

Jason Sullivan

From: Stephen Ballentine <sjamesballentine@gmail.com>
Sent: Friday, July 26, 2019 9:52 PM
To: Jason Sullivan
Cc: Kimberly Tyson; Dan Garrett; kristy.fair@gmail.com
Subject: Re: [Ext] Folkner Branch Subdivision

Jason,

Thanks for your message. I request that the Planning Board take the following into consideration.

1) Our neighborhood, Farrells Creek, has a private road, which crosses over Folkner Branch Creek. About once per year, a big storm causes the Creek to overtop our road. About 70% of the proposed Folkner Branch Subdivision appears to drain towards Folkner Branch Creek and towards our private road culvert. I am concerned that the clearing of forest and proposed impervious surfaces from the proposed roads, driveways and houses may increase the flows to our culvert and make the problem worse. I do not ask that Folkner Branch Subdivision construct more stormwater ponds on their property than what is shown on their plans, but I do ask that they make a payment into our Farrells Creek HOA fund, in order to assist us in replacing our culvert in the future, due to the increased flows.

2) Farrells Creek covenants require our property owners to retain trees of a certain size within 50-feet of our property lines. I ask that Folkner Branch Subdivision also provide a 50-ft wide wooded buffer along common property lines with our neighborhood.

3) The Folkner Branch Subdivision Plan shows a cul-de-sac and multiple driveways within very close proximity to the south edge of Farrells Creek Subdivision. I request that the cul-de-sac and driveways be shifted 50-feet away from our neighborhood in order to retain a wooded buffer.

4) I request that Folkner Branch Subdivision not clear cut their entire lots, preserve the rural character, and that they adopt tasteful neighborhood covenants and have an HOA.

If Folkner Branch Subdivision is willing to accommodate these requests, then I would be in support of their project.

Regards,
Stephen Ballentine, PE
385 Farrells Creek
Apex NC 27523

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From: Jason Sullivan <jason.sullivan@chathamnc.org>
Sent: Wednesday, July 24, 2019 9:48 PM
To: Stephen Ballentine
Cc: Kimberly Tyson; Dan Garrett
Subject: RE: [Ext] Folkner Branch Subdivision

Stephen,

Please forward your concerns and we can print them and have them available to provide to the Planning Board the night of the meeting. Thanks

Jason Sullivan
Planning Director
Chatham County
P.O. Box 54
80-A East St.
Pittsboro, NC 27312
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www.chathamnc.org/planning

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

From: Stephen Ballentine [mailto:sjamesballentine@gmail.com]

Sent: Wednesday, July 24, 2019 8:30 PM

To: Jason Sullivan <jason.sullivan@chathamnc.org>

Subject: [Ext] Folkner Branch Subdivision

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Hi Jason,

I understand that there is an upcoming Planning Board meeting for Folkner Branch Subdivision. I am an adjacent homeowner.

May I email you with my concerns, so that you can forward them to the Planning Board members?

Regards,
Stephen Ballentine, PE
385 Farrells Creek
Apex NC 27523

Sent from my iPhone