

Good evening commissioners. I am Scott Ferguson and I live at 23 Benchmark, Fearington Village. Creep, I'm not talking about a person but a thing. It's how government allows for something to change from what it was suppose to be to what was never envisioned in the beginning. When Briar Chapel was first propped it had approximately 1800 dwelling units and in a single commission meeting that was changed to 2389. Today Newland would like to increase that number to 2500 units. This concerns me because they have proposed to take the commercial property that abuts my home and 24 plus other homeowners in Fearington Village and add muti-use residential in with the office and retail. We had always been told that this abutting property would be commercial and not residential. What caused this change? The partner that Newland has picked to develop the SD East parcel. You see, they are the company that developed Meadowmont and Southern Village and they know if they can not add residential units to the commercial, it does not fit their way of developing property. I see in the pictures 3 to 5 story structures. Now we were told last week in an information open house that the intent was for "Senior living" but a look at both Southern Village and Meadowmont will tell you that that is not what will be the final use of the units. I have read the proposed revision of the Conditional Use Permit and fully understand the changes to satisfy the obligations that Newland has met for Water tower, public and charter school, payments for library, affordable housing among other things but think that the request to increase the number of dwelling units and to multi use should be denied. My understanding is that they have only developed 25% of the 2389 units as of today and they should stand by their original plan. They knew when they got into this project that it would take time to build enough homes in the interior to make the commercial property outside viable. This request to change the SD East parcel to muti-use is an attempt to speed up the developement because the interior developement has not grown at a pace to warrent this commercial property to be developed as was the original intent. Think about the homes that have been in this historic district of Fearington Village for 30 plus years and the next creep will be a request to reduce the 300 foot buffer or add more units. It's a fact that we know the commercial property will be developed. They knew what they had to build with and now they want more with no respect to their neighbors. Thank You.

*END OF MY SCRIPTED REMARKS*

○ Now I will say