

June 17, 2014

William & Darcia Sterling
111 Lategan Lane
Chapel Hill, NC 27516
(408) 921-9041

Town of Carrboro
Board of Alderman
301 West Main Street
Carrboro, NC 27510

RE: 303 Hogan Hills Road Building Permit Application, Lake Hogan Farms Subdivision

Dear Board of Alderman,

During the planning phase of major subdivisions, neighbors are afforded the opportunity at public hearings to provide input and comments regarding the pending development and its impact. As this permit modification is an extension of the original Lake Hogan Farms subdivision conditional use permit, we appreciate this opportunity to have our concerns heard.

We reside at 111 Lategan Lane, the property adjacent and directly south of the 303 Hogan Hills Road property. The front of our home faces the backside of the proposed home including the proposed limits of disturbance.

ISSUE

The current rendering for the project (shown on drawing 252-14 revision 2) shows no buffer or screen between our property and the proposed limits of disturbance. There is, however, an 8 foot vegetated buffer/screen designated on the current proposed plan between the 303 Hogan Hills Road property and the existing, adjacent homes along Dairy Glen. The current proposed clear cutting of trees to the property line would replace our forest view with a direct view to the street and noise of Hogan Hills Road. Implementation of the plan as proposed would detrimentally impact the aesthetic appeal and would possibly materially decrease our property value.

REQUEST

~We respectfully request that you consider requiring an 8 foot permanent, vegetated buffer/screen along the entire shared property for the limit of disturbance and a 20 foot undisturbed naturalized buffer from the southwest corner of the limit of disturbance westward out to the property line adjacent to Old NC 86.

~That the above be so noted and registered in the permanent plat or made a condition of the permit modification document.

~We ask that you consider discussing with the applicant further subdividing the lot and dedicating the remaining lot to common open space for Lake Hogan Farms.

PRECEDENT

Our request is not without historical precedent:

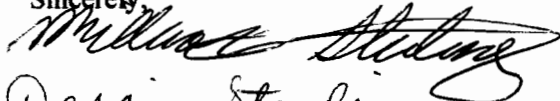
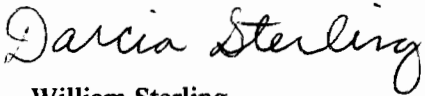
~As previously mentioned, there is an 8 foot vegetated buffer provided for the adjacent neighbors on Dairy Glen. We should be given equal consideration.

~The property was originally proposed to be a fire station which would require type A level screening.

~In May of 2011, prior to purchasing our property, we researched the disposition of the adjacent vacant land (303 Hogan Hills Road). Preliminary plans submitted to the Town of Carrboro by Horizon Custom Builders, approved by Lake Hogan Farms Homeowners Association, showed that a naturalized buffer of 20 feet adjacent to our property line was to be left undisturbed.

We appreciate your time and consideration.

Sincerely,

William Sterling

Darcia Sterling