



⊠ North Carolina Wildlife Resources Commission ⊠

MEMORANDUM

Date: 14 August 2007

To: Chatham County Planning Department

From: Jacquelyn Presley Wallace, Urban Wildlife Biologist

Subject: Woods of McCoy Subdivision Proposal

Please accept my comments on the request by Harvest Community, LLC on behalf of Paul & Barbara McCoy, Woods of McCoy, Inc. for subdivision sketch design approval, consisting of 25 subdivision lots and four (4) exempt over 10 acre tracts on 213 acres, located off SR-1972, Pea Ridge Road, Cape Fear Township.

As shown on the attached map, this subdivision will be located within the “Jordan-Haw-Harris-Deep River” Triangle Greenprint Conservation Site (shown in green dots on the attached map), which was identified as a conservation priority by the Triangle Greenprint, a regional conservation plan for which the Chatham County Board of Commissioners passed a resolution of support in May 2002. This site is ecologically important as it is part of a larger ecosystem that connects Jordan Lake, the Haw River, the Deep River, and Harris Reservoir.

We commend Harvest Community’s commitment to protecting environmental resources through this subdivision’s design. We specifically commend the following aspects of the sketch and application:

- 100 foot wetland setbacks
- 400 foot buffer between development and the Haw River
- interest in collaborating with the Army Corps of Engineers to conserve “important habitat and wildlife uses” (per application letter, August 2007)

To better meet the applicant’s goal of integrating “environmental protection, conservation of

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resources, and green design standards” (application letter, August 2007) into this subdivision’s design, we suggest that the applicant incorporate the following measures into this subdivision’s plans:

- Maintain the 100 foot wetland setback area in **native vegetation**.
- Establish a **100 foot stream buffer along EACH SIDE of the perennial stream** that appears to flow through the site (shown as a blue line on attached map), and **50 foot stream buffers along each side of any intermittent streams** on site.¹
 - It is unclear from the sketch whether the “100 foot stream setback” translates into a 100 foot buffer on each side of the stream, or a 50 foot buffer on each side.
 - Maintain the buffers in native, forested vegetation.
- Recognize the recommended **150-yard hunting safety buffer** around Jordan Game Land (shown as a dark green line on the attached map), and **avoid placing inhabitable structures inside this buffer area**.
 - Although this property is owned by the Army Corps of Engineers, it is managed by the NC Wildlife Resources Commission as Game Land, meaning that hunting, prescribed burning, logging, and other activities occur on this property.
 - Conflicts between hunters and future residents of this subdivision could arise, which is why we recommend establishing the 150 yard hunting safety buffer and discourage building inhabitable structures within this buffer area.
- Avoid stocking the ponds with fish that could harm priority amphibian species living in adjacent wetlands.
 - Specific suggestions on management of the wetland and pond areas for wildlife can be provided upon request.

Thank you for the opportunity to review this subdivision proposal, and for considering these comments. If you would like further guidance on how to best preserve the wildlife value of this site alongside residential development, please contact me at (919) 360-9680.

cc: Jeff Marcus, NC Wildlife Resources Commission
Shari Bryant, NC Wildlife Resources Commission
Vann Stancil, NC Wildlife Resources Commission
Allison Weakley, Chatham Environmental Review Board

¹ See NCWRC’s (2002) *Guidance Memorandum to Address and Mitigate Secondary and Cumulative Impacts to Aquatic and Terrestrial Wildlife and Water Quality*. Located at http://www.ncwildlife.org/pg07_WildlifeSpeciesCon/protected_species.pdf

Woods of McCoy Subdivision

