

TO: Chatham County Planning Board

1 June 2006

FROM: Jim and Beverly Wiggins
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Bynum Ridge Development
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Dear Planning Board Members:

We are homeowners in the Bynum Ridge development, across from the proposed Chatham Land and Timber development. Even though it appears that the proposed development will meet most of the county's regulations regarding subdivision development, we have the following concerns:

1. Concern about the destruction of rural appearance along Bynum Ridge Road. This concern could be mitigated by:
 - a. Requiring substantial wooded buffers along the portion of the development fronting Bynum Ridge Road.
 - b. Requiring unobtrusive entrances/exits without islands or turn lanes.
 - c. Requiring low-impact lighting (as specified by the county lighting guidelines).
2. Concern about the increased traffic on Bynum Ridge Road with its hills, blind curves, and school buses. There will be 12 entrance/exit roads within 1.2 miles, 8 of which will serve large developments. This could be mitigated by:
 - a. Providing entrance/exit road(s) directly onto Mt. Gilead Church Road for the new development, routing as much traffic directly to Mt. Gilead as possible.
3. Concern about the pollution of the Pokeberry Creek watershed. This could be mitigated by:
 - a. Requiring an environmental impact study of the impact of the development on Pokeberry Creek, (and subsequently, the Haw River and Jordan Lake).
4. Concern about the destruction of historic sites in our area. This could be mitigated by:
 - a. Ensuring that cemeteries or historical structures on the Chatham Timber property are reported to the Chatham County Historical Association (as required by the subdivision regulations).
5. Concern about the pollution of our water supply. All of us in Bynum Ridge are on wells and we do not have access to county water on our private road. The addition of hundreds of new septic tanks surrounding us (between Williams Pond and the proposed Chatham Land and Timber development) causes us great concern. Since we are not experts at assessing the potential risk this poses for our water supply, we ask that the developer and the county make assessments of the threat before approving the proposal.

We have shared these concerns with the developer's representative and appreciate his invitation to express our concerns about the proposed project.