

Lynn Richardson

From: Nick Robinson [robinson@bradshawrobinson.com]
Sent: Monday, January 22, 2007 1:48 PM
To: J. Pyle; Lynn Richardson
Subject: Re: Harrison Pond Subdivision

Dear Lynn:

I just got off the phone with Jane Pyle and also with Carl Bigness (the de-constructor). Things are progressing nicely with the deconstruction of the Harbison residence.

I advised both Jane and Carl that Harrison Pond LLC has extended the completion time from January 31, 2007 to February 15th, 2007.

The developer is pleased that it was able to donate to CCHA all of the materials and any value hidden in the structure and also to provide a dumpster and removal service for all of the unwanted debris. We have worked well together on this project.

Nick

----- Original Message -----

From: [J. Pyle](#)
To: [Lynn Richardson](#)
Cc: [Nick Robinson](#)
Sent: Sunday, January 21, 2007 3:19 PM
Subject: Harrison Pond Subdivision

Lynn-

With the preliminary plan application for the Harrison Pond subdivision coming before the planning board next month, this seems an appropriate time for me to comment on the historical and cultural significance of this property. I should preface my remarks with the observation that the Chatham County Historical Association was not notified of the structures on the property before the sketch design application was submitted and approved last June, as provided in the planning ordinance.

This property is historically interesting for several reasons, though much research remains to be done on its earliest occupation. Locally known as the Pace property, this 73-acre tract was part of a 278-acre tract known as the Pace land when it was surveyed in 1925 by F. E. Womble. This plat shows a house in the approximate location of the house on the subject property.

The U.S. census of 1850 lists James Pace as a mechanic, 32 years old. For some reason, he is not listed again until 1880, when he is identified as a farmer and miller. He was chairman of the Chatham County Board of Commissioners when it was formed in 1868 and served on the board until 1870. Pace died about 1886, and his widow Elizabeth was still living in 1910, listed in the household of her son-in-law John J. Peoples. Nathan Ramsey's 1870 map of Chatham County shows Pace & Cotton's Mill on the Haw River. Isaac West sold his mill in 1862 to Stephen W. Cotton who conveyed the mill tract to James Pace in 1867, along with two other tracts. In 1924 a tornado struck the area, destroying the mill and a steel bridge across the Haw River; foundations of both are still visible (but of course not on the subject tract).

The Pace family retained ownership until 1939. The Tilly family rented the house for a time before Charles and Matilda Harbison purchased the property in 1956. Their 196 acres were described in their deed as beginning at Mann's Chapel Road, also known as Pleasant Hill Road, Pace's Mill Road (now River Forest Road) and the Raleigh to Hillsborough Road (now Hamlet's Chapel Road). Charlie hired a carpenter to adapt the interior of the house to their needs, and the original eight-room symmetry was changed. In 1973 he made extensive changes in a remodeling that added a kitchen to the west, carports on the north side, and a front porch; revised the stair plan; replaced windows; added paneling or sheetrock to walls; and carpeted floors.

In early December 2006 after ownership passed to the present owner/developer, the Chatham County Historical Association was given the opportunity to remove from the property items and materials for salvage while documenting the deconstruction and previous architectural details. With weather cooperating through early January 2007, this work was moving rapidly in an effort to meet the developer's deadline of 31 January 2007. Salvageable historical materials include old exterior siding, varying widths of tongue-and-groove pine walls and floors, beadboard, sound beams and sills. With the more recent layers removed, structural details were revealed. The original house measures 30' by 40' with four 15'x16' rooms and an 8' center hall, repeated on the second floor, with stairs leading up from the front (east) door. Two chimneys served eight fireplaces (seven of them later bricked in).

Although CCHA was not notified at the early stage of development, the owner of the property has been generous in permitting the deconstruction of the house, thereby contributing to the documentation and preservation of the cultural history of this part of Chatham County.

--Jane Pyle, Chatham County Historical Association

As per the Planning Department and Planning Board recommendation, Commissioner Emerson moved, seconded by Commissioner Outz, to grant sketch design approval of "Arcadia" with the following conditions:

1. The preliminary and final plats shall show a 50 foot wide water hazard buffer along the perennial stream with a note stating that no structures, septic system, repair area or wells are allowed to be located within the buffer.
2. A Voluntary Agriculture District certificate shall be placed on the preliminary and final plats.
3. The developer shall provide a wetland impact study prior to preliminary review.
4. The driveway crossing of the creek shall be constructed to accommodate emergency vehicle access, i.e. weight and width of vehicles.

The motion carried five (5) to zero (0).

Sketch Design Approval of "Harrison Pond": Consideration of a request by Harrison Pond, LLC on behalf of Harbison Family Trust for subdivision sketch design approval of "Harrison Pond", consisting of forty-two (42) lots on approximately seventy-four (74) acres, located off SR #1532, River Forest Road

As per the Planning Department and Planning Board recommendation, Commissioner Emerson moved, seconded by Commissioner Outz, to grant sketch design approval of "Harrison Pond" with the following conditions:

1. The area marked "Open Space/Permanent Access Easement" at the end of the cul-de-sac between Lots #14 and #15 shall be labeled as "public right-of-way dedication for possible future connection" on the preliminary and final plats.
2. A utility easement shall be provided to the H. H. Mann property and other adjacent properties as recommended by Chatham County Public Works for possible future extension of water lines and shown on the preliminary and final plats.
3. All lots fronting on SR #1532, River Forest Road, shall be accessed from the interior roadway and shall not have driveway access onto SR #1532.
4. The existing drainage ditch running along the north eastern boundary of proposed Lots #7 and #8 (common line with properties owned by Quimby/Trott and Lane/Ball in Hamlet Grove Subdivision) shall not become obstructed with construction debris possibly creating runoff problems.

The motion carried five (5) to zero (0).

Sketch Design Approval of "Chatham Land and Timber Property": Consideration of a request by Jim Anderson, Crosland, for subdivision sketch design approval of "Chatham Land and Timber Property", consisting of 169 lots on approximately 302 acres, located off SR #1711, Bynum Ridge Road, Baldwin Township

Commissioner Cross stated that he would like to see an environmental study done on this property.

Patrick Barnes stated that this was a sketch design request based on preliminary soils analysis; that before the applicant can return to apply for preliminary, they will have to perform detailed soils analysis and obtain permits for their waste disposal systems; that the concerns he has heard all seem to be related to wastewater and what is going to happen with the septic systems; that he believes all of this can be addressed through soils analysis instead of an environmental study.

Mr. Anderson stated that he would be glad to answer any questions from the Board. He stated that they have considered an environmental study, but that they are below any kind of permitable standards required by the Army Corps of Engineers.