

Jason Sullivan

From: Lynn Richardson [lynn.richardson@ncmail.net]
Sent: Wednesday, December 06, 2006 10:28 AM
To: Jason Sullivan
Subject: FW: Proposed development - Parker Springs

Jason, please add this to Parker Springs. Lynn

-----Original Message-----

From: Jake Garver [mailto:jake.garver@gmail.com]
Sent: Tuesday, December 05, 2006 8:03 AM
To: lynn.richardson@ncmail.net
Cc: keith.megginson@ncmail.net
Subject: Proposed development - Parker Springs

Jason and Gloria Garver
Owners of Monterrane Lot 26 (380 Valley Lane)
106 Orangewood Ct.
Cary, NC 27519
December 4, 2006

Re: Parker Springs site sketch

To whom it may concern:

We are adjacent property owners to the proposed Parker Springs development. We own Lot 26 in Monterrane, street address 380 Valley Lane, parcel #78067. Two sides of our property border the proposed development Parker Springs.

First, we'd like to thank the developer and his team for coming to talk to the Monterrane property owners directly. It was beneficial to establish this relationship in presenting the Parker Springs development. Also, we appreciate the opportunity to have our concerns heard directly. We hope to continue an open line of communication with the developer as the project progresses. Furthermore, we are pleased to see the minimum 25 foot tree protection buffer in the latest site sketch.

We understand and are pleased that the Parker Springs development intends to maintain quality housing. However, we are deeply concerned about the housing density that the Parker Springs development intends to have.

Every development surrounding the proposed Parker Springs development has lower density housing for a reason – the environment and current resources cannot support higher density housing. Though land and water perkability varies, the ability to support housing has been fairly consistent throughout each and all the surrounding developments. In fact, part of Monterrane is zoned the same density as the proposed Parker Springs, and yet this density could not be supported. Thus, we find it difficult to believe that such high density housing could be supported in the Parker Springs development without significant adverse effects upon both the actual environment and the neighboring developments.

As such, we believe it is essential to accurately assess the feasibility of this development with an environmental impact study. Our property has Parker Creek running through it, and we do not believe that an environmentally conscious county such as Chatham County would want this beautiful feature to be negatively impacted by having so many nearby septic fields, not to mention nearly three times the density of neighbors.

Secondly, before this proposed development is approved, especially as our property borders Parker Springs on two sides, we would like to know more specifics about how Parker Springs will be developed, including specifics about the proposed septic plans, and what restrictive covenants will be in place. We believe this is very important as our property and our privacy will be heavily impacted with the addition of seven proposed neighbors instead of the three, perhaps four that we had expected with our knowledge of the conditions of the area's soils. Our quality of life in our home on 380 Valley Lane will be significantly affected by this much higher density development.

We respect another landowner's right to develop a property. We simply ask that there be due respect for our lands and the quality of life we hope to achieve and maintain in becoming Chatham County residents, particularly in the development in which we purchased.

For example, Monterrane has specific restrictive covenants outlining setbacks/tree protective buffers of 100 feet from street lot lines, 50 feet from offsite septic fields, and 75 feet from adjacent lot lines. This is especially important as these lands do not contain much in the way of underbrush that would help to protect each property's privacy, and also, many of the Monterrane properties are downhill from the proposed Parker Springs lots.

In keeping with the spirit of this protection, we respectfully suggest that the Parkers Springs development place their proposed home sites opposite the hills and ridges. This would protect both the Parker Springs homesites' privacy as well as ours within Monterrane. Careful placement of the homesites would also lessen the lighting and noise impact of each property to one another.

Signed,

Jason Garver,
Gloria Garver