

**From:** [Donna Kelly](#)  
**To:** [Jason Sullivan](#); [Lynn Richardson](#)  
**Subject:** Fwd: neighbor comments on the Bluffs and the Estates at Laurel Ridge  
**Date:** Wednesday, September 04, 2013 11:03:58 AM

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----- Original Message -----

**Subject:** neighbor comments on the Bluffs and the Estates at Laurel Ridge

**Date:** Tue, 3 Sep 2013 22:06:01 -0400

**From:** JC Markatos <[markatos@mindspring.com](mailto:markatos@mindspring.com)>

**To:** Karl Ernst Chair <[karl@ernst4chatham.com](mailto:karl@ernst4chatham.com)>, B.J. Copeland Vice-Chair <[bjjvc@emji.net](mailto:bjjvc@emji.net)>, Philip Canterbury <[ppcanterbury@yahoo.com](mailto:ppcanterbury@yahoo.com)>, Philip Bienvenue <[pwtpppiodlx@yahoo.com](mailto:pwtpppiodlx@yahoo.com)>, James Elza <[elzajl@earthlink.net](mailto:elzajl@earthlink.net)>, Mike Grigg <[mikegrigg@yahoo.com](mailto:mikegrigg@yahoo.com)>, Deepa Sanyal <[deepasanyal@gmail.com](mailto:deepasanyal@gmail.com)>, Donna Kelly <[djk457@embarqmail.com](mailto:djk457@embarqmail.com)>, Cecil Wilson <[anewvvision@yahoo.com](mailto:anewvvision@yahoo.com)>, Brian Bock Liaison to BoC <[brian.bock@chathamnc.org](mailto:brian.bock@chathamnc.org)>, Tom Glendinning <[goaglen@embarqmail.com](mailto:goaglen@embarqmail.com)>

Dear Chair and Members of the Planning Board:

Thank you for delaying your decision on the request for the Bluffs and the Estates at Laurel Ridge and three other subdivisions on which no houses have been built.

As an adjacent neighbor of the two named I do care about good planning in our area. We have lived at 800 Rock Rest Road over forty years and have seen increasing numbers of neighbors. As the population increases, we need to continue to encourage care for the soil, water and air. It is encouraging that erosion control permits are reviewed and made to follow current guidelines each time they are presented. The concern of neighbors is that the waterway protection which has reasonable expectations with the current guidelines might not be the rules for these properties when the developers begin their sales. Any continuation of permits should be contingent on current protection of waterways. A second concern is that the change in status of the Parks where the Aqua NC, Inc. would have functioned for the sewer system for these properties may not still be able to care for the quantity needed for the new residents at the Bluffs, the Estates at Laurel Ridge, and the others. We as citizens depend on you the planning board to check on the viability of the plans at the times of construction. We see this work as important and appreciate your looking carefully at the proposed projects and the timetable.

Thank you for your considering these comments as you make your decision on these tracts in a rural section of Chatham county.

Sincerely,  
Cathy Markatos

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<http://www.eset.com>

**From:** [Donna Kelly](#)  
**To:** [Jason Sullivan](#); [Lynn Richardson](#)  
**Subject:** Fwd: Planning Board Meeting  
**Date:** Wednesday, September 04, 2013 11:02:56 AM

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I had assumed this was sent to staff as well but just realized it wasn't. I wanted to make sure you had it. I got an email from Cathy Markatos today which also does not list staff so I'll forward that one as well.

----- Original Message -----

**Subject:** Planning Board Meeting

**Date:** Tue, 6 Aug 2013 19:31:47 -0700 (MST)

**From:** [john\\_wagner@sarbo.net](mailto:john_wagner@sarbo.net)

**To:** [karl@ernst4chatham.com](mailto:karl@ernst4chatham.com), "B.J. Copeland Vice-Chair" [<bjjvc@emji.net>](mailto:bjjvc@emji.net), Philip Canterbury [<ppcanterbury@yahoo.com>](mailto:ppcanterbury@yahoo.com), Philip Bienvenue [<pwtppiodlx@yahoo.com>](mailto:pwtppiodlx@yahoo.com), James Elza [<elzajl@earthlink.net>](mailto:elzajl@earthlink.net), Mike Grigg [<mikegrigg@yahoo.com>](mailto:mikegrigg@yahoo.com), Deepa Sanyal [<deepasanyal@gmail.com>](mailto:deepasanyal@gmail.com), Donna Kelly [<djk457@embarqmail.com>](mailto:djk457@embarqmail.com), Cecil Wilson [<anewvision@yahoo.com>](mailto:anewvision@yahoo.com), Brian Bock Liaison to BoC [<brian.bock@chathamnc.org>](mailto:brian.bock@chathamnc.org), Tom Glendinning [<goaglen@embarqmail.com>](mailto:goaglen@embarqmail.com)

Members of the Planning Board,

I am writing with two purposes.

First, I want to thank you for giving the adjacent land owners the opportunity to speak this evening. I deeply appreciate your attention to the issues and to the concerns that were raised.

Secondly, I want to apologize for a misleading map that I presented. In the maps and areal photographs that showed the clear-cut area next to the map the blue shading of the river covered some of the small buffer that is there. I made the maps quickly and did not realize that the blue edge and the river edge did not align exactly. I'm sorry for the error. It was not intentional and I did not mean to deceive or distort the facts. The bottom land forest and the river buffer were not cut responsibly, but my map does not reflect the actual vegetation.

Following the meeting, I reviewed some GIS maps of the area and realized the problem. I will deliver more carefully prepared maps that represent the actual vegetation at the river edge at the next meeting. The problem with the clearing is real, but I want to present the actual situation correctly.

Again, thank you for the chance to speak, and for the work that you do to promote responsible development and protection of Chatham County.

Sincerely yours,  
John Wagner

210 Jessamine Lane  
Pittsboro, NC

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database 8763 (20130904) \_\_\_\_\_

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<http://www.eset.com>

**From:** [Haw River Assembly](#)  
**To:** [Karl Ernst Chair](#); [B.J. Copeland Vice-Chair](#); [Philip Canterbury](#); [Philip Bienvenue](#); [James Elza](#); [Mike Grigg](#); [Deepa Sanyal](#); [Donna Kelly](#); [Cecil Wilson](#); [Brian Bock](#); [Tom Glendinning](#); [Walter Petty](#); [Mike Cross](#); [Sally Kost](#); [Pam Stewart](#); [Jason Sullivan](#); [Lynn Richardson](#)  
**Subject:** HRA Comments on development extensions  
**Date:** Monday, September 09, 2013 4:34:35 PM  
**Attachments:** [Old Graham Rd. development - HRA comments.pdf](#)

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Dear Members of the Chatham County Planning Board:

Please see the attached comments from the Haw River Assembly with our concerns about the request to extend the final plat submittal deadline to June 30, 2020 for The Bluffs, The Estates at Laurel Ridge, Shively/Banner, The Glens, and Harris Subdivision.

Thank you,

Elaine Chiosso  
Executive Director and Haw Riverkeeper  
Haw River Assembly  
P.O.Box 187  
Bynum NC 27228  
(919) 542-5790  
[chiosso@hawriver.org](mailto:chiosso@hawriver.org)  
[www.hawriver.org](http://www.hawriver.org)

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 8781 (20130909) \_\_\_\_\_

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**From:** [chris jude](#)  
**To:** [Karl Ernst Chair](#); [B.J. Copeland Vice-Chair](#); [Philip Canterbury](#); [Philip Bienvenue](#); [James Elza](#); [Mike Grigg](#); [Deepa Sanyal](#); [Donna Kelly](#); [Cecil Wilson](#); [Brian Bock](#); [Tom Glendinning](#)  
**Cc:** [Walter Petty](#); [Mike Cross](#); [Sally Kost](#); [Pam Stewart](#); [Jason Sullivan](#); [Lynn Richardson](#)  
**Subject:** Old Graham Development's Permit Extension Request  
**Date:** Monday, September 09, 2013 4:50:59 PM

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To: The Chatham County Planning Board, and Members of the Board of Commissioners

I am a resident on Rock Rest Rd, and am asking that you do not approve the request from representatives of The Bluffs, The Estates at Laurel Ridge, Shively/Banner, The Glens, and Harris Subdivision to extend the final plat submittal deadline for each subdivision to June 30, 2020.

These developments have sat, undeveloped for 6 years now. They should be required to build under the most up to date regulations, and must take precautions to protect our groundwater, and the safety of our roads. I live off of Old Graham, ride my bike on that road to work in Pittsboro, and swim in Dry Creek in the summer.

The earlier Chatham County ordinances they are asking to be allowed to build under would not adequately protect the streams during construction, or from damaging storms after buildout. Chatham County's current riparian buffers, steep slopes and other regulations are there to ensure better protection of water quality and of neighboring lands from flooding.

We have many examples in Chatham County of developments built in the 2004-8 period where the lack of on-site protections resulted in downstream degradation of streams and violations of state standards for water quality. I urge you to not approve this request that would put our streams at risk by allowing weaker regulations to be used once again.

Thank you,  
Chris Jude  
1109 Rock Rest Rd, Pittsboro

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**From:** [Debby Wechsler](#)  
**To:** [Karl Ernst Chair](#); [B.J. Copeland Vice-Chair](#); [Philip Canterbury](#); [Philip Bienvenue](#); [James Elza](#); [Mike Grigg](#); [Deepa Sanyal](#); [Donna Kelly](#); [Cecil Wilson](#); [Brian Bock](#); [Tom Glendinning](#)  
**Cc:** [Walter Petty](#); [Mike Cross](#); [Sally Kost](#); [Pam Stewart](#); [Jason Sullivan](#); [Lynn Richardson](#)  
**Subject:** Re: Comments n request for modifications of deadlines for development abutting our land  
**Date:** Monday, September 09, 2013 5:42:31 PM

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Dear Planning Board members

I very much appreciate your not making a quick decision on the various combined properties along Old Graham Road (The Estates at Laurel Ridge, The Bluffs, Shively/Banner, The Glens, and Harris Subdivision) at your last meeting. In the interim, I hope that you have determined that there is nothing to be gained in approving an extension for their permits except convenience for the developer, and I urge you to require that these developments meet the current standards relating to water quality, erosion control, and other matters. If there is needed information missing, and because conditions have changed, these applications should be required to go back to the drawing board for adjustments and changes.

We rely on you to consider the long-term costs and benefits of development in our county, and to be responsible to all Chatham County citizens and to the land that is the very basis of our being here e at all.

I urge you to make thoughtful, cautious, and informed and decisions.

Sincerely,  
Debby Wechsler  
(Adjoining landowner)

On 8/4/2013 3:52 PM, Debby Wechsler wrote:

- > Dear Planning Board,
- > As adjoining landowners, my husband and I received a letter notifying
- > us of the request from The Estates at Laurel Ridge, The Bluffs,
- > Shively/Banner, The Glens, and Harris Subdivision for a modification
- > of plat deadlines and a unified development schedule to give an
- > extension until 2020. We only received the letter late this week, as
- > were out of town, but we have several concerns and questions.
- >
- > Principally, we are concerned that allowing an extension has the
- > effect of "grandfathering in" a number of inadequate environmental
- > protections. Since these developments were first approved, the County
- > has adopted new Watershed Protection Ordinances with much improved
- > stream and wetlands buffering requirements. These new ordinances are
- > good for all of us and good for the long-term environmental health of
- > Chatham County. As adjacent landowners we are specifically affected in
- > reference to intermittent and ephemeral streams along our property
- > with the Shively/Banner land. As we see greater and greater population
- > pressure in the area, as more and more development occurs, as we see
- > more frequent drought, and as proposed fracking operations threaten to
- > make vast quantities of water unusable, protection of watersheds and
- > water resources becomes of ever greater importance.
- >
- > We understand that economic conditions have somewhat mercifully
- > prevented the development of these properties according to their
- > original schedule -- but the expiration of the original permits is an
- > appropriate opportunity at which you can require that they now be
- > brought up to code and take into account both new scientific

- > understandings and the changing needs and conditions in Chatham
- > County. While this will require additional effort and expense on the
- > part of the developers, they will not be starting from scratch. And
- > indeed, they may find that a re-design of their plans may make it more
- > attractive to potential buyers and well worth the effort.
- >
- > I hope that you will not feel pressured to decide at this meeting on
- > Tuesday, but will take the time to let others provide input to read
- > and consider it. And I urge you, as representatives of Chatham
- > County's citizens and guardians of our land, to use the opportunity
- > that the expiration of these permits represents to apply our current
- > requirements to these properties.
- >
- > Sincerely,
- > Debby Wechsler
- > 1138 Rock Rest Rd.
- > Pittsboro, NC
- >

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(20130909) \_\_\_\_\_

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**From:** [Cynthia Crossen](#)  
**To:** [Karl Ernst Chair](#); [B.J. Copeland Vice-Chair](#); [Philip Canterbury](#); [Philip Bienvenue](#); [James Elza](#); [Mike Grigg](#); [Deepa Sanyal](#); [Donna Kelly](#); [Cecil Wilson](#); [Brian Bock](#); [Tom Glendinning](#)  
**Cc:** [Walter Petty](#); [Mike Cross](#); [Sally Kost](#); [Pam Stewart](#); [Jason Sullivan](#); [Lynn Richardson](#)  
**Subject:** Regarding extending plat approval for The Glens and neighboring developments  
**Date:** Sunday, September 08, 2013 3:08:10 PM

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Dear Chatham County Planning Board,

Thank you for allowing more time to gather information before making your recommendation to the Commissioners, regarding the developers' request to allow The Glens, along with other nearby developments, *"a unified development schedule to extend the final plat submittal deadline for each subdivision to June 30, 2020."* I appreciate the opportunity for adjacent landowners and interested others to express their concerns about this matter, at your August meeting and at the upcoming September Planning Board meeting.

At your August meeting, I was assured by Nick Robinson that the developers of The Glens (to which we are adjacent landowners) will honor their promise of several years back to buffer the intermediate and ephemeral creeks which flow from the development onto our land. I would also like the springs, seeps, and wetland areas within The Glens to be protected under the current Watershed Protection Ordinance's stream and wetlands buffering requirements, and the entire development be subject to the current stormwater ordinance and the revised soil erosion and sedimentation control ordinance. These further protections are important in keeping the three creeks that flow onto our land as undamaged as possible given the extent of proposed development.

The development of the other four tracts in the proposed unification plan also have the potential to greatly impact our community's creek, the already impaired Dry Creek. We strongly urge you to require the developers to protect our waterways by complying with all of the current ordinances, including the Watershed Protection Ordinance's stream and wetlands buffering requirements, the current stormwater ordinance, and the revised soil erosion and sedimentation control ordinance.

Since development has not been started on any of these developments (except for road infrastructure in Laurel Estates), it is fair to ask the developers to revise their plans now, in order to put all of these currently required protections into place.

Our preference for The Glens would be for the developers to reconsider their current plan of dense 1-acre lots. This level of density is uncharacteristic for our very rural area, and would make The Glens the densest development anywhere in our vicinity.

Thank you for your consideration,  
Cynthia and Ken Crossen, adjacent landowners to the proposed "The Glens"  
1116 Marshall Road  
Pittsboro, NC 27312  
919-542-3827

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