

February 1<sup>st</sup>, 2010

Town of Black Mountain Planning Board and Board of Alderman  
160 Midland Avenue  
Black Mountain, NC 28711

To Planning Board Members and Board of Alderman:

We live at 50 Terry Estates Drive which is an adjacent property to the former Ford and Chevy dealerships in Black Mountain. We understand that Eco Panels has requested that Terry Estates Drive be closed off near Bridge Street due to the fact that they plan to expand the former Ford building across Terry Estates Drive. Since this will affect access to our property and property value, we have several questions that we request be answered prior to approval of the closure proposal of Terry Estates Drive.

Is Eco Panels producing the polyurethane foam in the plant before putting the panels together or is it already made before arriving at their manufacturing facility? What chemicals are being used at the plant, how are they stored, what is their flammability, and how are they disposed of? Has Eco Panels submitted a plan for how they will dispose of their waste products and runoff especially since the MSD lines and the Swannanoa River run behind the property? Do they release any debris or smells into the air during their manufacturing? Are the materials transported by 18 wheelers to and from the facility and how frequently are deliveries made? We know that Terry Estates Drive has difficulty with a low spot in the road that floods frequently near where the proposed closure will occur, so how will Eco Panels or the town manage the road flooding issue? How will the facility affect the power grid in the area for the residents and businesses? Also since the residential neighborhood backs up to the property, can the planning board require that a privacy fence or natural barrier be put up by Eco Panels to protect the neighborhood's property values and will the facility be gated for access? Is Eco Panels planning to buy the former Chevy dealership in the future as well? Finally, how will the town close the street access if it is approved?

We know Eco Panels looks like a good neighbor where they are currently located however they are at the end of a dead end street in an industrial park. As residential neighbors of the former Ford and Chevy dealerships, we are not opposed to the facility coming in or the street being closed, however we do request that the planning board and Board of Alderman take these questions into account and answer them before making a decision about closing the street.

Sincerely,  
Christina Stakely and Heath Coffey

Christina Stakely and Heath Coffey, homeowners  
50 Terry Estates Drive  
Black Mountain, NC 28711  
828-669-2230