

Alice Lloyd

From: Efrain Anibal Ramirez-Aponte [ramuser@centurylink.net]
Sent: Monday, August 05, 2013 5:08 PM
To: aflloyd@pittsboronc.gov
Cc: Randolph Voller
Subject: Chatham Park

Mr. Mayor, Pittsboro Town Commissioners, Planning Board:

Ladies & Gentlemen: I live @ 250 Town Lake Drive, next to Robeson Creek, which empties into Jordan Lake. I have been a resident of Pittsboro for 28+ years, most of those drinking Haw River water. To my delight, I established residency here after some 35-40 years of traveling throughout, & sometimes living in, 25 states & 50+ countries . I found a home in Pittsboro & Chatham County.

I first came to NC in early 1973, after the company I worked for relocated its mfg. facility from San Leandro Calif. to Apex. There was a motel in Apex & a strip along NC 55. If we wanted to take guests to lunch or dinner, we had to go to Raleigh, since there was also very little to brag about in Cary. ; Look @ Apex & Cary now !

During a recent public hearing @ CCCC, a gentleman who had moved from Cary to eastern Chatham spoke in favor of Chatham Park. It seems he had escaped the bustle of Cary for our peace & tranquility, but now could not buy a shirt or underwear in PBO. Hence, he favored Chatham Park so he could resort to the multiple commercial establishments planned for that development.

When I first moved to PBO there was a women's clothing store, a men's store, a shoe store, with a shoe maker who could repair your shoes & sell you work clothes. We also had a travel agency, a book store (relocated from Chapel Hill), a five & dime type store, a fish place & a donut shop, along w/ a Sears outlet where you could buy appliances & lawn tractors. PBO was a thriving commercial center.

Every store was occupied. We had a lumber supply company, hardware & paint stores, a GM & Ford dealership. Look @ us now; so many of our store fronts occupied by real estate agents & lawyers. Yet, we are still a destination location for many, w/ quality shops & restaurants.

I am told that the Siler City town center was once also full of energy, with businesses every where. This, until all moved to the US64 bypass strip. Now, even super markets have closed & other businesses will tank due to the advent of "WallyWorld".

"Downtown" (SC center) is now almost dead. How long before the store which brags of 60% of US population as its clientele also puts just about every one else out of business. There was once a truly great bookstore in Chapel Hill, owned by Wallace Kuralt (Intimate Books). It was forced to close when Barnes & Nobel & Borders opened just north of CH. Chapel Hill also declined WalMart. ;Guess what ? Our gracious County Commissioners granted them permission, right on the Orange-Chatham line, even though many good neighbors brought suit against & spent tens/hundred of thousands of \$\$\$'s in litigation. ; Will Cole Park & other north Chatham businesses (Popes Hardware) also be forced to close ? Seems no one can stand up to WalMart or other mega corporate entities.

; Will what happened to Siler City (& probably north Chatham) also be what's "in store" for our quaint, historic Pittsboro town center ? A lot of blank empty store fronts plus a beautifully restored Chatham County courthouse ? Imagine a 7,100 acre commercial & residential megalopolis, adding 60,000 residents @ the intersection of US15-501 N/ S bypass & US64 E/W bypass. A soon to be juncture of highways not unlike I 10 x I 405 in Los Angeles.

An exaggeration ? Perhaps, but just think of these two freeways crossing some where in an "eastern"

Pittsboro suburb, w/ multiple entrances & exits & tons of traffic, huge parking lots w/ impermeable surfaces & thousands of gallons of runoff mixed w/ motor oil.

¿ Why should I worry ? I won't be alive. I will not see, nor experience this monstrosity. But I do love my town. Some remnant of my existence will be spread about. And best of all there is still time to do it well, to do it right. In the time that I have been in Triangle I have heard many good things about SAS & Jim Goodnight. A native North Carolinian, & better yet, a life long association w/ NC State. Work @ SAS was so highly prized that my former third wife very much desired to be employed there. A truly forward thinking company, that cares for it's employees. ¿ Does Jim Goodnight really want to dump a horrible development on the last remaining bit of beauty & good living in The Triangle ? ¿ He would not do this to his home town of Salisbury ! ¿ So why does he want to do it to my home town (adopted) of Pittsboro, in my county of Chatham ?

There is still time Jim for this to be done well. You are a powerful & wealthy man. There is no sense in beating my head against the wall

you have around your company facility, since I know it WILL happen.

¿ But do it right ! Think of what Pittsboro is & what it has stood for to so many people.

Think of Pittsboro's history of the Haw River, of New Hope Creek, Rocky & Deep Rivers that fill Jordan Lake. Don't be like out of state developers who have already tried to despoil Chatham County. You are a native Tar Heel, w/ NC State roots.

Be involved & do it right. Protect the streams & buffers

respect the land & water & as much of the woods that surround your

7,100 acres as possible. Then go the extra miles to ensure your legacy & the future happiness of those who will live in your development. Thanks Jim

Efrain A. Ramirez " A proud Pittsborian"

July 25, 2013

To the Pittsboro Board of Commissioners:

Like many attendees at the June 24 public hearing on Preston Development's Chatham Park PDD Master Plan proposal I have concerns. To summarize, there are three troublesome issues.

1) Water

As an engineer, my view of the conflict of water with development covers both sources (where the water comes from) and sinks (where it goes). We are told that growth in this area is inevitable. That statement ignores laws of physics, especially when it comes to where water goes.

For development such as that planned by Preston the major concern is the path from streets, residential clusters, industrial structures, or any non-natural disturbance of terrain into Robeson Creek, the Haw River, or Jordan Lake. The region between Pittsboro and the Haw River is hilly and laced with streams. Typical elevation changes are 200 to 300 feet and slopes routinely exceed 20 degrees. Developed tracts within this region are zoned 2 to 5 acres per residence with most tracts much larger than what zoning requires. Preston proposes to increase gross density by factors of 6 to 15 and lists numerous measures to minimize environmental harm from this disruption. As we have seen, first hand, here in Chatham County and in other parts of the country, this kind of planning is wishful thinking. Densities proposed in the Master Plan will worsen waterway impairment and damage adjoining property.

2) Loss of governance

I don't completely understand the legal aspects of a PDD Master Plan, but the public hearing left many of us with the impression that approval of the plan amounts to the town conceding all future planning to the developer. This would seem to conflict with town ordinances. In addition the Master Plan is incomplete with some items requiring as much as two more years to completely define.

If a builder petitions to construct an office building somewhere on East Street, the town can approve or deny necessary zoning changes with some confidence of future impact on surrounding neighborhoods. What Preston is requesting in the Master Plan is free rein to plan and construct without continuing public oversight for a time period and a scale that is unimaginable. A cynic would see this as a blatant attempt to buy the future of Pittsboro and sweep the public out of the process. As we have seen, Preston Development is a responsible and professionally managed enterprise and such cynicism is a bit extreme. However, it is the Master Plan itself and not the developer that is subject to approval. In this respect the Master Plan appears to be flawed by its missing components and its lack of public oversight.

3) It's just not Pittsboro

Pittsboro has a unique history and culture. Preston Development's presentations always begin with an acknowledgement of this fact but immediately toss it by the wayside as they present plans for work and living spaces that seem to have no relationship to the town. These spaces are adjacent to Pittsboro, but the plans show no attempt to integrate with or enhance the existing town. Pittsboro can grow and maintain its character and appeal. Or it can simply concede and accept absorption into some other entity's plan for growth. I would argue that the latter option is not in the best interests of Pittsboro's current or future residents.

J. Turner Whitted
3440 Hanks Chapel Road
Pittsboro, NC 27312

August 4, 2013

RE: Chatham Park PDD

Dear Pittsboro Board of Commissioners,

The rezoning application for Chatham Park property to a PDD is vague in detail in the Master Plan in addressing the "Boundary Buffer" transitions to adjoining rural property. There is no "assurance of compatibility with surrounding land uses and neighborhood character" as specified by the Ordinance Amending the Pittsboro Zoning Ordinance, Article 5. What provisions will be in place to ensure continued enjoyment and *uses* of rural property by their owners?

The density proposed for the area along Robeson Creek fronting on Hanks Chapel Road (area 2.2 and 2.3 East) is in an environmentally sensitive area. An average of approximately 3 units per acre is far denser than the uses suggested by the SW Shores Wilderness Area study that Preston Development requested. It is also much denser than the present adjoining rural property and the specified low residential density of the 2012 Pittsboro Land Use Plan. Even with the availability of water and sewer, the large area of land will strain to support such density without affecting adjoining property and waterways.

The Chatham Park property is vast. Please take the time to scrutinize the entire Master Plan and require changes to minimize adverse effects on our beautiful town, countryside, and residents.

Sincerely,

Cathleen Whitted

3440 Hanks Chapel Road

Pittsboro, NC

Alice Lloyd

From: Barbara Lorie [BBL@embarqmail.com]
Sent: Friday, August 09, 2013 11:37 AM
To: heartway jenni; Good Debbie; Saunders Bruce; Stawsky Maria; Erickson Andy; Good Adam; Hawthorne Norma; Mayer Tony; McMullan Hope; Yablon Erik; McMullan Luke; Imhoff Maggie; good kathryn; Ostrovsky David; Jones Doug; Lorie Barbara; Parker Jean; Hawthorne Stephen; Leanza Stacye; Saunders Susanne; hammond perrin; Erickson Stacy; Richards Rick; O'Neil Tara; milosh raymond; Erickson Steve; Hales Diana; Schwerin Tami; alotis barbara; Corey John; Cosi Long; Paden Bruce; Lewis Chuck; McCrimmon Curtisteen; Dahl Salinda; Chiosso Elaine; Funke Claudia; Gary Phillips; Hudson Marjorie; Hannah; info@hawriver.org; Kelemen Susan; Caraganis Kim; Adams Madeline; Meredith Leight; Markatos JC; Nan Jekubovitch; Howard Neva; Neal Lisa; O'Neill Tara; O'Keefe Lara; Theye Peter; Webster Leila; Lloyd Alice; Strozier smith; Stewart Sandy; Stewart Susanna
Subject: Chatham Park

I know over the years I've written you many appeals to do this or that, to take action on this or that, to try to stop some environmental or racist thing happening in our county.

Once again I'm writing you about another this or that. This time it's something monstrous that a wealthy man who has nothing left to do with his money wants to do to Pittsboro. Yes, it's Mr. Goodnight, the developer, owner of SAS. He wants to build a city on 7,128 acres of land within the extra territorial jurisdiction of Pittsboro. You can see the full development plan by clicking onto Chatham Park.com. Notice how beginning with where Lowe's and McDonalds are the development goes down along 64 for miles and miles. It's also the land across 64 east of the Northwood High School for miles and miles.

He's formed a company called Preston Development. These well heeled developer types have spent the last ten years buying up those 7,128 acres, and along the way getting to know really well our local town board members, our doctors, lawyers, firemen and chiefs. The developers are now applying for a new kind of permit from the town board. It's called Planned Development District. This kind of permit would allow the developers to pretty much build what they want to build once their initial development plan is approved by the town board.

So, what does that mean? It means that the wouldn't have to come back to the board over and over again to submit any changes they may decide to make along the way. They could just go ahead and cover up those 7,128 acres with hundreds of buildings. They claim they are saving land for parks, that those 7,128 would be enhanced with park development, places of nature, where residents can walk and run and ride their bikes and live closely to the natural world. BUT out of the 7,128 acres there are only 234 acres designated as parkland

Why am I calling this development monstrous. Because it does away with the natural beauty of the entire acreage. It destroys native, indigenous flora and fauna. Where is all the water coming from for all those homes? Where is the sewage going? How destructive is 10 to 15 years of cutting down trees, huge equipment coming in to build roads, houses, cities (yes, there are three but they call them small towns), offices, and stores? How much traffic is created with first just building the development then traffic from the 66,000 people who will begin to live in this development?

We already have so many developments in Chatham County which have all the infrastructure ready for people to move in. But guess what people are not moving in. We already have thousands of lots and homes where no one is buying.

Our way of life would be drastically not just changed but destroyed. I'm asking you to write our town board what you feel about them changing the zoning regulations Preston is requesting. I'm asking you to think hard about do you want 66,000 more people in Chatham County (like Cary for example). Do you want more

pollution, more chaos, more destruction of land and water (the Haw will be further polluted; Jordan Lake won't have a chance of being cleaned up)?

Is this what we want for our children and grandchildren? I don't think so. We like and love Chatham County the way it is, slow growth with care and thoughtfulness for how it grows. That's why those of us who were born and raised in Chatham stayed here. That's why those of us who moved here stay here.

I'm forwarding what the Haw River Assembly sent out which gives you complete information on the whole development. And I'm sending along my prayers that you write something to the board or ATTEND THE MEETING ON MONDAY, AUGUST 12TH AT 7 P.M. AT CCCC, the multipurpose room in Bldg. 2.

HAW RIVERKEEPER 6/21/13

***Haw River Assembly info@hawriver.org (919)
542-5790 www.hawriver.org***

----- CHATHAM PARK -----

**The Proposed 7100 acre development with 55,000
new residents**

IS THIS THE FUTURE WE WANT FOR PITTSBORO?

Preston Development is asking Pittsboro to rezone 7100 acres in its planning area (ETJ) to a Planned Development District. It would give the developers enormous control over the future of Pittsboro. Its too big, and too important for Pittsboro to be pressured into any fast decisions. Learn more about it and ask the Pittsboro Town Board to

require more time and more information before any re-zoning occurs. It's not too late for your input!

IS THIS OUR FUTURE?

Rezoning 7100 rural acres to urban density - from the Haw River near Bynum to Jordan Lake

Paving over forests and wildlife habitat that has been called the Triangles last remaining unfragmented wilderness.

A 7100 acre project of houses and commercial area with only 234 acres of parkland identified

A new city that would dwarf Pittsboro and nearly double the population of Chatham Co. a new Cary?

A city that would require new roads, schools, and public services --and create traffic, pollution and loss of Pittsboros cultural and historic identity

The need for an enormous water supply and wastewater systems that could imperil the Haw River and Jordan Lake.

GET INFORMED AND GET INVOLVED!

Chatham Park will be discussed at the next Pittsboro Board of Commissioners meeting on Monday August 12 at 7 pm in the Multipurpose Room (Bldg. 2) of CCCC.

Find out more about Chatham Park on the Town of Pittsboro website (pittsboronc.gov)

Read the report from 2008 about the natural treasures of this land by Triangle Land Conservancy "The Southwest Shore Conservation Easement" - and their recommendations
<http://triangleland.org/assets/images/uploads/SWshorereportsm.pdf>

Send the Town Board your comments. Please ask them to slow this process down. Require the developers to submit an Environmental Impact Statement and other information that will be needed. This is the most important decision Pittsboro will ever make, and could change the face of all Chatham County.

Learn more at CONNECT (ConnectChatham.com) and Haw River Assembly (info@HawRiver.org)

Barbara Lorie

This message was sent to BBL@embarqmail.com from:
Haw River Assembly | P.O. Box 187 | Bynum, NC 27228



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