



# Northeast Creek Streamwatch

[www.necreek.org](http://www.necreek.org)

Letter to Durham County Board of County Commissioners (BOCC)

January 31, 2007

RE: Scott Mill Rezoning Application (Z05-35)

Dear Commissioner:

Northeast Creek Streamwatch is an informal group of citizens dedicated to conserving and enhancing the scenic, recreational, natural and historic qualities of Northeast Creek and its landscape in the upper Haw River/Lake Jordan basin.

Northeast Creek Streamwatch urges the Durham Board of County Commissioners to **deny** the rezoning application for Scott Mill (Z05-35).

This development, as envisioned in the development plan, threatens property within a Durham County Natural Areas Inventory site. To adequately deal with the impacts, Northeast Creek Streamwatch advocates that the developer commit to the following committed elements: (1) dedication of all land south of the powerline right-of-way as "permanent undisturbed open space" [exactly that wording]; (2) adequate buffers to tributaries of Northeast Creek to absorb pollution from runoff and retard erosion and siltation; (3) retention of trees to stabilize the soil; (4) grading minimally and only to provide street, water, sewer, electricity, telephone and driveways, and for the footprint of the house itself; (5) effective erosion and siltation controls during site preparation and construction that exceed instead of meet the minimum required by state regulations.

It is our understanding that the developer has not committed to any of the elements negotiated with the community near the proposed development during over a year of negotiations, including a mediated agreement. The fact that agreement was not quickly reached concerns us because we are unsure if the developer is in fact committed to developing this property in an environmentally sensitive way or if the development will become another example of abuse of the land like the one under construction on Herndon Road.

Thank you for being willing to stand up for community interests in other rezoning cases. We hope that you will vote for denial of this application.

Regards,

Michael Pollock  
for Northeast Creek Streamwatch