

Comments to the Chatham County Planning Board at their meeting on 5 June 2007

Good Evening, Director Megginson and members of the Chatham County Planning Board. Thank you for the opportunity to speak to you this evening.

My name is Craig Heckert, President of the Bradford Place at Fearington Homeowners Association, and I represent our eventual 43 homeowners and additional concerned Fearington residents. With your permission I would like the concerned citizens of Fearington to stand.

I would first like to comment on the planning process. We received your letter of 21 May 2007 notifying us of this process on Saturday, 26 May 2007. Even with the superb help of your competent staff, the learning curve to make quality input is very steep. Residents do not have sufficient time to research and digest this type of information.

I would like to acknowledge and support Fitch Creations and Mr. R.B. Fitch for his support of tree buffers around the Knolls subdivision and his desire to clear only those trees that are essential for the building of the infrastructure. We also support Mr. Sear's letter of 2 June, items 1, 2, and 3.

Our primary area of concern is traffic volume and pedestrian safety. Mr. Sear's letter of 2 June item four addresses traffic calming rather than traffic volume. The current PUD provides for a rural character to Fearington, which we love, and it is the reason we moved here. If the Knolls subdivision ingress and egress unto South Langdon Road is approved, South Langdon Road will be overloaded. Then if potential McLean land residents exiting through Barber land unto South Langdon are factored in, the Board will have approved even more vehicles along with the resultant walkers and kids on bicycles. South Langdon can not safely support this quantity of traffic. The Planning Board currently is in the process of approving or has approved 161 homes in our area with the resultant 2 cars for each home, which will then be used for trips to the mail kiosk, supermarkets, gyms, etc. If a conservative 400 one acre lots on the McLean property are added, each with 2 automobiles, there is the potential for 2242 trips on South Langdon if each car makes only one round trip a day. These trips will be on a road, South Langdon, which has one 80 degree turn and a grade which rises approximately 20-30 feet in elevation, meaning it is difficult to maintain a safe 25 MPH and also see around the curve. This is not a sight triangle issue. Picture heavy construction vehicles on a slick, hilly, South Langdon Road making a 90 degree turn into the Knolls.

We agree with and support our neighbors in Langdon Place concerning the difficulty in evacuating the potential four subdivisions on one small residential road in the event of emergency. We also support the Barber land developer in his concern for funneling traffic from the McLean land through Barber land past a quiet community park unto South Langdon. The potential dangers of overloading South Langdon are clearly outlined in the Mazzone email of 2 June.

Our second area of concern is water quantity and quality. In the packet is a letter stating there is enough water to support the Knolls, but an increasing number of notices warn us about the quality of our drinking water. We are currently under mandatory water restrictions, and it is only early June. We don't want to look like Cary, Raleigh, or Chapel Hill with permanent water restrictions just so that we can build more houses in Chatham County.

Based on the above, we respectfully ask the Board to consider and we recommend the following:

1. We recommend the Planning Board visit the subdivision site of both the Knolls and Barber land to judge for themselves the road conditions.
2. We recommend that the Chatham County Environmental Review Board be allowed to look at the Knolls as well as Barber land because of the importance of the Big Woods Significant Natural Heritage Area.
3. We recommend that an independent traffic analysis be conducted utilizing a worst case scenario so that the Board will have a full picture of potential South Langdon traffic volume and safety issues.
4. Based on the results of traffic analysis, we recommend that the entrance to the Knolls be returned to its original location on the Fearington PUD with ingress and egress directly to Millcroft. We further recommend that a public right of way not go through Barber land to the McLean property.

Thank you for your kind attention. Are there any questions?

Statement of Uzal Martz in regard to the
SPI-1 Sketch Plan: Barber Lands Subdivision
Before the Chatham County Planning Board, June 5, 2007

Good Evening. my name is Uzal Martz. I live at 1388 Bradford Place in Ferrington, one of the 13 Bradford Place properties directly abutting the proposed Barber development. In addition, I am Treasurer of the Bradford Place at Ferrington Homeowners Association, and in that capacity, I also represent all of our eventual 43 homeowners. With your permission, I would like the concerned residents of Bradford Place here to stand, and on behalf of them, express our appreciation for this opportunity to speak to you this evening.

At the outset, we would like to commend the Planning Commission for its thorough and open process. The pointers from Citizen's Guide on Preparing for a Public Hearing and inputs from Ms. Lynn Richardson, Chatham County Subdivision Administrator, helped us considerably to effectively research the multiple issues of concern in the limited time available. We then were able to effectively meet with the developers to reach agreement on most major issues. And now we have the opportunity to present our conclusions for your thoughtful consideration.

In this regard, I am pleased to report that this process enabled us to narrow down our concerns into three major categories:

1. The disparity between the 25' building set-back for the Barber Lands from the creek forming the common property lines vs. the existing 50' setback for the Bradford Place properties.

2. The erroneous designation of a "20' Drainage Easement" straddling the creek forming these common property lines, 10' of which was shown as being along each of the Bradford Place properties directly abutting this creek.

3. Traffic and safety concerns for South Langdon Road arising from the proposed access of the 48 homes of the Barber subdivision directly onto South Langdon Road at its intersection with Bradford Place Road. These concerns are compounded, first by the potential for residents from a future development of the 530 acre McLean property using this same access through the Barber development onto South Langdon, and second, by the Knolls subdivision proposed access halfway up the South Langdon Road from Millcroft.

Statement of Uzal Martz in regard to the
SPI-1 Sketch Plan: Barber Lands Subdivision
Before the Chatham County Planning Board, June 5, 2007
Page 2

These three categories were discussed at length during a May 31 meeting of the residents of Bradford Place and Langdon Place with Judge Wade Barber, R. B. Fitch, and their common support group. We wish to take this opportunity to express our appreciation to them for enabling a very open and constructive exchange of perspectives concerning the Barber Lands and Knolls developments.

In regard to the Barber Lands subdivision, a number of agreements were reached as confirmed in the June 1, 2007, letter of the Sears Design Group to Ms. Lynn Richardson, Land Use Administrator.

1) In connection with Item 1. of this letter concerning Judge Barber's agreement to have a minimum 50' setback from the creek abutting both properties, we also acknowledge and support Judge Barber's commitment to maintaining natural tree buffers throughout his development, and his desire to clear only those trees essential for the building of the infrastructure.

2) In connection with Item 3. of this letter, the agreement that the "20' Drainage Easement" shown on the Sketch Plan at the back boundary of the Bradford lots was in error eliminates such from the Sketch Plan, and thus mitigates our related concerns. These concerns were further mitigated by Judge Barber's indication that the 50' drainage easement coming off barber land between Lots 5 and 6 will be naturally wooded, and his belief that that there would be no increase in run-off into the "stream" between the Barber Lands and Bradford Place.

3) In connection with Item 2. of this letter, we applaud the developers' commitment to conduct a study of the streamways as also referenced in attachment 2. to their application. The agreement to set water hazard/vegative stream buffers as determined by this study could only serve to increase, but not decrease the 50' minimum building setback buffer already agreed to by Judge Barber.

While what this "20' Drainage Easement" straddles has not been designated as a "stream" on the county GIS records, it is nonetheless a continuously flowing, spring-fed waterway which has evolved over time meandering along the low points between these two properties. It also has historically been referred to as "Bush Creek" (reference deed of Lassiter to Moore: Book 263 page 148); as a "creek" (reference Plat Plan 93-300 for Wade Barber Land "center of creek is boundary line"); and as a

Statement of Uzal Martz in regard to the
SPI-1 Sketch Plan: Barber Lands Subdivision
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Page 3

"stream" (reference Bradford Place Plat 2000-281 note 7: "The water hazard buffer shown shall extend 50' landward from the berm of the stream.")

The traffic and safety concerns of the Bradford Place residents relating to South Langdon will be covered by Craig Heckert, President of the Bradford Place at Ferrington Homeowners Association in connection with the upcoming Agenda item for the Knolls Development. Per his presentation, as well as those contained in the "Mazzone Email" now of record, our concerns focus on the increased risks to both traffic and walkers arising from the ultimate funneling of well over 2,000 additional resident vehicle trips a day, plus countless service and delivery vehicles. These will funnel onto a stretch of road only 1/4 miles long, along a 1200 foot stretch of which, as currently proposed, there will be five right angle access roads from Bradford Place, McLean and Barber Lands, Knolls and Langdon Place. Leading up to this ultimate count, there will be continuing multiples of heavy construction and worker vehicles during the prolonged construction phases for these three developments. Furthermore, we fully support the Barber Land Developers' concern about funneling McLean land traffic through their development. This would have the devastating effect of turning a quiet cul-de-sac development into a busy public thoroughfare. This funneling of 1600 or more vehicle trips a day directly past the community park would negate its benefits and needlessly put young and old further at risk.

Based upon the above, we respectfully request the Board to consider and incorporate this statement into their final determination of the SPI-1 Sketch Plan Barber Lands Subdivision. Finally, we respectfully request that you also take into consideration the comments concerning Traffic and Safety concerns given by Craig Heckert and others in connection with the Knolls Development application which relate to this development as well.

Thank you for your attention and I would be happy to answer any questions you might have.

148

Witness my hand, this the 3 day of May, 1960.

Alma T. Fields, Deputy
Clerk of Superior Court

Filed for registration at 8:45 o'clock A. M., May 3, 1960, and registered.

Lemuel R. Johnson
Register of Deeds

NORTH CAROLINA
CHATHAM COUNTY

(\$13.75 U. S. Revenue Stamp)

THIS DEED, made this the 23rd day of April, 1960, by JOB L. LASSITER and wife, BEATRICE LASSITER, parties of the first part, to R. B. MOORE and W. L. MOORE, of Chatham County, North Carolina, parties of the second part,

W I T N E S S E T H :

That the said parties of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold and conveyed and by these presents do hereby give, grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that certain tract or parcel of land located in Williams Township, Chatham County, North Carolina, bounded on the North by the lands of Joe L. Lassiter and Tom Baldwin, and on the East by the lands of Northrop Dawson, on the South by the lands of Hamme and others, and on the West by the lands of Bland Moore, and more particularly described and defined according to survey and plat of the property of Joe Lassiter by J. Ralph Weaver, November 11, 1958, as follows, to-wit:

BEGINNING at a point in the Southern line of Tom Baldwin's land, where said line is intersected by Bush Creek, and running thence with Baldwin's line, South 77 degrees East 492 feet to a corner of Tom Baldwin and Northrop Dawson; thence with Dawson's line, South 2 degrees West 1930 feet to a rock corner; thence North 88 degrees West 650 feet to a rock; thence South 2 degrees West 612 feet to a rock, a corner with Hamme; thence North 87 1/2 degrees West 370 feet to an iron stake; thence South 2 1/2 degrees 570 feet to an iron and pointers; thence North 87 1/2 degrees West 170 feet to an iron and pointers on the branch; thence with said branch North 5 degrees East 140 feet, North 15 degrees West 110 feet, North 5 degrees East 75 feet, North 30 degrees East 300 feet to an iron and pointers near an old spring; thence North 85 degrees West 1190 feet to pointers in a branch, corner with Bland Moore; thence with the branch the following courses and distances: North 68 degrees East 80 feet, East 100 feet, North 36 degrees East 220 feet, North 80 degrees East 75 feet, North 60 degrees East 100 feet, North 23 degrees East 85 feet, North 65 degrees East 300 feet, North 55 degrees East 230 feet, North 35 degrees East 275 feet, North 15 degrees East 100 feet, North 34 degrees East 125 feet, North 85 degrees East 130 feet, North 35 degrees East 150 feet, North 5 degrees West 110 feet, North 30 degrees West 70 feet, North 10 degrees West 200 feet to pointers in the fork of said branch or creek; thence down said branch or Bush Creek in a Northeasterly or northwardly direction, its various courses and distances, to the point of beginning, estimated to contain about _____ acres, more or less. Parties of first part are conveying all of their "Williams land" which lies South of Bush Creek.

TO HAVE AND TO HOLD the aforesaid described land and real estate together with all the privileges and appurtenances thereunto belonging unto them, the said parties of the second part, their heirs and assigns, forever in fee simple.

And the said parties of the first part do covenant to and with the said parties of the second part that they are seized and possessed of said premises in fee and have the right to convey the same in fee simple; that said premises are free and clear from any and all encumbrances whatsoever and that they will warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, this the day and year first above written.

Joe L. Lassiter (SEAL)
Beatrice Lassiter (SEAL)

NORTH CAROLINA
CHATHAM COUNTY

I, Irene P. McLaurin, a Notary Public in and for the County and State aforesaid, do hereby certify that Joe L. Lassiter and wife, Beatrice Lassiter, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance for the purposes therein expressed.

Witness my hand and Notarial seal, this the 23rd day of April, 1960.

Seal: Irene P. McLaurin, N. P.
Chatham County, N. C.

Irene P. McLaurin, Notary Public
My commission expires: 6-25-60

R. B. MOORE
 & W. L. MOORE
 D. B. JE-139

FILED
 '93 AUG 5 PM 2 33
 REG. G. 1103-15
 REGISTER OF DEEDS
 CHATHAM COUNTY, N.C.

R. B. MOORE
 & W. L. MOORE
 D. B. 263-148

MAGNETIC - OCT. 1973

T. H. LINGERFELDT
 D. B. JE-245

AREA = 59.54 AC.
 TO CENTERLINE OF CREEK
 (AREA TO TRAVERSE LINE = 59.70 AC.)

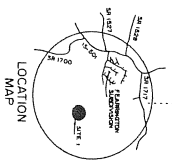
(D. B. 259-221)

(D. B. 270-211)

MARY ELIZABETH HAMME
 D. B. LF-541
 FIRST TRACT

AMERICAN TELEPHONE
 & TELEGRAPH CO.
 D. B. 284-196

- LEGEND
- EXISTING IRON PINE
 - IRON SET CONCRETE MONUMENT
 - △ CALCULATED POINT



Freshhold Land Surveys, Inc.

113 W. MAIN STREET
 P. O. BOX 188, OAKBORO, NC 27510
 PHONE: 919-242-0098
 FAX: 919-242-0099

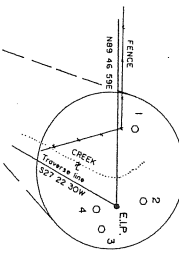
CERTIFICATE FOR PLATS
 This foregoing certificate is hereby given to be correct. This plat was prepared for registration in the Office of the Register of Deeds of Chatham County, North Carolina, and recorded in Plat Book 259-221 and 270-211.

Record of Deeds By: *[Signature]* Assistant

STEPHEN E. WILSON
 REGISTERED LAND SURVEYOR L-1370
 CHARLES R. BILLINGS
 REGISTERED LAND SURVEYOR L-2111

93-300

INSET SCALE 1" = 40'



REFERENCE TREES: (TIES)

NO.	TYPE	DBH	HEIGHT	COMMENTS
1	22'	14.25"	33.82'	
2	22'	14.25"	33.82'	
3	22'	14.25"	33.82'	
4	22'	14.25"	33.82'	

R. B. MOORE
 & W. L. MOORE
 D. B. 263-148

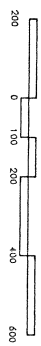
509 27 24E 291.31
 506 20 54E 175.87
 512 30 28W 168.35
 522 08 33W 116.21
 527 22 20W 127.75
 507 44 58E 748.64
 507 22 20W 127.75
 507 28 07W 333.36
 503 31 21E 220.44
 525 53 50W 189.40

BOUNDARY SURVEY OF THE PROPERTY OF
WADE BARBER, JR.

OWNER
 WADE BARBER, JR.
 100 W. MAIN STREET
 PITTSBORO, N. C. 27312

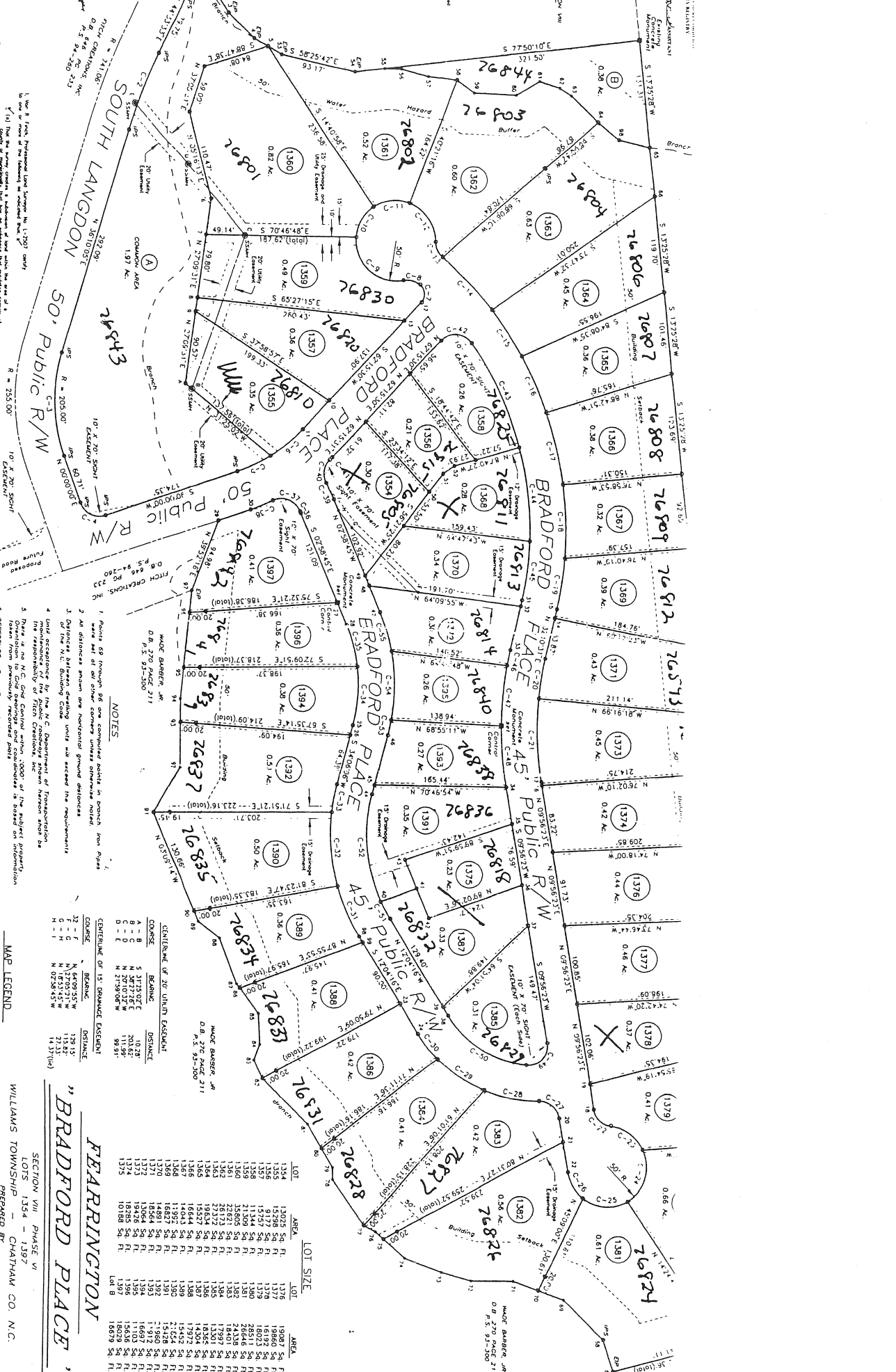
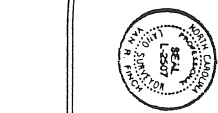
DEED BOOK REFERENCES 259-221 & 270-211
 PIN NUMBER 9774-61-6813

WILLIAMS TOWNSHIP
 CHATHAM COUNTY
 NORTH CAROLINA
 SCALE 1 INCH = 200'



NOTARY PUBLIC - IN COMMISSION EXPIRES JANUARY 27TH, 1996
[Signature]

I, STEPHEN E. WILSON, HEREBY CERTIFY THAT THESE ARE TRUE AND CORRECT COPIES OF THE ORIGINAL SURVEY PLATS AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGISTER OF DEEDS OF CHATHAM COUNTY, NORTH CAROLINA. I AM A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH CAROLINA.
 REGISTERED LAND SURVEYOR



Notes to Front Professional Users: Survey No. T-7907 only.

- (1) That the survey was conducted in accordance with the provisions of the Surveying Act of 1979, Chapter 70A, N.C. Code.
- (2) That the survey was conducted in accordance with the provisions of the Surveying Act of 1979, Chapter 70A, N.C. Code.
- (3) That the survey was conducted in accordance with the provisions of the Surveying Act of 1979, Chapter 70A, N.C. Code.
- (4) That the survey was conducted in accordance with the provisions of the Surveying Act of 1979, Chapter 70A, N.C. Code.
- (5) That the survey was conducted in accordance with the provisions of the Surveying Act of 1979, Chapter 70A, N.C. Code.

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 CONSTRUCTION DIVISION
 APPROVED: [Signature]
 DATE: 11/14/2000

- NOTES**
1. Points 69 through 96 are computer points in touch from P-24.
 2. All distances shown are horizontal ground distances.
 3. Distances between dwelling units will exceed the requirements of the N.C. Building Code.
 4. Unit acceptance by the N.C. Department of Transportation is the responsibility of Fitch Creations, Inc.
 5. There is no N.C. Code section 20007 of the subject property. The responsibility for compliance with the requirements of the N.C. Code is the responsibility of the owner.
 6. REFERENCE: Deed Book 444, Page 213.

CENTRUM OF 15' DISTANCE DISTANCE

CODE	BRANCH	DISTANCE
A	5 1173.02'E	30.28
B	N 7210.21'W	111.99
C	N 2710.12'W	111.99
D	N 2159.00'W	99.91

MAP LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CONCRETE MONUMENT
- RAILROAD SPINE
- EXISTING NAIL
- POWER POLE
- CONTROL POINT
- SANITARY SEWER MANHOLE

SECTION VII PHASE VI
 LOTS 1354 - 1387
 WILLIAMS TOWNSHIP - CHATHAM CO. N.C.
 PREPARED BY
 VAN R. FINCH - LAND SURVEYOR, P.A.
 109 HILLSBORO ST. - PITTSBORO, N.C. 27312
 FITCH CREATIONS, INC.
 FEARRINGTON WILKAGE CENTER
 PITTSBORO, N.C. 27312 - 8502

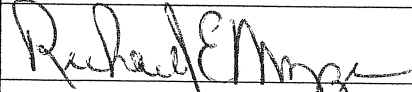
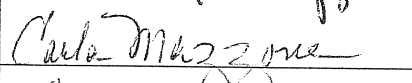
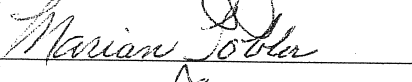
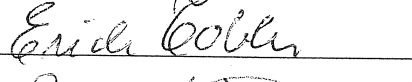

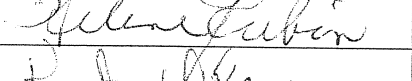
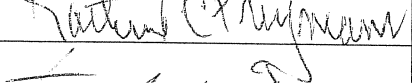
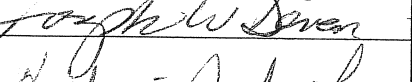
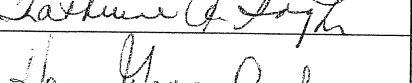
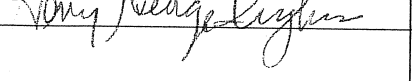
SCALE: 1" = 60' FEET
 JUNE 22, 2000

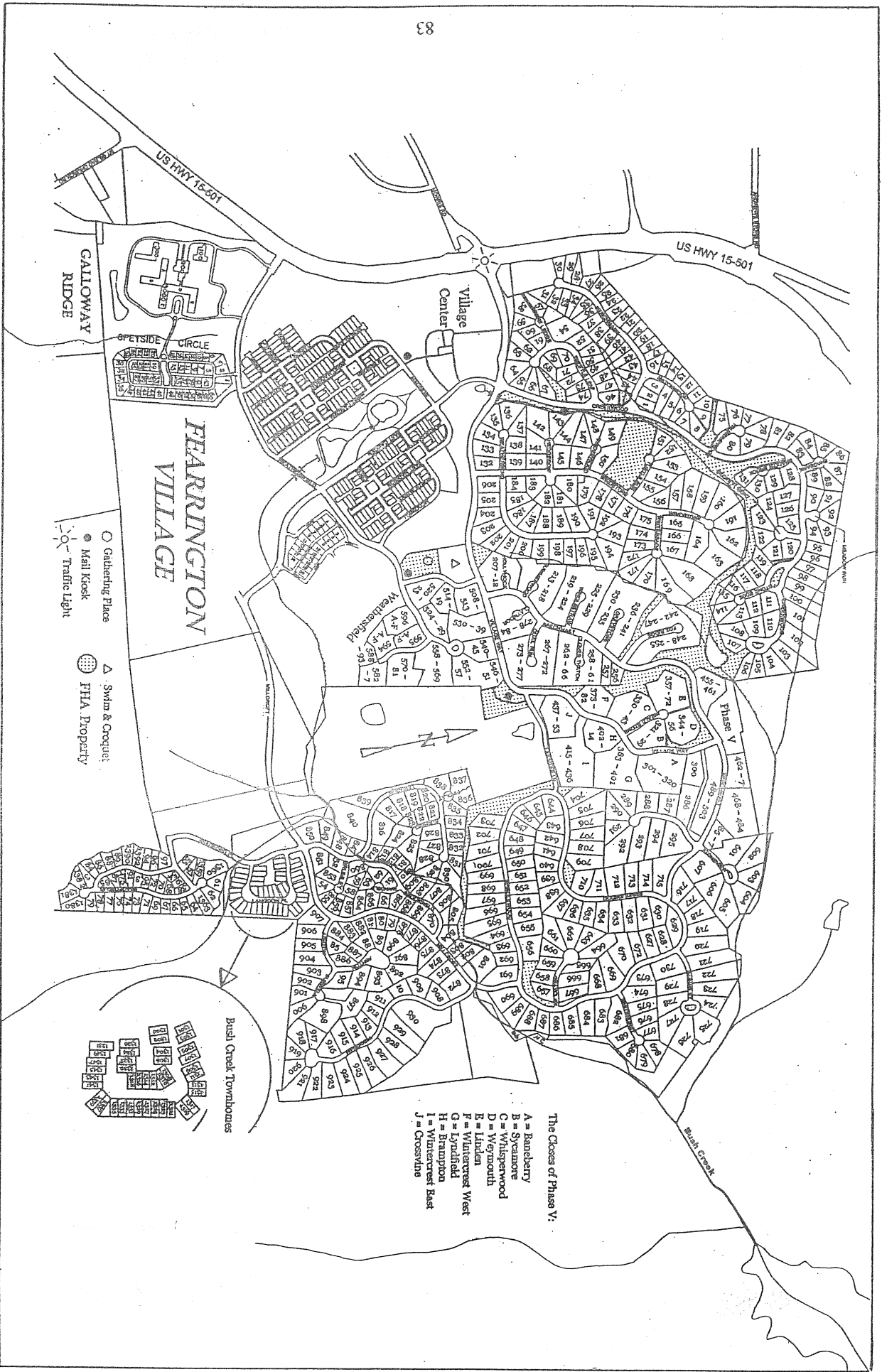
2000.28

We, the undersigned residents of Langdon Place, request that the Chatham County Planning Board require Fitch Creations, Inc. to construct a second entrance into the two proposed developments off South Langdon in the Bush Creek area of Fearington Village. Such a second road would intersect with Millcroft, the existing collector road. South Langdon should not become the collector road for these or other future nearby developments. The addition of the traffic from eighty new homes having only one exit, and on a steep hill leading past the residential entrances of Langdon Place, is a significant safety threat. Based on the past, it will be an accident waiting to happen. Over the last few years, there has been a concerted effort to promote greater traffic safety in the Village. Such second entrances and exits will definitely enhance this effort. Safety must come first.

Signature	Printed Name and Address
<i>Kathryn Donahue</i>	KATHRYN DONAHUE, 1326 LANGDON PLACE
<i>Anna M King</i>	ANNA M KING 1351
<i>Charles M King</i>	Charles M. King Jr. 1351
<i>Ellen Lamoureux</i>	Ellen Lamoureux 1349 Langdon Pl
<i>Anne L. Fletcher</i>	Anne L. Fletcher 1347 Langdon Place
<i>Carolyn Fletcher</i>	CAROLYN FLETCHER 1345 LANGDON PLACE, PITTSBORO
<i>Christina Lang</i>	Christina Lang 1343 Langdon Place, Pittsboro
<i>John P. Vernon</i>	John P. Vernon, 1341 Langdon Pl., Pittsboro
<i>Karen Vernon</i>	KAREN VERNON, 1341 Langdon Pl., Pittsboro
<i>Anne T. Powers</i>	Anne T. Powers, 1324 Langdon Pl., Pittsboro
<i>Jean L. O'Brien</i>	JEAN L. O'BRIEN, 1322 LANGDON PL., PITTSBORO
<i>Mary Donna Pond</i>	Mary Donna Pond, 1333 Langdon Pl., Pittsboro
<i>WJW</i>	" " "
<i>Marcia Jaquith</i>	MARCIA JAQUITH, 1306 Langdon Pl., Pittsboro
<i>JIM MANN</i>	1327 LANGDON PLACE
<i>Jay J. Mann</i>	1331 " " " " "
<i>Gerald Hester</i>	1331 Langdon Place

We, the undersigned residents of Langdon Place, request that the Chatham County Planning Board require Fitch Creations, Inc. to construct a second entrance into the two proposed developments off South Langdon in the Bush Creek area of Fearington Village. Such a second road would intersect with Millcroft, the existing collector road. South Langdon should not become the collector road for these or other future nearby developments. The addition of the traffic from eighty new homes having only one exit, and on a steep hill leading past the residential entrances of Langdon Place, is a significant safety threat. Based on the past, it will be an accident waiting to happen. Over the last few years, there has been a concerted effort to promote greater traffic safety in the Village. Such second entrances and exits will definitely enhance this effort. Safety must come first.

Signature	Printed Name and Address
	RICHARD MAZZONE, 1301 LANGDON PL. PITTSBORO
	CARLA MAZZONE, 1301 LANGDON PL. PITTSBORO
	MARIAN TOBLER, 1302 LANGDON PL. PITTSBORO
	ERICH TOBLER, 1302, LANGDON PL. PITTSBORO
	MARTIN J. RUAIN, 1307 LANGDON PL.
	HELENE RUBIN, 1307 LANGDON PL. PITTSBORO
	KATHERINE C. FREEMAN, 1303 LANGDON PL. PITTSBORO
	JOSEPH W. DEVAN 1313 LANGDON PL. PITTSBORO
	Katherine A. Ingham 1311 LANGDON PL. PITTSBORO
	HENRY GEORGE INGHAM 1311 LANGDON PL. PITTSBORO NC



US HWY 15-501

US HWY 15-501

FARRINGTON VILLAGE

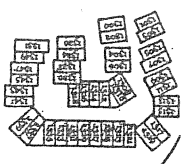
- Gathering Place
- Mail Kiosk
- ⊙ Traffic Light
- △ Swim & Croquet
- ◻ FHA Property



The Closes of Phase V:

- A = Raneberry
- B = Sycamore
- C = Whisperwood
- D = Weymouth
- E = Linden
- F = Whitewest West
- G = Lyndale
- H = Drumpton
- I = Whitewest East
- J = Crossvine

Bush Creek Townhomes



Lynn Richardson

From: Keith Megginson [keith.megginson@ncmail.net]
Sent: Monday, June 04, 2007 8:52 AM
To: 'Lynn Richardson (Lynn Richardson)'
Subject: FW: Sketch Design Approval of the Knolls at Fearington and Subdivision of Barber Lands

From: Carla Mazzone [mailto:ckmazzone@nc.rr.com]
Sent: Saturday, June 02, 2007 11:49 AM
To: keith.megginson@ncmail.net
Subject: Fwd: Sketch Design Approval of the Knolls at Fearington and Subdivision of Barber Lands

Sir:

This email has been sent to all the Planning Board Members except two for whom we have no email addresses. Would you be so kind as to share the contents of this email with Chris Walker and Warren Glick.

Thank you very much.

Richard and Carla Mazzone

Begin forwarded message:

From: Carla Mazzone <ckmazzone@nc.rr.com>
Date: June 2, 2007 11:42:31 AM EDT
To: Clyde Harris <drcllyde@embarqmail.com>, Delcinia Turner <dsturner1@alltel.net>, Sally Kost <SallyKost@bellsouth.net>, Jim Hinkley <jhinkley@nc.rr.com>, Barbara Ford <pbford@mindspring.com>, Judy Sharman <>walkingtrails@earthlink.net>, Karl Ernst <ernst4commish@aol.com>
Subject: Sketch Design Approval of the Knolls at Fearington and Subdivision of Barber Lands

Dear Commissioner:

We respectfully request you require an additional ingress/egress road directly to Millcroft from the Barber lands and from the Knolls before you grant approval to the sketch design for both these parcels. At present the sole ingress/egress road from both these proposed subdivisions is onto South Langdon, and we believe this is potentially dangerous and inappropriate for the following reasons:

1. South Langdon is in a residential area with no curbs or sidewalks, where numerous elderly residents and some small children walk daily.
2. South Langdon is a curved street with a steep grade, which makes it almost impossible for vehicles, especially heavily-laden construction vehicles, to maintain a safe speed as they hurtle downhill towards Millcroft.
3. The clearing and construction of the proposed subdivisions (and any others that will feed onto South Langdon) will necessitate years of many heavily-laden construction vehicles barreling down South Langdon onto Millcroft.

3. There are currently approximately 84 homes that feed directly onto South Langdon, not counting service and construction vehicles, which already make the road heavily used; the additional 78 homesites in the proposed subdivisions, would almost double the present amount of traffic on this residential road. (Because of the 2-car garages planned for each homesite, one must assume at least 2 residents per home, bringing the potential number of vehicles to 324 per day.)
4. The Planning Staff is recommending that the lands of McLean also be granted public access to South Langdon. In October 2006, the lands of McLean were rezoned R-90, giving rise to speculation that they, too, will be subdivided, and their only public access would be through South Langdon. (With 430 acres subdivided, one can only imagine the density of the increased traffic through our residential area.)
5. Because all of these homesites are essentially "land-locked" with South Langdon as their sole ingress/egress, there is also the very real danger of entrapment, in the case of an emergency or natural disaster blocking South Langdon.

All of these potential hazards could be minimized with the requirement of an additional ingress/egress directly onto Millcroft. This could be accomplished without having to cross a stream, by the construction of a road from the Knolls onto the planned ingress/egress at the intersection of East Camden and Millcroft . In the interests of residents' safety and in an effort to avoid unintended consequences inherent in the present design, we earnestly entreat you to require this modification of the developers before approval of their sketch design.

Sincerely,

Richard and Carla Mazzone
1301 Langdon Place
Pittsboro, NC 27312

-- Carla