agreement, "additional elements" and so on, but this was stated as 5%/15% of the totals within a numbered planning section. Now it's 5%/15% of the whole (p.45 at #3). That's a huge difference, vastly increasing the amount of early development, from at most 300 homes to 1100 homes, and from at most 884,475 gross GSF, equivalent to 6 Walmart supercenters of non-residential development, to now 3.3 million GSF or 22 Walmarts.

It's not very persuasive that the developers would want to put in new roads and infrastructure to build a little bit here, a little bit there, and to know where to locate this early development they would need to have plans for the surrounding acreage even though they aren't being asked to present those for review.

And while the developers have pointed out that Pittsboro's ordinance is outdated especially regarding parking requirements, all this early development would have to meet those outdated requirements with their excess parking (Plan p.38) and not be required to have porous paving as one would hope would be a revised ordinance as well as in Chatham Park's "Master Parking and Loading Plan" in two years.

This significant amount of early development would also occur without plans for tree protection, landscaping, signage, or a Master Stormwater Manual.

Another serious drawback to allowing this random early development is caused by the plan's lack of development standards and architectural guidelines. If early development is customer-driven, it risks status quo development that could be inconsistent with the PDD's requirement to create a community of "exceptional design, character and quality." It could make that impossible to achieve.

**Require upfront financing with a stormwater bond at each small area plan or site/subdivision plan stage, as is required in the zoning ordinance and state rules**

Page 35 of the Master Plan states: *"With regard to specific sections of the Zoning Ordinance the following revisions to the standards/regulations contained in that ordinance shall apply within the Chatham Park PDD:....*

*"5. §5.5.10, Approval of the PDD and PDD Master Plan for Chatham Park grants approval for Chatham Park to develop under the High Density Option."*

The current wording automatically grants approval for Chatham Park to develop the entire acreage under the High Density Option, without meeting the requirements in the ordinance for that higher density, and without posting the required bond.

If the intention were only to utilize the High Density Option, this statement would not be in the plan specifically in the section describing sections of the zoning ordinance CPI that would NOT not apply to the project.

Normally under 5.5.10 the high density option is only allowed if all requirements are met, not just "engineered stormwater controls" but maintaining land cover, a program for inspection and maintenance, and most important of all, the bond. This bond has to be 125% the cost of the stormwater system and cannot be prorated. There's a reason for this. Under state rules, if the high density option is requested in protected areas of the watershed (WSIV-PA), that stormwater system becomes the responsibility of the Town.

The Town's zoning ordinance states on p. 78 at Note 15(B) that *"Development in a PDD District is subject to applicable overlay district regulations unless amended, waived or modified in accordance with the terms of the approved PDD Master Plan."*

However, while this can be done, as is being done, regarding the Major Transportation Corridor overlay districts, it cannot be done for the watershed overlay districts that based on state water quality rules.

This wording at #5 should be deleted. The stormwater section should be revised to state that the required bond must be provided with either a Small Area Plan or site/subdivision plan, whichever plan would authorize the construction of one of the proposed "regional" storm water systems. A different reference to the "high density option" can be inserted there if desired, but since it cannot apply to critical areas of the watershed that needs to be spelled out, that Chatham Park would be developed under the high density option of the Town's Ordinance, in those areas of the development outside of the Critical Areas of the WS-IV watershed.

Perhaps the most important of the requirements in 5.5.10 of the Town's Ordinance (and the subsequent referenced sections) is that for an upfront bond to equal 125% of the construction cost of the stormwater system for a development. Instead, elsewhere in the plan, CPI are proposing a funding mechanism that would be held by the HOA/POA and funded to an extremely minimal level (15%), and then only after 5 years after homes are sold or construction is complete (certificate of occupancy issued), (plan p. 21). If funds from this minimal escrow account are spent, the "Property Owners Association" has 5 years to get it back up to it's partial level! Yet nowhere is there any mention of Chatham Park Investors being legally required to pay for repairs to faulty systems they have installed!

State rules (at 15A NCAC 02B 0216(E)) mandate that if a local government allows this high density option with stormwater controls, then that local government must assume ownership, operation, maintenance, and replacement costs for that entire stormwater system.

While Preston's Master Plan states that all these responsibilities will remain with the Property Owners Association for Chatham Park, this discrepancy needs to be resolved. Right now the developers could saddle the town with all the responsibility and none of the funding.

It would probably seem unreasonable to require funding decades in advance of development for all 7,000 plus acres (if in fact development is actually going to take decades), and hard to calculate the construction costs in advance of at least small area plans, or even site plans, the plan should be revised to provide the town with the required upfront bond for the stormwater systems for which it would be legally (and thus financially) responsible. This should be done at the small area plan stage, or at the site/subdivision plan stage, including for any early development prior to a Development Agreement.

### **The High Density Option cannot be used for all areas of Chatham Park**

Development under the "high density option" in both NC regulations and the Pittsboro ordinance, allows 70% coverage with engineered stormwater controls but is not available for development within the WSIV-CA (critical area) of the watershed, only the WSIV-PA (protected area).

Under Pittsboro's Zoning Ordinance (p.79) the WSIV-CA (critical area) parts of the watershed cannot have higher than 2 homes per acre density, or 24% lot coverage for non-residential development (in Chatham Park every area contains both). Thus those areas of Chatham Park in the WSIV-CA watershed have development far in excess of that, higher if additional "public buildings" are added. Those residential areas overlaid by an "activity" i.e. shopping center, would have have densities even higher, but impossible to calculate at this stage.

The 70% coverage maximum of the "high density option" where it is allowed (WSIV-PA) is clearly designed for a single lot, a single site plan, or a small subdivision, and not an entire town in different drainages covering 7,000 plus acres. Nor is it designed to allow 100% lot coverage because other areas are not yet developed. Even though the reference to "70%" has been removed from the Master Plan, there is no assurance that future proposed plans won't overload our local waterways, and adjacent properties, both during construction and on completion.

### **Revise the Plan to Prevent High Density in Critical Areas of the Watershed as required by the Town's stormwater ordinance**

Mr. Culpepper and the Board have primarily discussed low density versus higher density in areas near the Haw River and Jordan Lake in terms of the Town's Land Use Plan. Mr. Culpepper has presented the Board with a false choice between "wells and septic tanks" near these water sources (wells not being in fact a problem), or higher density development served by town water and sewer. (This in spite of the fact that the current wastewater plan shows decentralized treatment plants discharging excess effluent to these water sources, along with excess stormwater.)

However, low density in certain areas is not just a feature of the land use plan, it is also required by the Town's zoning ordinance, the ordinance under which Chatham Park Investors are seeking their rezoning.

The Town's zoning ordinance does not allow high density, or the "High Density Option" in the Critical Areas of the watershed, only in Protected Areas. Once the actual density is calculated using the requirements in the Town's Ordinance, the Critical Areas of the watershed (WSIV-CA) have a higher density than permitted. The up-to 70% built/paved etc. area with engineered stormwater controls allowed under the "High Density Option" is not permitted in these areas.

As Pittsboro Matters pointed out in its letter to the Planning Board this month, because the plan over-allocates development maximums to each numbered planning section (e.g. 5,570 homes) development could be zeroed out in the most critical environmental resource areas and still allow for the huge maximum in the plan.

### **Create Stronger Perimeter Buffers for Incompatible Uses**

Once the Master Plan (and or rezoning) is approved, the submitted permitted uses for each area would become vested rights even though some of these uses involve after hours traffic or noise (e.g. 'general warehouses' in Residential-Mixed Use areas). The revised plan does not allow for challenges to the actual use, only the 'transition treatments' and only those within 500 feet if the use would normally require a special use permit.

The Land Use map and table of uses indicate that dissimilar and incompatible uses are planned for all planning areas within the project.

In addition, the applicant is proposing to provide buffer treatments/distances only from existing structures rather than the property line, threatening the property rights of owners of undeveloped land and both their and adjoining neighbors' rights to enjoy privacy and protection on their entire property under its current zoning.

Currently, the Master Plan's buffer (non-) plan is a violation of Article XVII of the Town's zoning ordinance (p.188) regarding protecting impacts on neighbors from light, noise, dust, fumes etc.

It is also yet another way the Master Plan fails to meet the requirements of PDD zoning, which requires appropriate 'transitions' between dissimilar uses at or near the project boundary, at 5.8.8(b). Not just uses otherwise requiring a special use permit.

### **Parks and Open space (etc) issues**

a) (p.34) While both parks and open space are to be allocated with a Small Area Plan, it need not be within that Small Area, which could put them remote from Chatham Park (or Town) residents, and also allow Open Space to be continually pushed off into the future.

b) Since the developers have designated certain acreage as public parks, they can build a lot of housing units without any more parkland than a tiny playground.

This language should be revised to read:

*"Open space shall be identified in each Small Area Plan based on the proposed uses, and shall be located in the area covered by that Small Area Plan, unless specifically permitted by the Town Board to be located elsewhere through approval of an adjacent Small Area Plan or a recorded conservation easement. However the open space provided does not have to be placed in the area covered by that Small Area Plan. Flexibility shall be allowed for meeting this requirement."*

### **Problem with schedule for "additional elements" and Development Agreement**

If the board is going to proceed to approve the rezoning with this master plan, but no Development Agreement, then I foresee a huge problem with the timelines in the current plan. A proposed Development Agreement is to be submitted by the developer to the town (not the other way round) within 2 years after Master Plan approval. But the same time period is given for submission of the twelve "additional elements" some of which are as significant as new ordinances. The Town Board needs to rethink these deadlines to prevent everything being presented at once (or in the wrong order).

These additional elements need to be submitted sufficiently in advance that they are approved and in place before negotiations on the development agreement begin. The process to approve the long list of twelve "additional elements" could take several months. The time required for negotiation of the development agreement (and it's required public hearing) is unclear but all indications are that it will be extremely contentious

In addition, state law regarding development agreements states that only those ordinances in force at the time of the agreement can apply to a development. Issues with Chatham Park, and aspects of the development that are being deferred to town-wide ordinances, such as affordable housing, would need to be ratified in the ordinance preferably before negotiation on the development agreement begins, or they cannot be enforced. In addition, anything that is waiting for the Town to revise it's ordinances could end up not being enforceable. What is the projected timeline for the UDO?

For this reason, the Phasing Plan and Affordable Housing Plan (p.39) which should have been part of the original master plan, with the Phasing Plan specifically required for a PDD, should be required to be submitted within 6 months of approval.

### **The calculations for new schools should be revised**

While Mr. Culpepper has stated that CPI have consulted with the Chatham County school system in deriving its calculated twelve new schools needed by Chatham Park, this is likely a significant undercount. CPI used the Chatham BOE's method based on Chatham's current population, 0.45 students per household (plan p.45). Calculations should be based on census data for comparable developments and areas. This would produce a pupil-per-household factor closer to 1.0 per household, possibly higher, and that would more than double the number of new pupils and number of new schools needed. (i.e. 24 not 12 new schools).

Since there is no phasing plan there is no guidance for when (or where) these 24 new schools would be needed, or how any shortfall in funding is to be obtained to have them ready in time.

### **Revise current land use summary table footnote:**

The footnote regarding the 10% non-residential use allowed in planning sections (even parks!) refers to "land area" but Mr. Culpepper stated on August 12 2013 (see minutes) that this 10% would be GSF of such non-residential development (i.e. building footprint, not lot acreage). This makes no sense because residential sections have acreage and a maximum of housing units, not GSF. In addition, this appears to be an attempt to only count the footprint of non-residential buildings, not their acreage. Mr. Culpepper needs to be asked what he meant, and the footnote revised to reflect actual gross acreage of non-residential development.

Example revision: *"\* Up to 10% of the land area within this Section may consist of gross [or net] acreage for non-residential uses in accordance with Section II (3) of the PDD Master Plan for Chatham Park provided that the uses are consistent with the table of permitted uses.*"

The current wording without this revision leaves a loophole for Mr. Culpepper's interpretation, as if the uses are the uses of the buildings, not the grounds, parking lots etc.!

### **Fix the the conflicts regarding the residential/non-residential maximums in the text and land use table**

The Master Plan text appears to cap DUs at 22,000 and non-residential construction at 22,000 GSF, but the land use summary table totals the allocations for each section (for a larger result) with no reference to the lower cap. This has not only caused public confusion, it also leaves some uncertainty as to what maximums will be entitled. There's a very simple fix.

a) Amend the land use summary table so that the total residential unit column reads 22,000 instead of 27,970 and non-residential GSF total reads 22,000

b) add a second footnote to both these totals, which could be taken and adapted from from the relevant text in the Master Plan: *"When the quantities are added together for all of the Sections, the total numbers are greater than the maximum allowable number of DUs and maximum non-residential GSF. This allows flexibility in establishing the actual number of DUs and GSF in Sections as development occurs. However, the maximum number of DUs and*

*GSF cannot be exceeded unless an amendment to Chatham Park PDD is approved by the Town Board of Commissioners."*

### **Remove mining and extractive industries as a permitted use**

Mining and extractive industries are permitted uses within every planning section of Chatham Park, even designated public park sections, except the three lowest density areas closest to the Haw and Jordan Lake. This is a land use normally requiring a heavy industry zoning, something otherwise not permitted in Chatham Park, it would also normally require buffers and conditions, but **not** a special use permit since it is not normally allowed in a zoned residential or commercial area. Thus CPI is attempting to evade normal protections applied to such land uses.

a) The developers may argue that this is to allow excavation for fill material, but this doesn't require this land use description which is far broader

b) If the table of uses is not amended the developers could lease land for gravel mining in areas not slated for early development and could do so before filing a small area plan covering the area, because such a project would require either no or minimal construction of buildings. Gravel mining requires blasting and there could be impacts on wildlife and water resources, loss of tree cover, and annoyance to neighbors (and potential effects on adjacent land values). Some areas of Chatham Park abut residential areas and just about all of Chatham Park adjoins area zoned residential.

c) It is not necessary to have "quarries and other extractive industries" as a permitted use in order for the developer to create man-made lakes.

d) The footnote to the table of permitted land uses (p.7) stating that "hydraulic fracturing and related processes are not permitted" is completely unenforceable since this is the land use category that fracking would be covered by if it weren't exempt from zoning. NC law and rules make it unlikely that the town or county can zone against fracking or require specific or industrial zoning.

### **Chatham Park Water and Sewer issues**

a) The Master Plan indicates that water and/or sewer customers in Chatham Park could be serviced by a privatized system, whether a HOA/POA or something else, that is a wholesale customer of the Town paying possibly lower rates.

*The plan states at p.36 that "Phasing of utility infrastructure improvements shall consider the need for both private and public systems to provide water and sanitary sewer service for lots and development parcels within Chatham Park PDD as well as contributing development within the larger drainage basin."*

The Town should be wary of a plan that would fail to provide the revenue for new water or sewer infrastructure, since Chatham Park proposes no other funding source beyond water and sewer sales and fees. In addition, the Town would have no control over rates.

b) Since CPI would apparently be building small wastewater treatment plants, it would appear that services for wastewater (and any eventual reclaimed water) would be either privatized by

Chatham Park, or privatized and then transferred to the Town, or a hybrid of both. Will the Town have to buy the small wastewater plants?

c) CPI have suggested they could utilize the unused part of Pittsboro's new, larger discharge permit for their proposed small regional wastewater plants, but their proposed sewer system map shows that only two of those plants would discharge into the Haw, and the remaining four would discharge to creeks feeding directly into Jordan Lake, and thus are not covered by the Town's permit.

**Non-appealable approval?**

The March revision of the Master Plan inserts towards the end (p.44) a reference to "final, non-appealable" approval of the Master Plan. Board members need to clarify if this makes approval of the Master Plan not appealable in court, and whether this is even a legally enforceable way to prevent approval of the plan being challenged.

PAUL KONOVE  
1459 Redbud  
Pittsboro NC

I appreciate your allowing the public one more opportunity to speak – and I hope that this session is not just a formality prior to your approving the Master Plan as it recently has been submitted without changes or comments.

I am not sure exactly what to say at this point. I have been attending meetings since August, and have been continually disheartened by the low level of discussion between the board, staff, or even with the consultant and the lack of for a better term – cross examination of the applicant.

Without paying close attention to all the details of the plan asking questions and having discussion with knowledgeable folks in the community, among others you could miss many important things and in my opinion you have been for the last 10 months. One smaller item brought up at the planning board meeting related to a landing strip planned for the development is a good example. Although the investors say this is just for helicopters for a future hospital, without specifying its purpose in writing, who knows what it could become – maybe something for drones. Without clarity maybe something ---- even crazy sounding like that could happen -----

Imagine drones landing and taking off every minute in our town, since our technology landscape is changing – who knows. Do we want this kind of uncertainty in the plan?

During the last planning board meeting, town planning board member Carolyn Elfland a retired UNC-Chapel Hill Facilities Director articulated what was stated by the consultant that conservation, transportation, water and sewer, and other major plan elements for Chatham Park, as well as impact analysis, are only effective in protecting the town and its residents if they are done at the master plan stage, and not kicked down the road to 27 small area plans. With a little math that comes out to around 27 different approximately 280 acres plans over 30-50 years that will magically all have linked plans for conservation, transportation, water and sewer, and sustainability, etc.

The kind of questions Ms Elfland asked, I had mistakenly thought you commissioners would ask. Or at least I and others presumed that Commissioner Fiocco being experienced in development and real estate might ask rather than appearing to speak on a consistent and persistent basis for the benefit of a major outside developer.

I would strongly encourage the commissioners who did not attend that meeting to listen to the tape of the recent questioning of CPI by Ms Elfland prior to any vote on Chatham Park and I would say you would be remiss in your duty if you did not.

I hope you seriously consider material recently provided by Pittsboro Matters and at a minimum - you will add those items recommended by Pittsboro Matters as amendments to any vote on the Master plan.

**Town of Pittsboro Public Hearing on Chatham Park PDD Master Plan  
May 20, 2014**

In anticipation of a large number of people signing up to speak at the May 20<sup>th</sup> Public Hearing on the Chatham Park PDD Master Plan, I would like to submit my comments in writing to save time.

Although not a resident of Pittsboro, I am a long-time Chatham County resident who enjoys dining, shopping, and using the parks in Pittsboro. I believe that the effects of the proposed Chatham Park are not limited exclusively to Pittsboro but will affect all of Chatham County. Therefore, I would like to submit the following comments to the Commissioners:

1. **Conservation first, then development.** Require that Preston Development set aside all of the conservation areas now, based on recommendations of the Southwest Shore Conservation Assessment. This should be done upfront before any development takes place, instead of piecemeal over many years. A lot can change in a 20-30 year build-out time frame – the current developers may no longer be around, properties can change hands. If Preston Development is serious about preserving ecologically sensitive natural areas, then they should commit now to placing conservation easements with a local land trust on high priority natural areas identified in the Southwest Shore Conservation Assessment. This action will permanently protect water and air quality, wildlife and plant habitats, maintain connectivity of wildlife corridors, and provide low-impact ecotourism opportunities that will generate revenue for Pittsboro and the county. It seems to me conservation of natural areas is a more enduring legacy than just another mega housing development. Chatham is blessed with an abundance of beautiful natural resources that appeal to both residents and visitors alike – why destroy what makes us special and sets us apart from surrounding counties?
2. **Jobs first, then houses.** We keep being told that Chatham County needs jobs. Have Preston Development first bring in the high tech companies they tout in their marketing materials with good salaries and benefits, not just the typically lower paying, no benefits construction and retail services jobs. What businesses other than UNC Health Care have demonstrated serious interest in locating in Chatham Park? How does Chatham Park intend to compete with the Research Triangle Park's new expansion plans that include housing to create a "live-work-play" environment in RTP and is closer to the RDU airport than Chatham Park? What will entice large companies to choose Chatham Park over Research Triangle Park? Is the promise of Chatham Park being RTP2 for real, or will Pittsboro just end up with a mega housing and shopping development like the other Preston properties?
3. **Just say no to golf courses.** The "Table of Permitted Uses" includes golf courses. Preston Development and their financial backer Dr. Goodnight love golf courses. "Golf course" is mentioned in the proposed master plan and giving Preston Development the greater flexibility they request would leave the door open to build golf courses and call them "open space". Golf is on the decline in this country, both financially and in numbers of people playing golf. Golf courses use a lot of land, a lot of water, and a lot of fertilizer. Chatham County does not need another golf course. I urge the Commissioners to exclude golf courses from the list of permitted uses.
4. **Bigger is not always better.** Does Pittsboro really need to grow to a population of 55,000 people? Why not keep it less than half that size? I'd like to close with a quote from Dr. Carl Safina, award-winning scientist and author: "Quantity isn't the same as better. Life improves with qualities such as health, safety, love, family, community, and compassion. More stuff, more crowding, more competition, more profiteering – and let's be plain, profiteering is what economists' growth-mania is always about—isn't what makes life worthwhile. Growth for the sake of growth? I don't see the point."

I urge the Commissioners to choose quality of life over quantity of development when considering the latest Chatham Park PDD Master Plan. Reject this latest proposal by Preston Development and require additional revisions to address these and other concerns. Pittsboro and our county deserve better.

Gretchen Smith  
598 Jones Branch Rd  
Chapel Hill, NC 27517  
919-454-6839

My name is Alicia Ravetto and I live and work at 1459 Redbud

I am architect and recognized leader nationally and internationally in green building and sustainable design. I commend you for hiring the Lawrence Group to review the Chatham Park Master Plan who provided detailed reasons of the pitfalls found in the Plan.

I applaud the intelligent and clearly expressed concerns of Carolyn Elfland, new member of the Planning Board at their May 5<sup>th</sup> meeting and urge all of you to listen to the audio recordings of the session to understand better the pitfalls of the rezoning request. The lack of responses from CPI did not deter the Planning Board to vote yes.

I still don't see a better plan in the last submittal dated April 28, 2014. There are more words in the written portion without substantiation on the actual drawn plans. I am disappointed and frustrated at the level of arrogance, disrespect for the community at large and the lack of professionalism shown by a team of supposedly experts who produced such a poor plan that will destroy the local business, the culture of the region and the environment.

The critical elements that have not been addressed, in my opinion, are:

1. Understanding of the ecosystem of the land CPI owns and disregard for sound environmental design to preserve steep slopes, provide adequate buffers and think out of the box to build a truly innovative new town. We all know better than this. Why do we keep accepting designs of the past without creativity and diversity?
2. The fact that the 5% residential and 15% non-residential will not go through any process of community participation or approval by the Town. They can build this in the next two years without any controls and without a development agreement in place. Can we really trust any developer who wants to have no limitations on anything?
3. A rich road network that can provide connectivity and transit options

Unfortunately we continue to have one way conversations and not real

dialogue conducive to a better understanding among all the stakeholders of a holistic approach to growth in the Town and the County.

*At a recent event the Clean Tech Summit at UNC Chapel Hill , and I quote from the notes on the website "Thomas D'Alesandro of Blakefield shared his [company's plans for Chatham Park](#), old growth forests will be rigorously protected, ...the new developments will include up to 35% open space, and that there will be hundreds of miles of bike trails and walking to promote car-free transportation.*

You, all 5 Town Commissioners, have the power now to be **bold** and say no to the rezoning request **as presented** and to guide it so that it shows a vision of a more sustainable future where the citizens participate in the solution, and the politicians, in their short time in office, speak and vote with the best interest of the community at large and where the claims of jobs are substantiated with numbers over time.

I urge to be bold and take a leap into a better future, not into an uncertain future designed by developers who don't go beyond what's been done before.

Thanks for the opportunity to speak!



## Soil & Environmental Consultants, PA

8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467  
sandec.com

May 20, 2014  
S&EC Project # 9948

To: Town of Pittsboro  
Board of Commissioners

From: Soil & Environmental Consultants, P.A. (S&EC)  
Bob Zarzecki

Re: **Chatham Park, Pittsboro, Chatham County, NC  
Special Meeting – Public Hearing – May 20, 2014**

Dear Commissioners:

My name is Bob Zarzecki and I am here today to present comments from my company, Soil & Environmental Consultants, PA (S&EC), on behalf of Chatham Park.

S&EC is a locally owned, environmental consulting company that has been practicing in this area for over 25 years. We are located at 8412 Falls of Neuse Road, Raleigh, NC.

I am a graduate of N.C. State University with a degree in Fish & Wildlife and a minor in botany. I worked for the NC State Fish & Wildlife Cooperative Unit and Department of Toxicology.

Later I worked for the NC Division of Water Quality (now Division of Water Resources or DWR) as the Riparian Buffer Coordinator within the central office and responsible for the coordination and implementation of the State riparian buffer programs across North Carolina.

I was involved early on in the development of the State Stream Identification Methodology and was an instructor of this methodology.

I assisted both Orange County and Pitt County in the delegation of the Neuse River buffer rules.

I was a member of the Technical Advisory Committee on the Stream Definitions and Verification Criteria section of the Town of Chapel Hill Land Use Management Ordinance.

I am now the Wetlands Department Manager at S&EC, responsible for the oversight of stream, wetland and buffer delineations and permitting. We were one of a few firms contracted by the State to field verify streams as part of a joint DWR and NC State stream mapping project, and were later asked to participate in a potential ephemeral stream identification study, which I participated in and will discuss in greater detail later.

I'm also an avid paddler and have paddled the Haw and Rocky Rivers countless times. I have always loved the natural and cultural beauty of this area, with the possible exception of the ticks. As one who spends a lot of time on and in the water, I am a proponent of water quality improvement within the Haw River and Jordan Lake.

Today, I'm here to discuss S&EC involvement with the Chatham Park development.

S&EC first evaluated the properties within what is now Chatham Park fifteen (15) years ago. I personally conducted some of these initial delineations.

The owners of Chatham Park came to S&EC almost ten (10) years ago now, very early in the process, with an entirely different plan to include a holistic approach of a live, work, play community, opposed to the previously proposed residential and golf course communities. Working off our previous evaluations, we delineated all potentially jurisdictional streams, wetlands and other waters on the entire 7,000-plus acre assemblage. We verified our findings with the U.S. Army Corps of Engineers (Corps) and DWR. We will continue to work with Chatham Park to maintain these verifications.

S&EC and other representatives of Chatham Park met with the Corps and DWR to discuss our findings and conceptual ideas for Chatham Park, including the obvious need for future stream crossings for road infrastructure and anticipated permits. From these meetings, the Corps assisted us in evaluating potential mitigation opportunities within the Chatham Park assemblage. The decision was made to pursue what is now known as the Chatham Umbrella Stream & Wetland Mitigation Bank. The first mitigation site within this bank is the preservation of the Stinking Creek Stream & Wetland Mitigation site. Additional mitigation sites have been identified.

S&EC has reviewed the draft "*Riparian Buffer Width Comparisons and Planning and Engineering Department Recommendations*" memo and associated table. We agree with much of the recommendations and these have been previously incorporated into the proposed Master Plan. We feel that the PDD should remain consistent with the stream determinations as verified by the Corps and DWR. Chatham Park has agreed to apply buffers on all field verified intermittent and perennial streams, and not just those identified as such on the USGS or Soil Survey maps, as the current Town's ordinances require.

We disagree with the recommendation to apply buffers to the ephemeral streams. Neither the DWR nor USACE require buffers on ephemeral streams. This essentially is a matter of extending the buffer of the intermittent and perennial streams up the drainageways and unnecessarily encumbering more property, that could otherwise be used for better purposes, such as stormwater treatment measures.

Statements have been made recently that the current State/DWR methods have been developed to identify ephemeral streams. The State currently has no field based method to identify ephemeral streams, as they do for intermittent and perennial streams. As I stated previously, S&EC was chosen by DWR to participate in a pilot study attempting to develop methods to identify ephemeral streams using their intermittent and perennial stream methodology. The current stream identification methodology was not developed for this purpose and as such is not appropriate to use in this manner. DWR abandoned this project.

We also disagree with the recommendation to require buffers on wetlands. Neither DWR nor the USACE require buffers on wetlands. It's not clear why the Town would want to take on this additional level of regulation and associated compliance when the State, who is responsible for the protection of wetland standards, does not require them. Also, many of the surrounding land around the wetlands in Chatham Park are sloped to the wetland. Discharging treated stormwater 50 feet away from the wetland, rather than at the wetland boundary via an energy dissipater or scour hole, may result in diffuse flow issues, rills and erosion.

We also disagree with the recommendation to apply additional buffers to waters within Cape Fear Shiner habitat. If the 100-ft and 50-ft buffers are deemed to be adequate to protect water quality and stream standards, why apply an additional 50-foot? There are no Fish & Wildlife Service (Service) designated critical habitat areas for the Cape Fear Shiner in Chatham Park. The Shiner is believed to be extirpated from the Haw River and Robeson Creek. The Service and NC State studied sections of the Haw River for potential Cape Fear Shiner habitat and survival potential, this research was later used in the Wildlife Resources Commission or WRC Cape Fear Shiner Augmentation Plan approved last year. Neither of the two sites evaluated in the Haw River were recommended for augmentation.

S&EC was present at your last meeting and heard the presentation from Pittsboro Matters. The slideshow presented photos of muddy water entering the Haw River and tributaries. These are clear violations of water and land quality regulations which primarily resulted during construction activities. We know that Chatham Park is committed to and promotes the most current and best sediment and erosion control measures and strict oversight of these measures during construction. As such we don't anticipate any such violations associated with the development of Chatham Park. Chatham Park is also committed to the highest level of post-construction stormwater management.

Thank you for your time, and S&EC encourages the efforts by the Town in their thorough review of the Chatham Park PDD and Master Plan, its protection of water quality, streams and wetlands, and offer our expertise as needed.

Town of Pittsboro Public Hearing on Chatham Park  
May 20, 2014  
Thomas D'Alesandro Remarks

Hello. My name is Thomas D'Alesandro. I live in Wilmette, Illinois and I have been working on Chatham Park's master plan for over two years. I build communities that are socially, environmentally and economically sustainable. The National Wildlife Federation, The Nature Conservancy, and the American Planning Association have recognized Columbia, Maryland, Reston, Virginia, The Woodlands, Texas and other places I've helped develop.

While each of these communities is unique, they are all alike in that people love them. We meld an appreciation for natural features and local culture with the best planning practices from the around the world. Chatham Park will be unlike any other place.

To celebrate Pittsboro's natural resources, we will design *with* nature, so stream valleys and forests will frame Chatham Park's neighborhoods. Residents will enjoy the same proximity to nature that originally attracted you to Pittsboro. Every resident of Reston lives within walking distance of parkland. Every resident. And that is our intention at Chatham Park.

To celebrate Pittsboro's cultural heritage, we've planned village centers with plazas to promote local traditions of live music, farm fresh organic, artesian and comfort food, and artistic craftsmanship. And, with dozens of historic places all around Chatham County, our planners will have a rich architectural legacy to draw upon in designing these gathering places.

The Chatham Park zoning combines the benefits of planning at large and small scales. Planning on a large scale allows for balancing the built and natural environments and for enhancing urban systems. Designing at the human scale of the Small Area Plans allows for attention to the little details that people love.

What we have *not* included in Chatham Park's zoning is a high-density transit oriented district like Reston Town Center. Reston's 85-acre Urban Core is supported by its connection to Washington Metro's regional transit system. This mixed-use zone represents only about 1% of the land in Reston, and beyond its borders are lower density neighborhoods, shops and offices, open spaces and other uses that were developed at scales comparable to Meadowmont, Southern Village and Fearington Village.

Let me close by assuring you that your approval of Chatham Park's Planned Development District will be a socially, environmentally, and economically sustainable part of Pittsboro that people will truly love.

Finally, to show you what nearly 2,000 acres of open space can mean for Chatham Park, I've brought copies of "The Nature of Reston" for your review.

Thank you for your attention.



May 20, 2014

### **Comments for Chatham Park Master Plan and PDD Re-zoning Public Hearing**

Good evening. My name is Elaine Chiosso. I'm the Haw Riverkeeper with the Haw River Assembly in Bynum, Chatham County.

The sheer size and scope of the Master Plan development proposed by Chatham Park Investors raises many serious concerns about impacts on waters and important conservation areas close to the Haw River and Jordan Lake.

Section 5.1 of the Planned Development District Ordinance has this important language that I urge you to consider in this re-zoning request: *"In return for greater flexibility, planned developments in this district are expected to deliver communities of exceptional design, character and quality that preserve critical environmental resources and provide open space amenities."*

We do not think that Chatham Park will preserve critical environmental resources. The developers must map and plan for protection of the streams, wetlands, steep slopes, flood plains and Significant Natural Heritage Areas on their land before any building begins.

To truly protect these critical environmental resources -- and the Haw River and Jordan Lake -- we agree with Pittsboro Matters that at least 41.2% of the land should be set aside for conservation, using Chatham County's watershed ordinance and state and federal guidelines exceeding minimum regulations.

Where will the drinking water for Chatham Park come from - where will the wastewater effluent go? The Haw River, Jordan Lake? What is the water conservation strategy?

These are critical questions for a development that will impact our entire region and should be part of the Master Plan before you approve the re-zoning request. Chatham Park is an unprecedented development --no Master Plan community this big has ever been built before in NC. The stakes are very high. These forests and streams that could be laid waste to bulldozers are part of a large unfragmented area that provides clean air and water for all of us, and habitat to both familiar and increasingly rare plants and animals. Is this the right place to build a city of 55,000 people and 22 million square feet of commercial buildings?

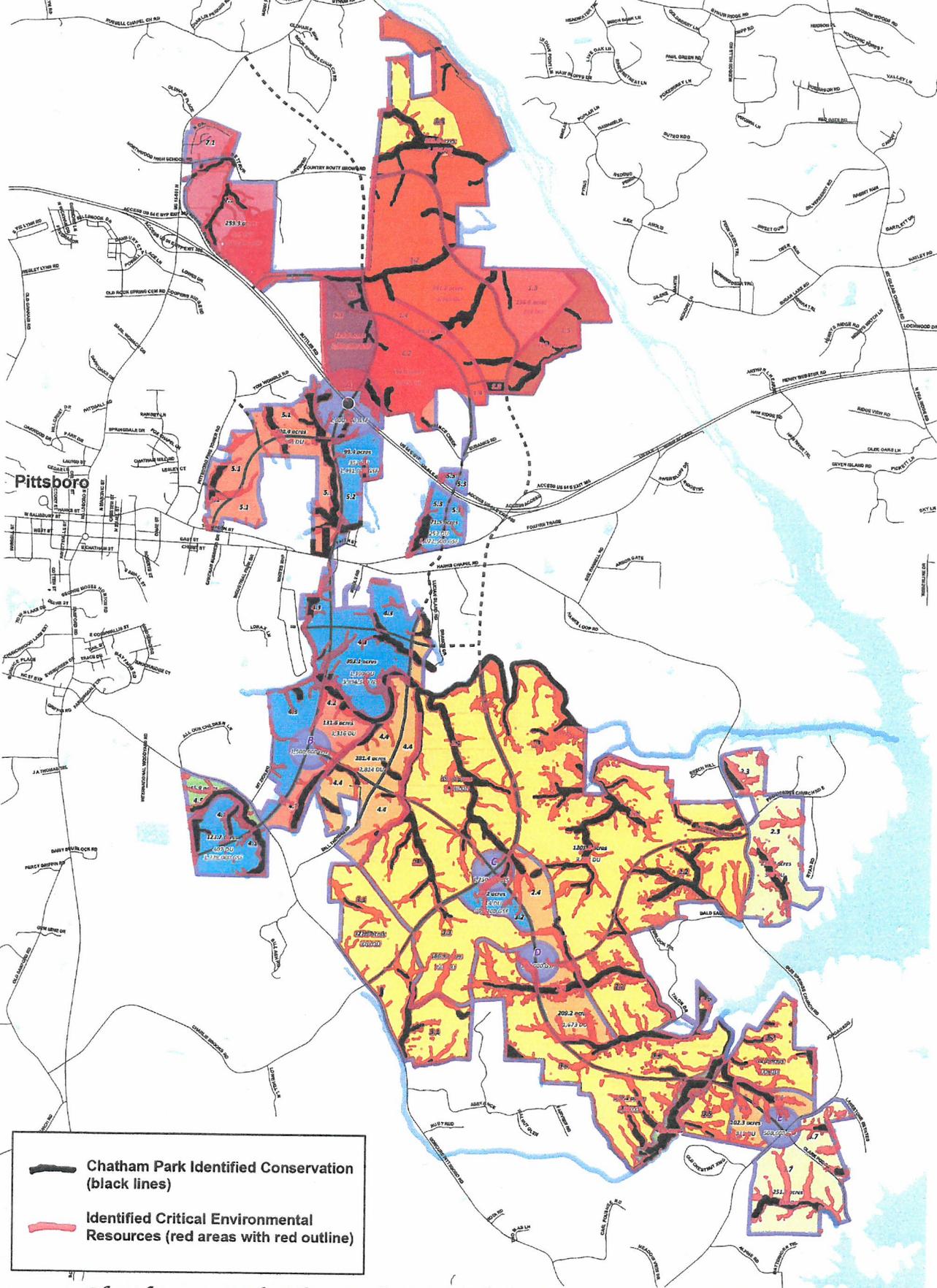
Chatham Park Investors bought this land with the zoning it currently has – which includes very low density near the Haw River, and near Jordan Lake, already considered impaired and in need of increased protection. The current zoning protects these areas and would not allow the kind of density that is being proposed here – not even by half. Without an Environmental Impact Analysis, a conservation plan and more information about roads, water and wastewater infrastructure, how can we truly say what the capacity of this land is for development without sacrificing natural resources that are important for all of us?

We do not believe that Chatham Park Investors have given you a Master Plan yet that demonstrates that they will provide greater environmental protection and benefits to the public welfare in exchange for the re- zoning they are asking for.

We ask that you approve a Master Plan that will assure protection for our community, waters and natural resources, while these important decisions are still in your hands.

Thank you.

Elaine Chiosso  
Haw Riverkeeper



 Chatham Park Identified Conservation (black lines)  
 Identified Critical Environmental Resources (red areas with red outline)

*Chatham Park Planned Development District Master Plan*

-  Residential - East
-  Residential
-  Residential - Parkway
-  Residential - Mixed Use
-  Research and Development
-  Mixed Use
-  Park / Institutional
-  Activity Center Overlay

-  Proposed Roadway within Property Boundary
-  Pittsboro CTP Network Connections

**Land Use Plan**

FOR ILLUSTRATIVE PURPOSES ONLY  
AND SUBJECT TO ADJUSTMENT PENDING  
FINAL DEVELOPMENT PLANS

April 26, 2013





124 Goldberry Lane • Pittsboro, NC 27312 • (919) 302-3126 • [www.biocenosis.org](http://www.biocenosis.org)

May 20, 2014

To: Mayor Bill Terry and the Pittsboro Town Board of Commissioners

### **Comments on Chatham Parks Planned Development District Master Plan**

I've come before you many times as the co coordinator of the Robeson Creek Watershed council and as a long time member and supporter of the Haw River Assembly. I am also a steering committee member of Chatham Conservation Partnership and an instructor in the Environmental Studies Department at Elon University. I am here tonight to give comments professionally as one of the managers of Biocenosis a small Chatham based environmental partnership of professional women who have been involved in natural resource projects through out North Carolina over the past twenty years and as a resident of Chatham County.

I'd like to address two of my concerns I have with the proposed Chatham Parks Planned Development District briefly this evening. 1) Does the proposed project density fits with Pittsboro's long-range development goals and 2) the continued lack of commitment to by Chatham Parks to protect open space at the beginning of the planning process.

Essentially you are looking at a rezoning application. So I decided to compare the density allowed in Pittsboro current zoning to the proposed PDD. The Chatham Park Planned Development District Master Plan map provides for each defined section (Residential – East, Research and Development, Mixed Use, etc.) the acres and the potential residential dwelling units and or non-residential gross square feet (GSF). I've attached to my comments a map that I created that overlays Pittsboro's zoning with the proposed Chatham Parks PDD. Since I find it difficult to visualize what it means to have 1,574 dwelling units within 393.6 acres as in section 1.1 bordering the Haw to the north. I calculated the potential maximum parcel size by dividing the acres of each section by the number of dwelling units. Potential parcel size within section 1.1 is .25 acres. Currently this area is zoned Residential Agriculture with a 5 acre lot minimum. All of Chatham Parks is currently zoned Residential Agriculture 5 to 2 acre minimums except for one section along 15-501 that was rezoned to commercial for their medical office facility. I understand that using sewer rather than septic reduces some of the need for large lots, but land that is zoned for septic generally requires a minimum at 1 to 1.5 acres not 2 to 5 acres. I'd contend that historically the large 5-acre residential zoning along the Haw is due to Pittsboro's foresight in protecting their current drinking water supply above the Bynum dam and the Jordan Lake water supply. I am particularly concerned that this section along the Haw River could be potentially zoned at the same high density as the R-10 Zoning (10,000 sq feet or .23 acres per residential parcel) that is currently used only for downtown Pittsboro.



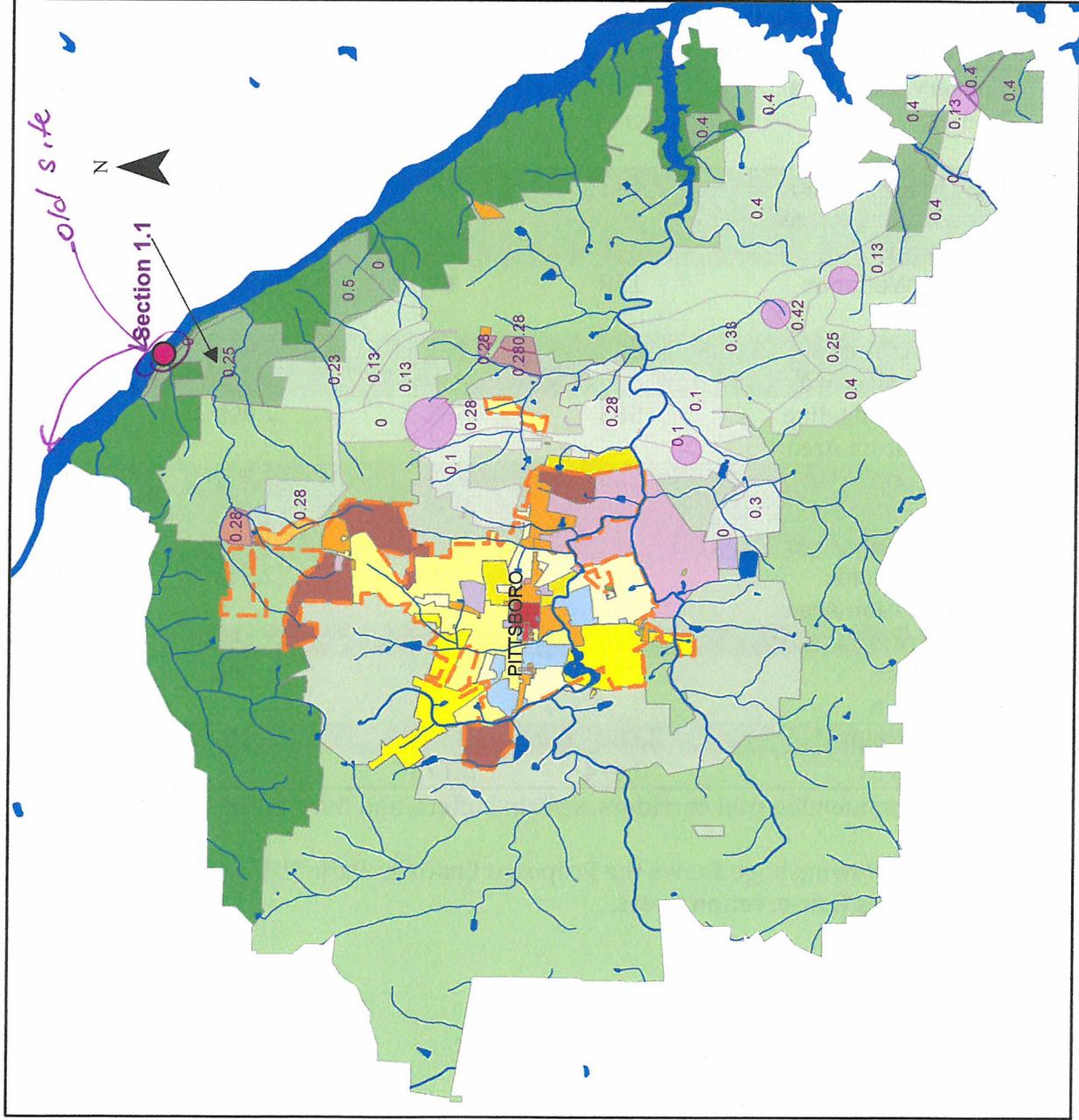
124 Goldberry Lane • Pittsboro, NC 27312 • (919) 302-3126 • [www.biocenos.org](http://www.biocenos.org)

The first line of the Chatham Parks new vision statement, “*Chatham Park* is envisioned as a comprehensive live-work-play community that **will preserve open space**, create parks, establish vibrant village centers as focal points for work, entertainment, shopping, dining and recreation and create attractive connections among neighborhoods, businesses, schools and parks, both inside and outside *Chatham Park*, “ mentions preserving open space. The appropriate time to make plans for conserving open space is at the beginning of the planning process. The Lawrence Group recommended for Chatham Parks “a goal of 30% of the total land area should be considered for protection as conservation areas including steep slopes, riparian buffers, natural heritage areas, and otherwise ecologically sensitive land. Or as an alternative calculation, considering mapping all of the ecologically sensitive areas and then add an additional 5-10% as a minimum standard” You as a board supported implementing this recommendation before approval of the Chatham Park Master Plan. The needed resources to go ahead and make an open space plan for this rezoning are readily available. I ask that you require Chatham Parks to make a commitment to identifying and protecting many important natural resources of this property up front as you, the Pittsboro community, and your hired consultant have ask for. I’ve included with my comments as an examplbu the estimate of the percent coverage of Chatham Parks by conservation areas recommended in the Southwest Shores Assessment that was lead by the Triangle Land Conservancy.

Thank you,

Catherine Deininger  
Manager, Biocenos LLC

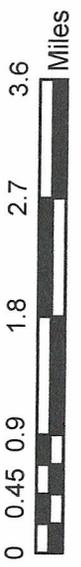
# Town of Pittsboro Zoning and Potential Parcel Size of the Proposed Chatham Parks PDD



- Pittsboro Surface Water Intake
- Chatham Parks Activity Centers
- Chatham Parks Landuse**
- Chatham Parks Landuse
- Zoning**
- ZONE**
- O-1 (OFFICE AND INSTITUTIONAL)
- C-1 (NEIGHBORHOOD COMMERCIAL)
- C-1 CU (NEIGHBORHOOD COMMERCIAL CU)
- C-2 (HIGHWAY COMMERCIAL)
- C-2 CU (HIGHWAY COMMERCIAL CU)
- C-4 (CENTRAL COMMERCIAL)
- M-1 (LIGHT INDUSTRIAL)
- M-2 (HEAVY INDUSTRIAL)
- MUPD (MULTI-USE PLANNED DEVELOPMENT)
- R-10 (RESIDENTIAL (HIGH DENSITY))
- R-12 (RESIDENTIAL-MED DENSITY)
- R-12M (RESIDENTIAL-MED DENSITY/MOBILE HOME PARK)
- R-12-MCU (RESIDENTIAL-MED DENSITY/MOBILE HOME PARK CU)
- R-15 (RESIDENTIAL-LOW-DENSITY)
- R-A (RESIDENTIAL AGRICULTURE)
- R-A2 (RESIDENTIAL AGRICULTURE - 2 ACRE MIN)
- R-A5 (RESIDENTIAL AGRICULTURE - 5 ACRE MIN)

The potential parcel size for each proposed district is calculated in acres from the given section size divided by the number of dwelling units DU (Chatham Park Planned Development District Master Plan map).

The areas that have 0 potential parcel size are areas where no residential dev. is expect and instead a gross square ft is given for the section.



## Estimate of Percent Coverage of Chatham Parks by Conservation Areas Recommended in the Southwest Shores Assessment

The land coverage in acres in the table below is based on the GIS layers developed by the Triangle Land Conservancy for the Southwest Shores Assessment in 2008. The Chatham Parks Proposed Development District (PDD) Acres is the acres of coverage of Chatham Park PDD by the recommended Conservation Areas in the Southwest Shores Assessment. The % Chatham Park PDD is calculated by the acres of coverage of Chatham Park PDD by each Conservation Area divided by the total proposed Chatham Parks PDD (7,120 acres, in 2008 when Southwest Shores Assessment was completed, Preston owned less than 6,500 acres). Care was taken in measuring coverage of Chatham Park PDD Acres by Conservation Areas to not double count acres of overlapping Conservation Areas such as the Haw River Corridor (8) and the State Natural Area Connector (1).

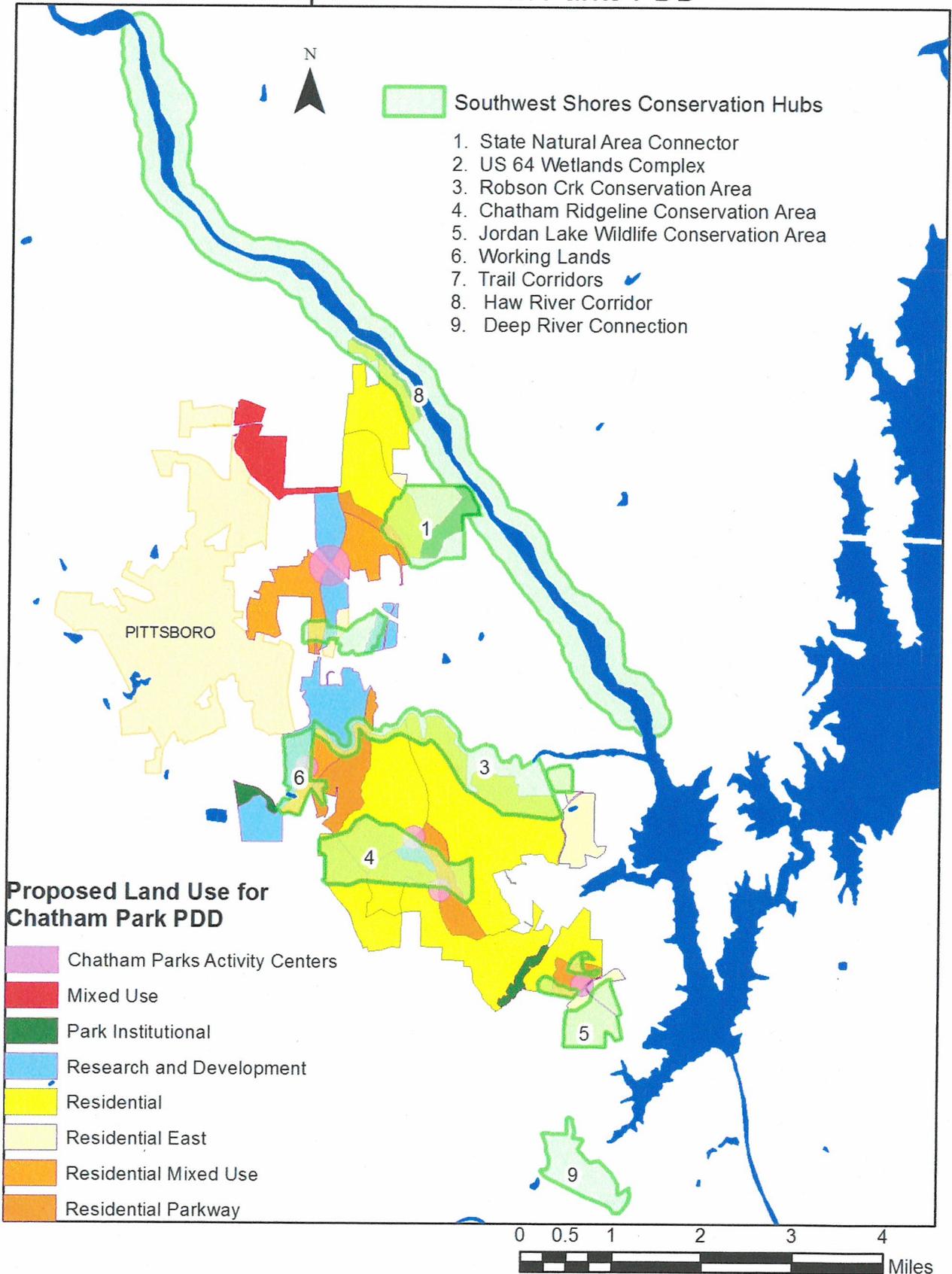
**Table of Percent Coverage of Chatham Parks PDD by the Recommendations for Conservation Hubs and Trails based on the Southwest Shores Assessment**

	Conservation Area Names	Total Acres	Chatham Park PDD Acres	% Chatham Parks PDD	Cumulative %
1	Haw River Slopes/ State Natural Areas Connector	442	382	5.4 %	5.4%
2	U. S. 64 Wetlands Complex	158	69	1.0%	6.4%
3	Robeson Creek Conservation Area	689	411	5.8%	12.2 %
4	Chatham Ridgeline Conservation Area	563	563	7.9%	20.1%
5	Jordan Lake Wildlife Conservation Area	263	263	3.7%	23.8%
6	Working Lands Conservation Area	175	175	2.5%	26.3%
8	Haw River Corridor	3,329	153	2.1%	28.4%
9	Deep River Connection	273	0	0%	28.4%
7	Trail Corridors*	2,582	1,162	16.3%	44.7%
	<b>Total Acres</b>	<b>8,474</b>	<b>3,178</b>		

\* Includes recommended trail corridors, stream buffers, and burn buffers

A map on the following page shows the Proposed Chatham Park PDD with an overlay of the Southwest Shores Conservation Areas.

# Southwest Shores Assessment Conservation Areas overlay of Proposed Chatham Parks PDD



My name is Mike Watkins

400 Prince Creek, both adjacent to and surrounded by Chatham Park land.

Having closely followed town proceedings and...

studied the various master plan revisions and the consultant's findings.

watched closely the developer interact with the town – in public at least.

All, over this last 12 months, in hope of understanding its true impact

I want to take this last opportunity to present some considerations and even recommendations ...for whatever they may be worth.

I have two sets of considerations:

The first set is for adjacent or neighboring property owner out there, like me:

1. Do not assume your property will escape impact during build out of Chatham Park
  - Often, the best protection we have out there are the trees and rural areas surrounding us - and the lack of infrastructure
  - Natural areas protect us from flooding, erosion, silting up of lowlands as well as hoards of homeless, starving deer
  - Minimal infrastructure is a natural impediment to unwanted, unlawful access by any wishing to relieve us of personal property
  - Nationwide; 134 robberies per thousand homes – and we have 22,000 on the way
2. Neither should you assume that when Chatham Park removes that protection and lays you open to these calamities, that you have any legal recourse to the developer.
  - I was stunned to learn from DENR that, other than in exceptional circumstances, the upstream developer has no responsibility in law for damage done to downstream property.
  - Effectively, it's your fault for being there in the first place.
3. Don't just assume your property values will increase substantially because of Chatham Park – they may - but equally they may not!
  - Check with a realtor before assuming anything

- Often the value of rural property is in both its size and its rural nature.
  - Development removes much of the natural surroundings
  - Any buyer truly interested in a rural lot can buy larger, cheaper, 10 miles down the road, and not have to put up with the traffic
  - While its size remains, often its value to a developer is in being able to break it up into smaller lots.
  - Check your covenants – like mine, they may prohibit this
  - You may even find that to gain any substantial value your entire community needs to unanimously and simultaneously sell out. What's the odds on that?
  - One bet you can probably make, however, is your property's tax value will grow with the development whether its real market value keeps pace or not
4. Finally, and perhaps most important for adjacent owners, look to your wells.
- When Chatham Park clear cuts the trees and lays concrete all around you – how does water get to your well?
  - Even if it does get there, it's now part motor oil, part lawn fertilizer
  - Where will you then get water from? Haw River? Jordan Lake? Have you tried the water from there?
  - Our properties have limited value without water
  - Our quality of life has even less.

The second set of five observations, is for the board of commissioners themselves - indeed a plea, as they get ready to vote on PDD rezoning, to bear the following in mind:

1. The town has bent over backwards to accommodate this developer without any substantial concessions from them in return
  - outright rejection of all but cosmetic changes to the Master Plan despite significant deficiencies identified by the only real expert in the debate

- Can the board be confident they will be less intractable in their future dealings with the town
2. A PDD rezoning cedes regulatory crown jewels to the developer in return for exceptional quality and innovation in design and development
    - but –
    - given the rather shoddy and superficial nature of the Master Plan, can the board be comfortable this developer has demonstrated a clear understanding of the meaning of “exceptional” ?
  3. With the developer insisting on kicking all major decisions down the development road to the small area plans
    - I counted 31 in all –
    - does the board believe this developer to have a true grasp of the meaning of a Master Planned community for which an overarching PDD is so critical.
    - Perhaps it would be safer for the town to sequentially consider rezoning for each small area individually over build out?
  4. What rationale could the board apply to the developer’s implacable refusal to map and lock in key conservation areas at the Master Plan level
    - That, coupled with their incomprehensible refusal to make their GIS data available to the town, when anyone would imagine it to be in their own best interests to do both?
    - Unless, perhaps, they already know precisely the extent of that sensitive land but wish to reserve every conceivable acre for resale to other developers after rezoning – at which point much potential benefit of a Master Plan would appear lost?
  5. Lastly, given the key players involved – and their respective ages – what gives the board confidence that Chatham Park Investors LLC is truly in it for the long haul?

That said, despite its rather despondent tone, I wish you all the best in the unenviable position in which you find yourselves.

# CERTIFICATE of RECOGNITION

*By virtue of the authority vested by the Constitution of Virginia in the Governor of the Commonwealth of Virginia there is hereby officially recognized:*

## **ROBERT E. SIMON, JR. - FOUNDER OF RESTON, CENTENARIAN**

**WHEREAS**, Robert E. Simon, Jr. founded the town of Reston, Virginia, on April 10, 1964, with a vision of building a New Town with all the functions of a modern community — residential, commercial, industrial, cultural and civic; and

**WHEREAS**, planning of Reston was revolutionary in its concepts of residential and corporate development, and ahead of its time in ensuring an integrated community; and

**WHEREAS**, with nearly 60,000 Virginians now calling Reston home, the town remains true to its guiding principles of providing numerous opportunities for leisure, offering various housing styles and prices, emphasizing the importance and dignity of each individual as the focal point of planning, ensuring the ability of people to live and work in the same community, and fostering structural and natural beauty; and

**WHEREAS**, Robert E. Simon, Jr.'s contributions to improving the lives of Virginians and strengthening the Commonwealth's economy will have a lasting impact for generations to come; and

**WHEREAS**, Centenarian Robert E. Simon, Jr. has helped countless Virginians grow into productive family members, professionals, community leaders and public servants; and

**WHEREAS**, the Commonwealth is thankful for Robert E. Simon, Jr.'s leadership and celebrates his 100<sup>th</sup> birthday this April 10, 2014;

**NOW, THEREFORE**, I, Terence R. McAuliffe, do hereby recognize April 10, 2014, as the 50<sup>TH</sup> ANNIVERSARY OF THE FOUNDING OF RESTON and the 100<sup>TH</sup> BIRTHDAY OF ROBERT E. SIMON, JR. in our COMMONWEALTH OF VIRGINIA, and I call this observance to the attention of all our citizens.



*Terence R. McAuliffe*  
Governor

*Jean M. Young*  
Secretary of the Commonwealth



# COMMONWEALTH of VIRGINIA

Office of the Governor

Terence R. McAuliffe  
Governor

March 13, 2014

Mr. Robert E. Simon, Jr.  
2346 Paddock Lane  
Reston, Virginia 20191

Dear Mr. Simon:

It gives me great pleasure to wish you a very happy 100<sup>th</sup> birthday and salute you as a Centenarian of the Commonwealth of Virginia. Congratulations on a century of accomplishments, friendships and memories.

As a Centenarian of the Commonwealth of Virginia, you and your generation helped countless others grow into productive family members, professionals, community leaders and public servants. The Commonwealth is particularly indebted to you for your visionary leadership in forming Reston, which has stood the test of time as one of America's best and most successful planned communities. Thank you for your valuable leadership.

I am confident that you will experience an outpouring of gratitude and love from your family and community. Dorothy and I send our best wishes for your continued happiness.

Sincerely,

A handwritten signature in black ink, appearing to read "Terence R. McAuliffe", written over a large, faint, circular watermark or ghost signature.

Terence R. McAuliffe

Tim Kaine  
Virginia



April 10, 2014

Dear Mr. Simon,

Congratulations on the occasion of your 100th birthday!

The citizens of Virginia are immensely grateful for your generosity and vision which led to the founding of the "New Town" of Reston fifty years ago on April 20, 1964. As the first modern post-war community in America, Reston is vibrant and prosperous and has retained its scenic beauty while meeting the needs of families and the larger community.

Your vision stressed the importance of a well-balanced way of life for residents and called for a cohesive integration of home, work, recreation, and cultural activities. As a result of your leadership, Reston is a premier community in America to live, work, and raise a family.

Thank you for the tremendous gift you have given to Virginia and best wishes for continued health and happiness.

Sincerely,

A handwritten signature in black ink, appearing to read 'TK', written in a cursive style.

Tim Kaine

THE WHITE HOUSE  
WASHINGTON

March 28, 2014

Mr. Robert E. Simon, Jr.  
Reston, Virginia

Dear Robert:

Michelle and I are pleased to join your family and friends in wishing you a happy 100th birthday.

You are part of a generation that helped guide our country through uncertain and extraordinary times, and the energy and creativity you have shown over the years serve as an inspiration. As you celebrate a century of memories, I hope you take tremendous pride in the community you founded 50 years ago and in all you have done to ensure our neighborhoods are vibrant places to live and work.

Again, happy birthday. Michelle and I wish you all the best.

Sincerely,

A handwritten signature in black ink, appearing to be Barack Obama's signature, written in a cursive style with a large initial 'B' and a circular flourish.

TESTIMONY BEFORE THE PITTSBORO BOARD OF COMMISSIONERS  
DURING PUBLIC HEARING ON APPROVAL PROCESS FOR THE  
CHATHAM PARK DEVELOPMENT.

By

Frans C Verhagen, M.Div., M.I.A., Ph.D., [gaial@rcn.com](mailto:gaial@rcn.com)

May 20, 2014

My name is Frans C Verhagen and I am reside at 327 Carolina Meadows Villa Chapel Hill, NC 27517. I am the sustainability sociologist who gave testimony on January 27 proposing the need for a public engagement process planning consultant. I followed my testimony up by writing a 7-page essay entitled "Can Chatham Park be Sustainable Community?" which I sent to you on February 7. It made four recommendations, the two most important of which were to have the CPI pay for an educational program on Energy and Climate for Chatham County and for a consultant on public engagement process planning. This energy and climate program would increase community support of the Chatham Park Master Plan given that is supposed to be an example of a planned zero-carbon community.

Today I ,first of all, want to congratulate the Board for choosing the excellent Lawrence Group who presented not only a good report but also gave a fine presentation to the community in explaining the Report.

Second of all, I want to express my hope that the Board will again choose the right consultants to assist the Board in the development of this ambitious Chatham Park Master Plan. I further hope that the Board carefully study the 7 recommendations or conditions of PittsboroMatterscitizens organizations and ask or even demand that the Chatham Park Investors and particularly Tim Smith of Preston Development Corporation respond not only to the Lawrence Group Report but also their 7 recommendations or conditions.

Finally, I would like to suggest an improvement for the PittsboroMatters' recommendation or condition #7 about its "Citizen Input and Planning Charrettes". It stated "We recommend that the Town of Pittsboro include in the master plan the setting up of a staff, stakeholder and citizen advisory process to be coordinated by professional outside consultants to promote the type of open deliberative process that the town's land use plan calls for and for which design charrettes are specifically set up to accomplish." I would expand the charette approach into a vision-based action approach that has been successfully used for

many years by the US EPA Office Sustainable Communities [http://www.epa.gov/dced/pdf/webinar2/sustainable\\_communities\\_technical\\_assistance\\_thomas.pdf](http://www.epa.gov/dced/pdf/webinar2/sustainable_communities_technical_assistance_thomas.pdf) , half a dozen university Centers for Sustainable Communities and several towns in the US and Canada as described by Hallsmith 2003 in “Key to Sustainable Communities” and by [www.earthcat.org](http://www.earthcat.org) which is based upon the integrated social and ecological values of the Earth Charter.

I would like to see the Chatham Park development be connected to the best thinking and practice of the sustainable community planning paradigm. This paradigm includes as a central component the development of a value-based vision statement with questions like the following: Does the community have a vision statement? Does it include the set of value-based economic, social and environmental plans the community thinks are important? Was it constituted by a visioning process based on extensive public participation? Has it been used as a basis for the community’s action plan?

In conclusion, the Chatham Park Development can become an outstanding example of a sustainable community if, besides other important factors, Pittsboro and Chatham County residents would be given the opportunity to be fully engaged not only now during the approval process but also during its 30 year build-out.

Commissioners, in your important deliberations and impending decisions my final five words to you are: Let vision and boldness reign!

Pittsboro Board of Commissioners  
5/20-2014

My name is Judith Ferster, 228 Carolina Meadows Villa, Chapel Hill, 27517. I am the Conservation Chair of the Orange/Chatham Sierra Club. I do not need to make suggestions about how to help Chatham Park fit comfortably and responsibly into the county landscape. You have had advice from professional consultants and very well-informed citizens and NGOs. I am just here to say, please take it and slow down the approval process until the developers are responsive to issues such as density, vegetative buffers, steep slopes, wilderness areas, energy efficient buildings, and storm water and waste water management. Land once developed is developed. Buildings and roads do not get unbuilt. Please take your time to get it right for the sake of the present and future of the county.

Sincerely,

A handwritten signature in black ink that reads "Judith Ferster". The signature is written in a cursive style with a large initial "J".

Judith Ferster  
Conservation Chair  
Orange/Chatham Sierra Club  
919-929-6648

## ***Pittsboro Public Hearing, 5.20.14***

My name is Sonny Keisler. I live at 3006 River Forks Rd near the Rocky River. I wish to make one major point.

For the benefit of Chatham County, Pittsboro and Chatham Park itself, you should require Chatham Park Investors to produce a first class conservation master plan that you approve before any construction takes place except perhaps for a hospital.

By first class I refer you to the conservation master plan map Elaine Chiosso of the Haw River Assembly presented at your May 12 meeting. This map is one of several created by Pittsboro Matters. This particular map describes critical environmental resources that clearly meet the expectations of Section 5.1(6) of the Planned Development District ordinance. This Section says... planned developments are expected to preserve critical environmental resources. The map Elaine recommended does just this.

I recommend you require a first class conservation plan before allowing any construction except for a hospital ... for three reasons. **First**, we already have the digital locations of critical environmental resources. This digital data allowed Pittsboro Matters to create a map of critical environmental resources in a few weeks. Chatham Park can do the same in a few weeks. In a few months the identified areas also can be surveyed and marked. As

such creating a first class conservation plan will not significantly delay construction.

**Secondly**, Chatham Park consists of thousands of acres of steep landscape close to Jordan Lake and the Haw River. Unless these steep slopes and the streams at the bottom are fully protected, you can expect an environmental “blood bath” to occur ... one that will turn the Haw River and much of Jordan Lake muddy red after significant rain events and one that will load both the Haw River and Jordan Lake with huge amounts of nutrients and toxicants after development occurs. Because the Haw River and Jordan Lake are economic lifelines for Chatham County, we cannot afford to let them be degraded any more than they now are.

**Thirdly**, as climate change continues to turn our world upside down, it will become more and more important for all of us to be extremely conservative in our use of natural and environmental resources ... especially our forests, streams and rivers. The more Chatham Park does this ... the more likely it will have a modest chance to succeed for a few years at least.

Thanks You.

Sonny Keisler