

Subj: **Ferrington Place**
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Dear Commissioners;

As a former chair of the Appearance Commission and a resident of Ferrington Village, I wish to convey my comments on the above application scheduled for public hearing on May 15.

I do not object to the project. I offer the following suggestions which, I believe, if incorporated in the project will make it an asset for the community.

1. A buffer between the outbuildings and 15-501 of about 150 feet.
2. Semi-opaque landscaping on 15-501 per the Design Guidelines. (Chatham Downs too sparse for instance)
3. Monument signs only on 15-501 and within project except for signs on buildings which should be uniform in size, color and design.
4. Additional site plan approval for each outbuilding when specific tenants are selected to assure compatibility between outbuildings and main building; which should also include foundation plantings. (Compare lack of compatibility between CVS and rest of Chatham Crossing.)
5. No gas station and convenience stores allowed in outbuildings. Aesthetics and the burden of in and out traffic make such uses very objectionable. The use requested here is conditional not permitted. Developers are entitled to the best reasonable use of their land, not necessarily the most lucrative use which could prove detrimental to the general welfare and public good.

An additional comment on a different but related subject. I have urged the commissioners on several occasions in the past to adopt a site plan ordinance for permitted uses in existing business and industrial districts as is common in most jurisdictions. While Brown's Collision attractiveness might be appealing to some eyes, scrutiny by the county in respect to setbacks, parking, signs and landscaping could have improved the building. With no site plan ordinance there was no review by the Planning Board or Commissioners which could have benefitted the project.

Even worse the ten ugly u-haul it trucks now crowded adjacent to Browns is an affront to planning and an aesthetic blight on the county landscape. A site plan ordinance for permitted uses could have resulted in reasonable screening and parking requirements softening the offensive appearance.

New and attractive welcome to Chatham County signs emphasizing our rural heritage will soon be installed on our major highways including 15-501. They should make our Chamber of Commerce, "Departments of Tourism and Economic Development" very proud, and such pride could be shared by every county official and resident. Yet almost the first sight to be seen by people driving south from Smith Level Road after the welcome sign will be the cluster of u-haul it vehicles. Ugh, how ironic. A site plan ordinance, please!

An even worse scenario: A Walmart or any other controversial business development could be located on 15-501 in the permitted business district south of Smith Level Road with out any government review due to lack of a site plan ordinance. Enacting one is just not appropriate planning; it is common sense.

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