

Jason Sullivan

From: Keith Megginson [keith.megginson@ncmail.net]
Sent: Friday, June 15, 2007 2:39 PM
To: 'Lynn Richardson'; jason.sullivan@ncmail.net
Subject: FW: Wade Barber Subdivision Proposal

From: Carla Mazzone [mailto:ckmazzone@nc.rr.com]
Sent: Thursday, June 14, 2007 6:13 PM
To: keith.megginson@ncmail.net
Subject: Fwd: Wade Barber Subdivision Proposal

Dear Mr. Megginson:

The following email has been sent to all the Planning Board members with the exception of Chris Walker and Warren Glick, for whom no email address was available. Would you please be so kind as to see that these gentlemen receive the email.

Sincerely,
 Bush Creek Town Homes, Inc. Task Force

Begin forwarded message:

From: Carla Mazzone <ckmazzone@nc.rr.com>
Date: June 14, 2007 6:05:31 PM EDT
To: Clyde Harris <drcllyde@embarqmail.com>, Delcinia Turner <dsturner1@alltel.net>, Sally Kost <SallyKost@bellsouth.net>, Jim Hinkley <jhinkley@nc.rr.com>, Judy Sharman <>walkingtrails@earthlink.net>, Barbara Ford <pbford@mindspring.com>, Karl Ernst <ernst4commish@aol.com>
Subject: **Fwd: Wade Barber Subdivision Proposal**

RE: Wade Barber Subdivision Proposal

June 14, 2007

Dear Planning Board Commissioner:

Yesterday, June 13, 2007, a joint meeting involving Fitch Creations, Sears Design Group, Bradford Place and Bush Creek Townhomes, Inc. representatives took place. At that meeting, Fitch Creations revealed a modified sketch plan for THE KNOLLS that would eliminate ingress/egress onto South Langdon, and would place the exit instead directly onto Millcroft; the Wade-Barber ingress/egress will remain as previously planned. This compromise was welcomed and agreed to by all present. During a discussion of the Wade Barber subdivision, the issue of public access for the McLean tract was raised. The planning staff has recommended that, should the McLean lands be subdivided and developed, public access for that property would be onto South Langdon. The representatives of both Bradford Place and Bush Creek Townhomes, Inc. stand firmly united and unalterably opposed to that recommendation.

The Planning Department has not considered the negative impacts that their recommendation would have on our quality of life here at Fearrington Village. Our village is a tranquil and serene community. From the moment that you see the silo and the animals grazing in the pastures, you begin to relax. Life is unhurried, pastoral and bucolic. As you slowly wend your way through our secluded neighborhoods, you cannot help but

6/18/2007

notice the many leisurely walkers, the elderly bikers, the young women pushing baby carriages and the children riding their tricycles. Our village has always had limited access from the outside, and is cloistered. Aside from the visitors that come to the Village Center all our traffic is local, comprised of residents or service providers. This setting provides a sense of safety and a feeling of security.

If the recommendation of the Planning Department is allowed to stand, the concept of Ferrington Village will be destroyed. The volume and flow of through- traffic would be unprecedented. Public access for the McLean property would be a torturous route of more than one and a half miles through the heart of Ferrington: through the Wade Barber subdivision, then onto South Langdon, then onto Millcroft, then onto East Camden, then onto Weathersfield or Village Way, and finally onto US 15-501. To recommend this access for a 430 acre subdivision is irresponsible, and is unmindful of the unintended consequences and negative impacts that would be visited upon the several thousand citizens of Ferrington.

A major negative impact would be placing the safety of the Ferrington residents at peril. Ferrington residents routinely walk, jog, run or bike along our roads, which have no curbs nor sidewalks. In order to maintain a comfortable level of safety, even with our limited traffic volume and flow, the Ferrington Homeowners Association has found it necessary to form a Road Safety Committee to address road safety issues in our monthly newsletter, and to install speed monitors. With the implementation of the Planning Department's recommendation for access from the McLean tract , the traffic on the routes through Ferrington leading to US 15-501 would quadruple, at the very least. This would result in diminishing road safety to an intolerable level.

The constant, steady flow of high-volume traffic would disturb and disrupt the quiet calmness that is the distinct character of Ferrington Village. Our two thousand plus residents who currently share the roads as walkers, joggers, and bikers, would no longer be able to use the roads with ease and peace of mind.

This country village atmosphere is the reason that we have been drawn to Ferrington, and why we have chosen to live here. A loss of this ambience would render Ferrington less attractive to prospective residents.

The Planning Board's recommendation for access of the McLean tract to South Langdon is a case of the tail wagging the dog. The quality of life for the many would be sacrificed for the accommodation of the few. And if the McLean lands are granted thoroughfare access, how many other tracts will follow suit? We cannot underscore enough that a thoroughfare through Ferrington Village would constitute a major change in our way of life, one that would destroy the promise of Ferrington, one that is intolerable.

Please come to Ferrington, travel through our roads , and see for yourself what could be destroyed. We are certain that you will agree, that if the Planning Department wishes to provide public access to the McLean lands, its staff must find or create other access than South Langdon.

Sincerely,

Bush Creek Townhomes, Inc. Task Force

Charles Riddle, Chairman of the Board of Directors (2007)

John Adams, Member of the Board of Directors (2007)

Duane Fraser, Past President of the Board of Directors (2006)

Carla Mazzone, Past President of the Board of Directors (2005)

Richard Mazzone, Past Vice President of the Board of Directors (2001)

We believe that the planning department staff must find alternative public access for the McLean property.

I

-- Carla

6/18/2007

