

## Basic Language Used in Petition and Survey

"We, the undersigned, being residents of Potterstone Village or members of the Board of Directors of the Potterstone Village Home Owners Association are very concerned about the state of Cornwallis Road from the point at which paving ceases on the west side, up to and including the Stone Circle, which provides the entrance to Potterstone Village via Windsong. This part of Cornwallis and the unkempt appearance of the fringes is significantly below the standards of the other Potterstone entrances and we believe that it is having a detrimental effect on house values. In addition we believe that the road poses a safety hazard to vehicles, pedestrians and cyclists as well as a health hazard as a result of the dust clouds that are created as vehicles drive along it. Consequently we are, respectfully, requesting the Town of Pittsboro to take appropriate action to cause this part of Cornwallis to be paved and maintained in a manner consistent with other roads in the vicinity of Potterstone."

COPY

① OF ②

OLD POST CT  
LOWER WINDSONG  
BRIDLE PATH  
BUTTON WOOD

**Petition to the Town of Pittsboro to maintain Cornwallis Road to the standard of other roads in the vicinity of Potterstone Village**

We, the undersigned, being residents of Potterstone Village, members of the Board of Directors of the Potterstone Village Home Owners Association or property owners along Cornwallis are very concerned about the state of Cornwallis Road from the point at which paving ceases on the west side, up to and including the Stone Circle, which provides the entrance to Potterstone Village via Windsong. This part of Cornwallis and the unkempt appearance of the fringes is significantly below the standards of the other Potterstone entrances and we believe that it is having a detrimental effect on house values. In addition we believe that the road poses a safety hazard to vehicles, pedestrians and cyclists as well as a health hazard as a result of the dust clouds that are created as vehicles drive along it. Consequently we are, respectfully, requesting the Town of Pittsboro to take appropriate action to cause this part of Cornwallis to be paved and maintained in a manner consistent with other roads in the vicinity of Potterstone.

	Name/Signature	Address	Representation See KEY
1	Karl Newton	31 Old Post Ct.	PVR
2	Steve Beaton	" " "	"
3	David Van Hise	56 Old Post Ct, Pittsboro	PVR
4	David Van Hise	56 Old Post Ct Pittsboro	PVR
5	John Kelly	28 Old Post Ct Pittsboro	PVR
6	John Kelly	28 Old Post Ct Pittsboro	PVR
7	John Kelly	285 Windsong Dr Pittsboro	PVR
8	Michael Malone	373 WINDSONG PITTSDOR	PVR
9	CHAD WALKER	" "	PVR
10	Jane Finner	341 " " "	PVR
11	Ann Bedford	329 " " "	PVR
12	Ann Bedford	329 " " "	PVR
13	Stephen Brande	321 Windsong Dr	PVR
14	May Johnson	" "	PVR
15	John	309 Windsong Dr	PVR
16	John Wanda	18 Buttonwood "	PVR
17	John Wanda	30 Buttonwood "	PVR
18	John Wanda	33 Buttonwood "	PVR
19	John Wanda	21 Buttonwood "	PVR
20	Marcia McQueen	44 Old Post Ct	PVR
21	Marcia McQueen	44 Old Post Ct	PVR
22	Mr. Bob Kober	385 Windsong Drive	PVR
23	CHAD BEASLEY	399 WINDSONG DRIVE	PVR
24	Jillian Henderson	17 Old Post Court	PVR
25	Reynold	47 Old Post Ct	PVR
26	John Rence	47 Old Post Ct	PVR
27	John Rence	59 Old Post Ct	PVR
28	John Rence	50 Buttonwood Ct	PVR

KEY: Potterstone Village Residents - PVR Home Owners Association Board Director - BD  
Cornwallis Rd. Property Owner - CPC

OLD POST CT.  
 LOWER WINDSONG  
 BUTTAN WOOD  
 BRIDLE PATH

COPY.

(2) OF (2)

**Petition to the Town of Pittsboro to maintain Cornwallis Road to the standard of other roads in the vicinity of Potterstone Village**

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	Name/Signature	Address	Representation See KEY
1	Shea Goodell	101 Buttonwood Ct Pittsboro	PVR
2	Debra Ingram	46 Bridle Path Pittsboro	PVR
3	Colin M. Shroyer	14 Bridle Path Pittsboro	PVR.
4	Wili Wilford	9 Bridle Path Pittsboro	PVR
5	Wanda	43 Bridle Path Pittsboro	PVR
6	Carol Manning	63 Bridle Path Pittsboro	PVR
7	Carol Manning	111 Bridle Path Pittsboro	PVR
8	Stephanna	111 Bridle Path Pittsboro	PVR
9	Shari Standish	182 BRIDLE PATH PA	PVR.
10	John	170 Bridle Path	PVR.
11	John	156 BRIDLE PATH	PVR
12	James Corcoran	144 Bridle Path Pittsboro	PVR
13	Richard Koon	132 BRIDLE PATH, PITTSBORO	PVR
14	W. L. P.	122 Bridle Path Pittsboro	PVR.
15	Frank P. En	42 Buttonwood Ct Pittsboro	PVR
16	John	21 BRIDLE PATH PITTSBORO	PVR.
17	John	37 BRIDLE PATH "	PVR
18	John	103 BRIDLE PATH "	PVR
19	John	173 BRIDLE PATH	PVR
20	John	187 Sand Bridle Path	PVR
21	John	104 Bridle Path	PVR
22	John	301 Windsong Rd	PVR
23			
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26			
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28			

KEY: Potterstone Village Residents - PVR

Home Owners Association Board Director - BD

Cornwallis Rd. Property Owner - CPO

# **E. Cornwallis St.**

Potterstone Village Entrance

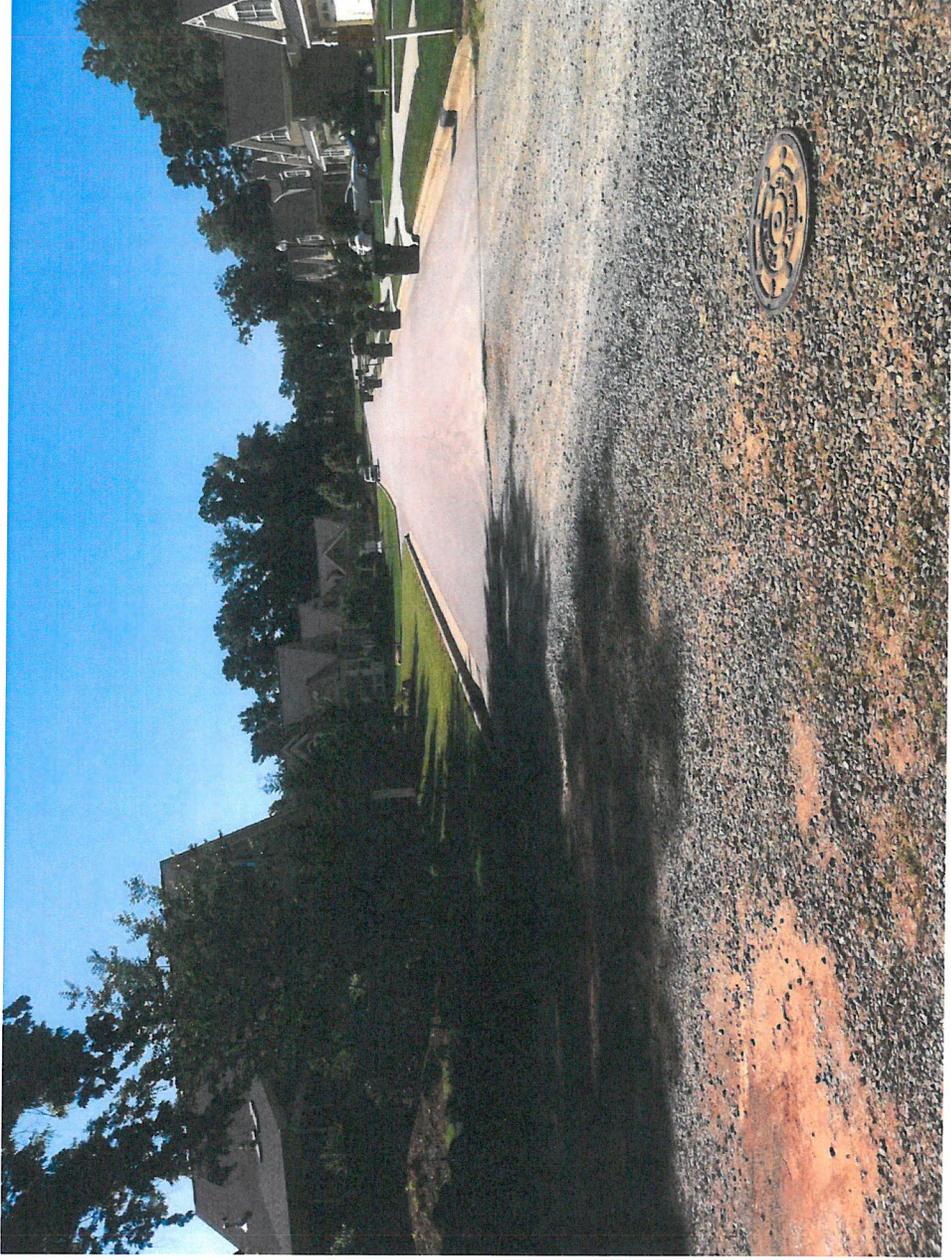


# Situation

- ▶ Potterstone now Built Out- 192 Homes
- ▶ East Cornwallis St. is the Closest Entrance to Town- By 0.7 miles
- ▶ Entrance used by GPS
- ▶ Visitors & Potential Retirees Will Use this Entrance
- ▶ E. Cornwallis St. Entrance now **VERY IMPORTANT**



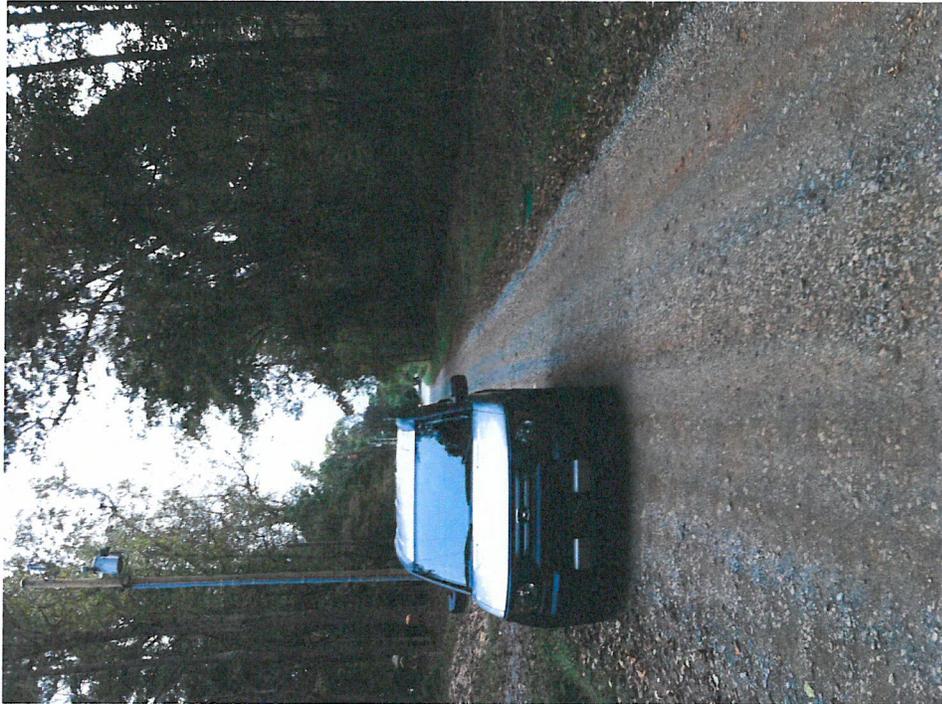
# Entrance TO Villas



# East Cornwallis St.



# Single Lane



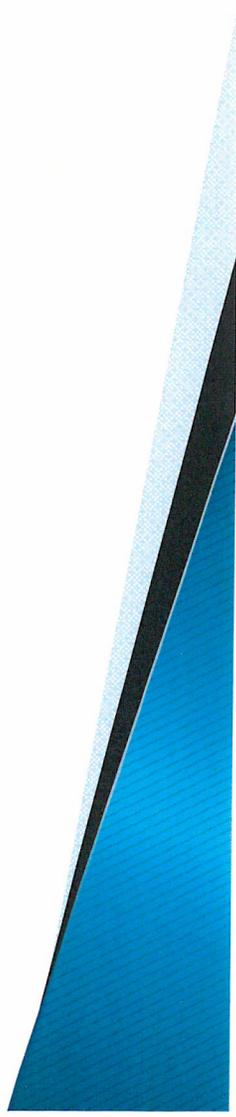
# Problems

- ▶ 0.1 + Miles Unpaved
- ▶ Narrow, Gravel, Dirt, Cement Powder
- ▶ Deep Ditches
- ▶ Safety Hazard
- ▶ Health Hazard
- ▶ Negative Image (Visitors & Retirees)



# Problems

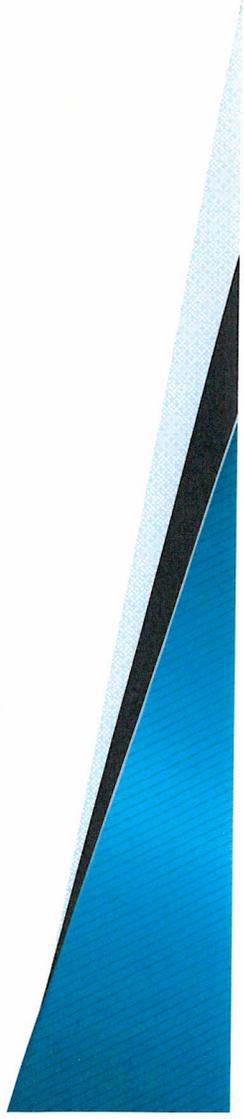
- ▶ No Maintenance in Years
- ▶ Unkempt Appearance
- ▶ Outside of Town Jurisdiction
- ▶ Overlooked but Important
- ▶ Paving Promised but Has Not Happened





# Possible Solutions

- ▶ Persuade State to Improve
- ▶ Town Take Over Maintenance and Improve



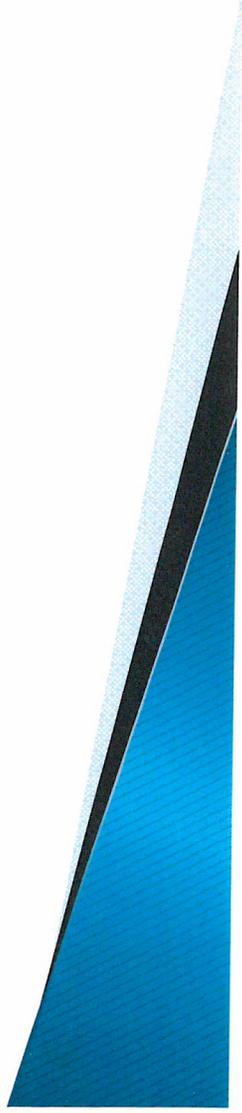
# Benefits

- ▶ **Correct Significant Health & Safety Issues**
- ▶ Enhance Potterstone/Pittsboro Image
- ▶ Especially for Potential Retirees
- ▶ Increase Property Values/Taxes



# Request

- ▶ Please Respond to Potterstone Petition / Survey
- ▶ 85% of Affected Homes Participated
- ▶ 90% of these Signed the Petition for Town Action
- ▶ Have E. Cornwallis St. Paved and Improved



## East Cornwallis St. Entrance to Potterstone Village

- The Potterstone Village HOA was recently presented with a petition requesting that it approach the Town to cause E. Cornwallis Street to be improved. The petition was circulated to those residents most affected by the dust, noise and safety aspects of E.Cornwallis Street. It was presented to 47 houses. 43 of the houses, representing 91.5% of those participating, signed the petition. In addition the HOA posted a survey on its website asking for residents' input. We received 40 of 45 (89%) votes requesting the HOA to take the matter up with Town of Pittsboro.
- The residents of Potterstone Village are very concerned about the unpaved nature and the appearance of the one lane gravel (dirt/powdered cement) road and circle leading into the Villas entrance of Potterstone Village. – (The presentation includes photographs of the area.)
- This 0.1+ mile unpaved portion of E. Cornwallis Street, in its current state, poses a safety hazard to vehicles, pedestrians, cyclists and emergency vehicles. – It is too narrow, with deep side ditches.
- The road also poses a health hazard created by the large, highly visible dust clouds as vehicles drive along it. The dust also takes its toll on automobiles and the houses themselves.
- The unpaved part of E. Cornwallis Street, together with the unkempt appearance of its edges promotes a very negative image as people drive down E. Cornwallis to approach Potterstone. We believe the image of Pittsboro is suffering as a result of people driving down E. Cornwallis Street to enter Potterstone Village at Windsong Drive.
- Although the E. Cornwallis entrance has been regarded as the “back entrance” to Potterstone, modern day GPS most often brings visitors, including realtors with potential buyers, to Potterstone via this entrance.
- The affected Potterstone houses are mainly in the Villas – houses that favor retirees. With the RetireNC-Pittsboro campaign commencing it becomes doubly important to present an attractive approach to the Villas.

- The driving distance from the north side of Potterstone to 15/501 is 0.7 miles shorter using the E. Cornwallis Street entrance. This and the previous point makes the E. Cornwallis Street approach and entrance to Potterstone just as important and possibly more important than the other entrances.
- The current state of this part of E. Cornwallis Street and the circle is detracting from the house values of Potterstone and hence the City tax base.
- We understand that there is an area of land not under the jurisdiction of the Town that includes E. Cornwallis Street from where the unpaved part starts to just before the circle (please see the presentation) - We have not witnessed any maintenance of this area in a number of years.
- In order to eliminate the safety and health problems caused by this part of E. Cornwallis, to improve the image of the Town of Pittsboro and to maintain and improve the house valuations in and around Potterstone, we believe it would be in the interest of the Town to either:
  - 1) Persuade the State to pave and maintain E. Cornwallis Street and its surrounds in its area of jurisdiction or
  - 2) Acquire responsibility for the part of E. Cornwallis Street not currently under its jurisdiction to bring the road (and the circle at the end of it) up to Pittsboro standards
- We were first promised that E. Cornwallis Street would be paved following the 3M pipeline installation several years ago. This did not happen. Later, Mayor Voller addressed the Potterstone HOA and stated that the road would be paved. We believe now is the time to do that.
- We understand that budgets are tight and that there are limited funds for competing projects but this seems always to be the case. This part of Cornwallis has been starved of funding for many years. With Potterstone built out and exciting new developments contemplated for the Town, now is the right time to correct that omission. The Town of Pittsboro can expect to benefit by:

- 1) Showing Pittsboro and Potterstone residents that its tax dollars, which have increased significantly over the past few years are being put to work effectively.
  - 2) Visitors to Pittsboro and the Potterstone Village (including retirees) brought down E. Cornwallis Street by GPS systems or by their own navigation, will arrive and leave with a positive image of the Town.
  - 3) An increase in house values leading to an increase in tax revenues.
- We, respectfully, ask the Bd. Of Commissioners to act now to bring E. Cornwallis Street up to Pittsboro standards.