

Planning Board Minority Report Parker Springs Subdivision

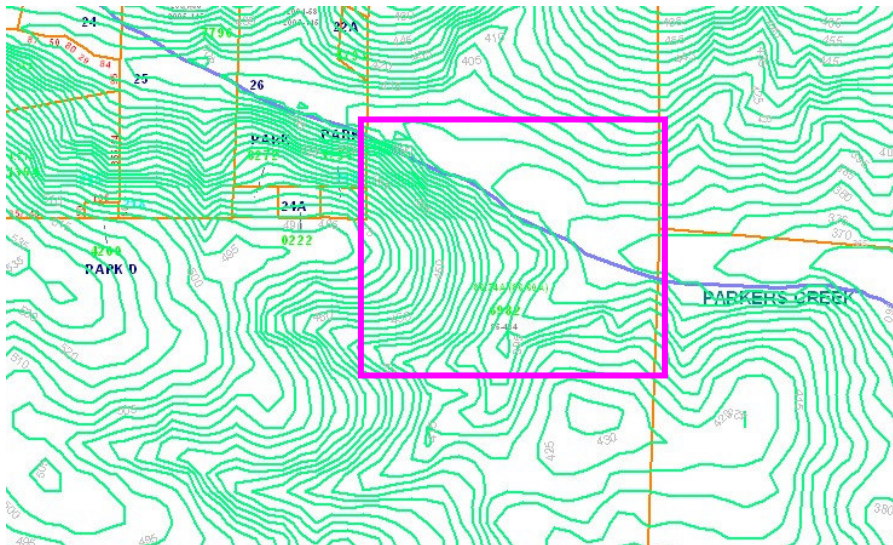
*Submitted December 11, 2006
Sally Kost and Chris Walker*

December 5, 2006 Planning Board Action - Voted to Recommend Approval 7 FOR;
2 AGAINST (one absent)

This minority report is submitted to the Board of Commissioners to relay concerns about the potential for the negative environmental impact of this project and to recommend to the Board of Commissioners that an environmental impact assessment of this project be required before the project proceeds.

The proposed Parker Springs subdivision consists of 50 lots on 87 acres located off SR-1700, Mt. Gilead Church Road, New Hope and Williams Township. Each lot will be served by individual septic system and county water.

Our concern is the impact of this development on Parker's Creek. The creek flows through the northern third of this 87 acre parcel. The preliminary sketch plan shows eight lots along the creek and a stream crossing to access lots on the northern side of the creek. The banks along the stream are very steep, as shown on the topography map (source: Chatham GIS) and highlighted by the rectangle on the map below:



Although the developer has increased the stream buffers from 50 feet to 100 feet, because of the topography of this land, the question remains whether a 100 foot buffer will be sufficient to protect the water quality of this stream. Under the Chatham County Subdivision Regulations (5.2A) the County can request a full environmental impact statement with a peer review of that assessment.

We respectfully request that Chatham County be a responsible environmental steward and require an environmental impact statement to determine if (and or how) this project should move forward.