

# SEARS DESIGN GROUP

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Ms. Lynn Richardson  
Land Use Administrator  
Chatham County Planning Department  
P.O. Box 54  
Pittsboro, North Carolina

June 15, 2007

Re: The Knolls at Fearington  
Sketch Plan Phase

Dear Lynn:

After a second and most productive meeting with the neighborhood residents and their Home Owner Association officers we have listened to their concerns and have made the following plan changes and commitments.

Fitch Creations, Inc. agrees to:

1. A pedestrian pathway to the new post from Langdon Street.
2. Relocate the entry to the Knolls from South Langdon to Millcroft.
3. Appeal, with the Homeowners' Associations, to NCDOT to allow traffic calming methods such as 3-way and 4-way stops, etc. on South Langdon.
4. Instruct construction firms' drivers to drive slowly, safely and courteously.

Further, we would make these notes regarding the recommended roadway connector to the McLean Property:

- This roadway will create congestion, not relieve it.
- Connection to McLean is not a part of the County's thoroughfare plan.
- Fearington Village streets are residential, not collector, built for low speeds and low volume.
- There will be a tremendous impact on public safety in the Village of Fearington and to the Barber residents if McLean is routed through the neighborhoods of Fearington.
- Judge Barber is willing to provide easements for County water distribution system and fire protection to McLean, but opposes a public road.
- Judge Barber is willing to provide private emergency access easement to McLean.
- Judge Barber is resolved to not have a roadway connector to McLean. This road connector would destroy the Barber Subdivision and the Village of Fearington, as we know it, and as it has been crafted by Fitch Creations for over 30 years.
- There must be another way, i.e., through undeveloped land to Mount Gilead Church Road and/or to Big Hole Road or through the stub outs at Legacy and the Preserve which as we understand are already recorded for connectivity.

We feel that we have reached a good plan, one that has the support of the neighbors and we urge you to reconsider the recommendation for a roadway from McLean through Barber and Fearington Village.

Sincerely,

SEARS DESIGN GROUP, P.A.



Dan C.L. Sears, ASLA

cc: R.B. Fitch  
Judge Wade Barber  
Uzal Martz, Jr.

Attached: .pdf of Knolls plan showing new roadway from Millcroft and removal of roadway tie onto South Langdon.