

To: Chatham County Board of Commissioners  
From: Cynthia and Ken Crossen, 1116 Marshall Road, Pittsboro, NC 27312  
Date: July 13, 2006  
Re: Comments on McBane Development

Thank you for the opportunity to speak. We are adjacent landowners to the proposed McBane Development, and have lived on our land since October 1975. We have felt very blessed to have enjoyed so many years in rural Chatham County.

We are not happy about the McBane development proposed for our north border, which joins all the other development planned all around us. We now face—without going anywhere—living in a built-up, Cary-like area with more residents than Pittsboro, and none of the amenities. Instead, all the “amenities” we currently treasure—and why we moved here 31 years ago-- will be in jeopardy.

Some of the things we have loved most about being here are its rural pastoral character, the quiet peace and serenity of it, beautiful healthy creeks, dark nights for star watching, relaxed driving, fresh air. All of these things which have made up the fabric of our life here are now threatened by this and other proposed growth in our area. We don't want the light pollution, water pollution, noise, and traffic that another development will bring.

We are concerned not only with the proposed development on our border, but the cumulative affect of all of the development already approved, and planned, for the area within the several miles surrounding us. Here are the major points of our concern:

***Environmental Impact.*** We request that an Environmental Impact Statement be required of the McBane developers, as per Chatham County Subdivision Regulations 5.2. We have summarized the areas of our concern below.

***Impact to Dry Creek:*** Some of you have seen me come before this board to advocate for clean creeks and rivers. With HRA director Elaine Chiosso, I monitored Dry Creek for nearly 10 years, finding it to have (except in times of severe drought) good to excellent water quality. Since the building of Chapel Ridge, our monitoring shows poor water quality in Dry Creek. In fact, despite being assured that the building of Dry Creek would not significantly impact the creek, we have seen sediment violations and fines issued to Chapel Ridge for major sedimentation erosion pollution. The proposed McBane development would further threaten the water quality of Dry Creek, already listed as impaired by the North Carolina Division of Water Quality.

One of the feeder streams that up to now has brought clean water into Dry Creek will drain the McBane Development. On the McBane property, it is not designated as a creek, but simply a “drainage area”. No setbacks from this drainage area have been added within the development. On our property, it definitely looks like an intermittent stream of 6 to 10 feet wide and 1 to 3 feet deep (and it seems to be indicated as an intermittent stream on our topographic map). During times of rainfall, our branch carries a lot of water into Dry Creek. My concern is the additional sediment from the McBane development construction, and pollution runoff from homes and yards after buildout. With the impervious surfaces that the McBane development will bring, I believe that this stream will become an intermittent stream—and we should require setbacks now to protect its water.

The dramatic increase in impervious surfaces will cause increased stormwater runoff, increasing the likelihood of flooding. An additional estimated 27,500 gallons of waste water per day from the McBane Development will go into the spraywater system at Chapel Ridge, increasing potential nutrient runoff into Dry Creek.

Please refer to the letter from the Haw River Assembly about the McBane and the Woodlands developments, which provides detailed information about impacts to Dry Creek, and which supports our request for an environmental impact statement.

**Traffic:** Old Graham Road is curvy and not wide, and numerous fatalities have occurred on it. The McBane development will add to the traffic load on Old Graham Road. Taking into account all of the currently proposed development, Ramey Kemp & Associates estimate that the current traffic of 510 vehicles per day will increase to 6,000 vehicles per day. We do not believe that the designation of Old Graham Road as safe for 8,000 to 9,000 vehicle trips per day is correct. Few of us who routinely drive this road would agree with this assurance of safety.

**Schools:** High school students would be going to Northwood High School, which is already overcrowded.

We want growth to be slow and consistent with the current rural character of this place, rather than coming in the form of a town larger than Pittsboro. We want to protect surface and ground water quality from pollution in the form of sediment, fertilizer and pesticide runoff, improper functioning of the waste water system, and storm water runoff from impermeable surfaces. We want Old Graham Road to remain a safe place to drive, even to walk and bicycle. We want Chatham's schools to be adequate for its population. We want to keep light and noise pollution in this country setting to a minimum. We are very concerned about the cumulative effect of the rapid development planned for our home.

Thank you for the opportunity to share our concerns with this board.

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