

# FBI for the CC Commission - Briar Chapel + Newland CUP

email circulated earlier this week by Scott Ferguson, Ferrington resident, explained the issues. I am sending you additional information and I will give a few comments.

Briar Chapel/Newland has built 600 homes so far. It is at 25% of its planned capacity. My opinion is that they are using the proposed "Business Centers (North and West)" to attract future Briar Chapel home owners to their unbuilt properties as there is no land for an "internal" commercial area in their subdivision. Newland has teamed up with Montgomery Development Co (built Southern Village and Meadowmont) to develop the 15-501 parcels but presently these land parcels are not approved for multi-use. Therefore, Montgomery Development Co. needs the ability to make the usual small attractive shops, town homes, offices - mixed use. All restrictions of the original agreement will remain in force (300 ft. buffer at the Ferrington border). This restriction needs to be firmly held and not changed by the CUP that Briar Chapel will present to the County Commissioners. Depending on what is finally built in the East parcel, I strongly feel that a wall barrier with trees in front of the barrier needs to be considered for noise reduction. There are very nice examples of constructed wall barriers that has been done in several Chapel Hill communities that abut well traveled and noisy thoroughfares and streets. In the presentation at the committee meeting, Briar Chapel/Newland showed a multilevel (3 story) Senior Center but what other structures are planned was not disclosed. Also, this was only a proposed structure as it has not been approved for the parcel of land (as stated the request has not gone to the County Commissioners).

CUP  
CUP  
use  
permit  
11  
1/18/2014

There are other issues with East changing to multi-use with 200 homes or units. I am sure that there are more than these that I list:

- Impact of lights, noise, run off into nearby creek
- A natural tree barrier would be ineffective to block commercial noise pollution and commercial lighting from parking lots.
- Spraying Ponds and Sewer treatment (how will it be handled - pumped to Briar Chapel Sewer Plant or onsite sewer plant? It was noted by Briar Chapel/Newland at the meeting that pumping across Hwy. 15-501 would be too expensive).
- Issue with runoff water

Examine impact of spraying ponds by creek  
No Lakeberry Creek + other nearby waterways

Briar Chapel's request will be commented upon by any interested residents during the August 18 Chatham County public hearing. The public hearing is specifically to hear comments and not for any Commission decision at that hearing. I spoke with the Ferrington Homeowner president, and there is not a formal FHA position or comment on the Briar Chapel issue. It remains for those of us (homeowners) affected to be concerned and attend the Monday, August 18 public hearing, 6 pm. with a prepared statement to stand up and present at the historic courthouse. The courthouse location is in Pittsboro and sits in the middle of the circle at the junction of Hwy. 15-501 and Hwy. 64. I will not be able to attend the meeting because of a prior out of town obligation.

Regards,

Eddie

+ Marva Price

6 attachments

8/18/2014  
ccc mtg.

1st Condition from Newland CUP CX

Remain 300ft. buffer

2nd Examine impact of FH units on  
3 spraying ponds and run off / noise with  
3rd Don't permit multi-level units  
4th and decrease # units to currently permitted  
with constructed barrier wall + planted trees

Mr. Robin  
Mr. Bolman  
Mrs. Ford  
+ Monty  
Lucy Galloway  
Chris Hizman  
Richard Adams  
Mark Ashmead  
Ponds

X Gmail

L Price <lprice48@gmail.com>

## FYI: Briar Chapel's request to build commercial and multifamily units behind Ferrington

5 messages

L Price <lprice48@gmail.com>

Thu, Aug 14, 2014 at 12:40 PM

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Hello Everyone,

I have replaced Joy Metelits on the Briar Chapel Communication Committee, hence referred to as "committee". This is a daunting challenge because Joy is a hard act to follow. She has records that cover the entire past 10+ years of the Briar Chapel/Newland project. I have lived in Ferrington for 35+ years. My involvement about Briar Chapel was limited to the process for the approval of the community. It is my understanding that not much has happened since their beginnings that affects Ferrington. The following is a recent change that Briar Chapel will be requesting of the County Commissioner.

We (committee) met following the early morning informational meeting with Ferrington Board members and residents along the west side of Creekwood (over recent years has become referred to by some Ferrington residents as the 'Historic Distric' in Ferrington (that border the Briar Chapel property between Ferrington and Hwy. 15-501). We met on Friday morning, August 8. Committee members are Joe Mottola, (FHA President), Bob Cherniak, (FHA rep), Evy Barrow (CCEC rep), and Eddie Price (Historic District rep) for Ferrington families whose homes abut the Newland property with Laurie Ford, VP of Operations and Lee Bowman, Briar Chapel Project Manager. North, West, and **East (abutts Ferrington)** on the attached Briar Chapel map and are the areas that Briar Chapel's CUP (conditional use permit) seeks to change for mixed use commercial and multi-family. Briar Chapel/Newland is seeking to increase its total residential units from a previously planned 2,389 to 2,500. Currently, East is zoned for Commerical (located behind 26 Ferrington homes off of Creekwood). An additional 111 more units could be built (behind Ferrington) in the East section, (see attached map). Previously 80 units were approved by the County Commissioner for the East-area behind Ferrington, and Briar Chapel's plan at that time was to build commercial buildings such as doctor's offices and other small businesses (were the examples they gave at the time of approval). Five families attended the August 8 meeting. I have spoken with one family and received an email from another. Both individuals are very concerned that the commerical use (office buildings) will be changed to mixed use (commercial and multifamily dwellings). The