

Haw River Assembly
P.O. Box 187 Bynum, NC 27228
(919) 542-5790 hra@emji.net



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To: Keith Megginson, Planning Director, and the Chatham Planning Board

The Haw River Assembly would like to offer comments on the proposed Crosland development on the Chatham Land & Timber property off of Bynum Ridge Road. The Haw River Assembly is a non-profit citizen organization dedicated to the protection of the Haw River watershed and Jordan Lake.

Our concern is for the impact that a new development will have on the water quality in the Haw River, its tributaries, and Jordan Lake. The property in question is bordered on the north side by Pokeberry Creek and on the east side by a tributary of Pokeberry creek. A number of smaller perennial and intermittent tributaries of Pokeberry run through the property as well and the topography of the property is such that it will drain quickly to Pokeberry Creek. After passing by this property, Pokeberry Creek runs through the Williams Pond development and joins the Haw River. Considering the steepness of the slopes of the Chatham Land & Timber Company property, I ask that the Planning Board use the authority of Section 5.2 of The Chatham County Subdivision Regulations to request an Environmental Impact Assessment (EIA) on the property before any development plans are approved.

In addition, to the potential impact of this newly proposed development on Pokeberry Creek, I am concerned about the cumulative impact that this development will have along with Williams Pond located at the confluence of Pokeberry Creek and the Haw River and Briar Chapel located in the headwaters of Pokeberry Creek. The Haw River Arm of Jordan Lake has been listed in North Carolina's Draft 2006 303(d) list as impaired for chlorophyll a, high pH, and mercury. DWQ is in the final stages of creating Jordan Lake watershed nutrient strategy requirements that Chatham County and other counties within the watershed will be expected to meet for both new and existing development. Pokeberry Creek enters the Haw River just upstream from of this impairment. Considering the nutrient reductions that will be required of Chatham with the new Jordan Lake rule, new developments should be required to make every effort possible now to reduce their impact on Haw River.

I met with Mr. Jim Anderson from Crosland yesterday to discuss my concerns about the proposed development with regards to water quality. We talked about ways the plan could be improved so that it would minimize the impact on water quality. In particular, we talked about the how this development could use design principles for low impact development (LID) to reduce storm water flow into Pokeberry Creek. Mr. Anderson expressed a willingness to consider incorporating LID practices in redesigning the layout of the development. He also proposed outlining borders on each individual lot to delineate where building and lot clearing would be allowed. In addition, Mr. Anderson was interested in developing with HRA an educational program for storm water control for new landowners that could incorporate implementing LID practices in the development's amenity area to create on site demonstration areas for storm water best management practices (BMPs) as well as preparing educational materials for distribution to landowners.

We offer these comments in the spirit of wanting to protect our valuable water resources. Thank you for providing this opportunity to voice our concerns.

Sincerely,

Catherine Deininger
Stream Steward Project Coordinator
Haw River Assembly
deininger@hawriver.org