From: Charlie Horne
To: Keith Megginson; Jep Rose External; Jason Sullivan; David Hughes; Fred Royal;
Subject: FW: Comments on The Glens" Request for Timetable Extension, January 2009
Date: Friday, January 16, 2009 10:35:30 AM
Attachments: Crossen Comments to BOC about McBane Dev_july 2006.pdf
Crossen Comments to PB & BOC about The Glens _Feb_2007.pdf
Stream Delineation April 3 2007 John Dorney DWQ.pdf
Comments on The Glens' Request for Timetable Extension 12-2-08.pdf

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fyi

From: Liz Marcum
Sent: Friday, January 16, 2009 10:33 AM
To: Charlie Horne; Sandra Sublett
Subject: FW: Comments on The Glens' Request for Timetable Extension, January 2009

FYI....

From: Cynthia Crossen [mailto:crossen@mindspring.com]
Sent: Friday, January 16, 2009 9:52 AM
To: Liz Marcum; George Lucier; Sally Kost BOC; Mike Cross; Carl Thompson; Tom Vanderbeck BOC
Cc: Haw River Assembly
Subject: Comments on The Glens' Request for Timetable Extension, January 2009

To: Chatham County Board of Commissioners; County Manager
Cc: Haw River Assembly
From: Cynthia and Ken Crossen, 1116 Marshall Road, Pittsboro, NC 27312
Date: January 16, 2009
Re: Comments on The Glens' Request for Timetable Extension
We are adjacent landowners to the proposed development The Glens, and have lived on our land since October 1975. We have made comments on this development to the Planning Board and Board of Commissioners, in July 2006 before Sketch Approval of The Glens; on February 27, 2007 and April 16, 2007 before Preliminary Approval; and on December 1, 2008 regarding The Glens' request for timetable extension. (I have attached these comments to this email.)
A significant amount of water flows from the Glens onto our property, in the form of several ephemeral streams (creating some wetlands areas) and an

intermittent stream. This water eventually reaches Dry Creek, which is listed on the State's Impaired Waters 303-d list. Dry Creek flows into the Haw River several miles upstream of the Pittsboro drinking water intake near Bynum. Our goal is to keep the currently clean water carried by these creeks as clean as possible during and after development.

We believe that the developers of the Glens should *not* be granted an extension of the currently approved development plan. We were not in favor of the original development design, as we did not feel it adequately protected its creeks. I have talked with Nick Robinson, and he has told me that the developers intend to add 50' of buffering on the currently unbuffered ephemeral creek that flows onto our land. This redesign is appreciated. However, it still does not make the design plan a suitable one for this site in the Dry Creek watershed.

We are in favor of a *redesign* that would protect the creeks better than the current plan does. Such a redesign should go through the current subdivision requirements. Given that this subdivision is part of an already threatened watershed, an Environmental Impact Assessment should be required. In addition, the subdivision should comply with the new Watershed Protection Ordinance's stream and wetlands buffering requirements, the new stormwater ordinance, and the revised soil erosion and sedimentation control ordinance.

This development was approved at a time when there were much less protective ordinances, and no Environmental Review Board to look closely at the impacts of a development like this one on the environment. Reservations about granting Preliminary Approval were expressed by the Board of Commissioners in the spring of 2007, based on the environmental impacts of this development. However, since The Glens had already gotten Sketch Approval from a previous Board, the Board felt that Preliminary Approval had to be granted at this point in the process.

Now, the current Board has an opportunity to require the kinds of environmental protections that should be required of all developments in Chatham County to ensure environmental protection. Please consider ***not granting this extension***. It is in the best interests of the environment, as well as the health of streams flowing onto the Crossen land, for this development to be redesigned, and to be resubmitted for approval under the county's current environmental protections and resources.

Thank you for your consideration.

Cynthia and Ken Crossen