

## Chris Smithson

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**From:** Joe and Sharon Hakas [sjhakas@gmail.com]  
**Sent:** Wednesday, October 24, 2012 8:19 PM  
**To:** mfields117@earthlink.net; chris@chrisSmithson.com; fredwalden@hotmail.com; dmcneill@nc.rr.com  
**Subject:** Knowlwood Village

Dear Town Council,

I was at the October 9th town council meeting. I wanted to step up and speak my piece, but I didn't. Maybe it was nerves. Maybe I didn't think that what I had to say would make any difference. But then I watched as the public hearing ended, and the town council was to ask questions of the developer. Chris Smithson seemed to have questions, lots of them, and concerns. The remainder of the town council was uncomfortably quiet. What was going on? And so I decided I must speak my piece to you, albeit a little late.

First of all, it seems like no one really knows how much "power" a conceptual plan holds. If the zoning change and Conceptual Plan are approved as a general concept, can the town council "un-approve" parts of it when it shows up again on the incremental plans? Or will it be argued successfully that it was already approved on the conceptual plan, so you can't "un-approve" it?

Okay, here's another thing to think about. In 1978, Virginia Walthour-Moss took 242 acres of her farm along McDeeds Creek and made a development. She divided it into 28 lots. An average of 9 acres each.

The lots were all sold, and there are 22 homes there, one of which is ours. It complements the surrounding land uses well, it's a wonderful community, and my children, 18 and 8 years old, both think of our neighbors as extended family. Knollwood Partners, LLC wants to put 900 units on the adjoining property that is roughly twice the size of the McDeeds Creek Community. So if my math is correct, that's like putting 450 homes in McDeeds Creek. Instead of 28. That seems really dense.

And do you think that John Patrick and James Boyd ever envisioned that our quaint downtown might turn into a ghost town because the local government approved a 350,000 square foot retail and commercial center less than two miles away?

And then what? Well, I'm no fortune teller, but my guess is that if this massive development is approved it may give NCDOT just the impetus it needs to justify a US 1 bypass. A bypass right through the Walthour-Moss Foundation...a 4000 acre preserve that was put together acre by acre, landowner by landowner. Land and home values, jobs, and commerce have all benefited by this institution built painstakingly over the last 38 years. Is it possible that we may be shooting ourselves in the foot, so to speak?

I thought our local government was here to nurture and protect this very special place that we all call home. Not to endanger it. But then again, I could be wrong. Well, at least I said my piece.

Sincerely,

Sharon Hakas