

- from Rock Rest Road adjacent  
landowners -

**Chatham County**  
Planning Board Meeting  
May 1, 2006

Hand-out  
5-1-06

Issues that need to be resolved concerning the development "The Bluffs":

The site plan presented has errors and omissions which need to be corrected before the plan is considered by the Planning Board.

The water supplied by the town of Pittsboro from the Bynum reservoir on the Haw River needs to be researched to determine whether the available supply can serve the Bluffs in addition to all of the other recently approved developments.

The addition of sewage from the Bluffs will put the Chapel Ridge sewer system at close to maximum capacity. Failures of this system would cause sewage to flow into Dry Creek and then into the Haw which is the source of their drinking water and the town of Pittsboro.

The Bluffs and the new surrounding developments add hundreds of homes, but the combined population will be dumped on Chatham County without requiring the developers to add the amenities which were included by developers for an equivalent population in the Briar Chapel development.

The Bluffs contains substantial acreage of very steep slopes, with no plans for erosion control.

The Bluffs has a large amount of land which is within the Haw River floodplain. No plans for protection of this land or for protection of its function as an environmental buffer have been presented by the developers.

The Bluffs, and nearby projects by the same developers, lack a plan for affordable housing.

The Bluffs is immediately adjacent to a significant archeological site known as the "Mitchum Site". This fact reveals the imperative for archeologists to perform a survey determining if Chatham County needs to protect any important Native American historical sites which might be destroyed by this development.

The Bluff's proposed roads and the traffic flow through Rock Rest Road and Old Graham Road are based on flawed information about traffic volume and safety issues.

These issues reveal the need for the Bluffs to re-submit their proposal after they have completed an Environmental Impact Assessment which addresses the soil, water, sewer, historical and environmental impact of this development. The adjacent landowners request that the Planning Board act within their powers and require the developers to properly research the full impact of the development.