

June 22, 2007

To: Chatham County Board Of Commissioners
Chatham County Planning Board
Chatham County Planning Department

From: Jennifer S. Andrews, Esq. on behalf of Mary Elizabeth 'Peggy' McLean
Youngblood & McLean Family Limited Partnership

Subject: Subdivision of Barber Lands

Honorable Commissioners, Planning Board Members and Planning Staff:

I write on behalf of the McLean Family in support of the Planning Departments recommendation granting sketch design approval of the referenced subdivision and also **very much in support of the conditions regarding the dedication of public right of way access for road connection utilities to the McLean Family lands.**

To reiterate points I made at the Planning Board meeting of June 5, 2007:

1. The county policy of requiring/encouraging stubs to undeveloped tracts provides for economy of services and safety.
2. Not providing for future connectivity contributes to sprawl and inefficiency of traffic flows.
3. The long held policy of promoting interconnectivity, if abandoned, robs the planning department and board of the ability to control the positive flow of traffic, require primary and secondary accesses when planning projects and encourage good sustainable growth.

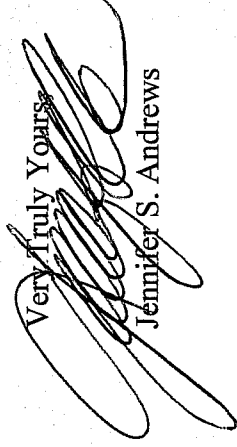
In considering my additional comments I hope that you will be guided by the language in the Chatham County Subdivision Regulations which requires the stub recommended by planning staff. Section 6.2 B (3) states, "Where **necessary to provide public street access to adjoining landlocked property or connectivity to large tracts** with future development potential, **proposed public streets shall be extended by dedication of right-of-way to the boundary of such property.**"

Additional points to consider:

1. There is no pending plan or application for development of the McLean Family property. When/If such a plan is submitted, it will likely be evaluated under substantially different subdivision or conditional use permitting rules than what we work under today. It will be the option of the standing Board to determine the nature of the use of the stub from the Barber lands. **Not having the option because the stub was not required is poor planning and wholly inequitable in light of this County's history and the current ordinance which requires the stub.**
2. Dan Sears' June 15, 2007 letter on behalf of Judge Barber, rejecting the roadway connector to the McLean property makes incorrect assertions. There simply is no present congestion, impact or destroying of the Barber Lands or Fearington if the recommendation of Planning Staff is followed. Currently, there is not even one resident on the McLean property. Mr. Sears and Judge Barber believe that support for their subdivision hinges on the rejection of a connection. We rather hope that the need and desire for connectivity be evaluated on the merits. **Dedication of a connector simply gives the Board the ability to plan for the future.**
3. Judge Barber stated for the Planning Board's consideration his thankfulness in having the foresight to seek a connection between his lands and RB Fitch's years ago when Fearington was approved. Following this line of reasoning should prompt us to agree that the McLean Family only seeks (and is due) that same consideration. We assert that the McLeans are offered this same protection by our Ordinance. **We simply ask for the same benefit provided Judge Barber- the county's foresight and the protection that requiring interconnection provides for all citizens and future citizens.**
4. Mr. Sears mentions other access to the McLean tract via Big Hole Road, The Legacy or The Preserve. **These connections are dubious and have no potential because they are connections to private roadways. The Barber Lands subdivision proposes paved public NCDOT roads and as such should be available for the public, to include users of the McLean property.**
5. Many rural counties struggle with access issues and connectivity - other developers have been required to provide access to tracts where the need was less than 'necessary' as the ordinance states. The McLean Family's need is absolutely necessary and **we ask that County consistently apply its ordinances and policies. As we believe that landowners should be treated equitably, leaving the McLean tract behind and landlocked flies in the face of what has been a long standing planning philosophy in Chatham County.**
6. While the McLean family appreciates the position of the residents in Fearington - these positions are not supported at law or in equity and are not supported by the history of this County's position with other similarly situated landowners nor the Ordinance that requires this connection. I have studied the correspondence from the Bush Creek Townhomes, Inc. Task Force and Fearington Homeowners Association - the

comments regarding changes in the quality of life, impact on the quiet rural village of Ferrington and loss of a sense of safety are compelling, if they came to pass. However, as stated above, no traffic will come from the McLean tract for the foreseeable future. Not only does the moratorium ordinance preclude the concerns but so does the fact that the connection, if provided, would be most suitable for a secondary access. **We assert that future good planning could insure that no negative impact results to the folks in Ferrington Village.**

We hope that this Board sees the wisdom in providing for future planning and agrees that the **long held policy of promoting interconnectivity provides the County with a necessary tool in promoting options for optimal development.** As such, we implore the Board to act in favor of providing a 60' wide public right of way dedication to the boundary of the McLean property in conjunction with approving the sketch design of the Subdivision of Barber Lands.

Very Truly Yours,

Jennifer S. Andrews

JSA:aa