

## Community Meeting Report Form

### REPORT OF DEVELOPMENT INPUT MEETING REQUIRED BY THE CHATHAM COUNTY SUBDIVISION ORDINANCE

To: Lynn Richardson, Chatham County Subdivision Administrator

Subdivision Name: Vista Grande

Approximate Location (or Address): 4074 Jones Ferry Road

Proposed Number Lots: 16 Residential (Y/N): Y

The undersigned hereby certifies that the required sign(s) was posted on the property proposed for subdivision, on each road frontage of said subdivision on (date) December 20, 2016.  
**A photo of the sign posted is recommended to be attached to this form.**

The meeting was held at the following time and place: January 10 from 5:00 to 7:00pm  
Opus financial Advisors, 4421 Manns Chapel Road

The persons in attendance at the meeting: **See attached Attendance sheet**

The following issues were discussed at the meeting (**Attach additional sheet(s) if needed**):

See attached

As a result of the meeting, the following changes were made to the subdivision proposal (**Attach additional sheet(s) if needed**):

No changes were made to the plan as a result of the meeting.

Date: January 12, 2017  
Applicant: Jones Ferry Properties, LLC  
By: Warren Mitchell

Please submit this Report to the Chatham County Planning Department located at 80-A East Street or mail it to Lynn Richardson, Subdivision Administrator, PO Box 54, Pittsboro, NC 27312-0054. If you have any questions, please contact Lynn Richardson at (919) 542-8207 or [lynn.richardson@chathamnc.org](mailto:lynn.richardson@chathamnc.org).

The following people were in attendance:

Kathy Barrett	919-967-9491	<a href="mailto:thebarn@storybookmetals.com">thebarn@storybookmetals.com</a>
George Barrett	same	same
Dan Edwards	336-626-0272	- - -

The attendees made the following comments:

- 1) George Barrett shoots guns next to the property and wanted to let us know that he will continue to use his property as a range.
- 2) The Barretts were concerned about commercial zoning and are glad that our proposal is not for a rezoning request.
- 3) During large rain events, the water in the creek will back up. There is evidence on the property and downstream of old beaver dams.

Warren D Mitchell, PE

December 6, 2016

Re: Community meeting for proposed subdivision  
Vista Grande Subdivision - Parcel # 1443  
Across Jones Ferry Road from Communications Towers

Dear Adjacent Property Owner:

We would like to invite you to a community meeting regarding the above mentioned property. The meeting date is Tuesday, January 10 from 5:00 p.m. until 7:00 p.m. The meeting will be held at **Opus Financial Advisors, 4421 Manns Chapel Road, Chapel Hill, NC 27516.**

The open house format will run for two hours but you are welcome to arrive and depart at any time between 5 – 7pm to review exhibits and provide comments.

The planning department regulations require all projects to hold a community meeting in advance of any formal submission to Chatham County. The objective of this meeting is to share the proposed plans with the local community and receive comments in advance of the plan submission. The County staff will not be attending this community meeting. We anticipate making the plan submission to the County in January and you will receive information from the County at that time regarding various meeting dates.

The proposal is for a parcel of land approximately 52.2 acres in size (Chatham County Parcel Number 1443). We are proposing +/- 16 Lots on 52.2 acres having an average lot size of 3.2 acres. The lots will be served by private wells and private septic systems. A Concept Plan is enclosed for your information. You can also view the information on the Chatham County Planning website at [www.chathamnc.org/planning](http://www.chathamnc.org/planning) under “Rezoning & Subdivision Cases Link, 2016 Cases”.

We look forward to seeing you and hearing your comments at the meeting on January 10<sup>th</sup>. Please feel free to contact me at 919-593-1916 or [warrendmitchellpe@gmail.com](mailto:warrendmitchellpe@gmail.com) if you have any questions prior to the meeting.

Sincerely,

Warren Mitchell

SUBDIVISION: MORGAN RIDGE SUBDIVISION

DIRECTIONS: JONES FERRY ROAD AT CHATHAM / ORANGE COUNTY LINE

DEVELOPER: JONES FERRY PROPERTIES, LLC PHONE NUMBER: 919-593-1916

Major Development:  Minor Development:   
Development with acreage of 10 acres or more:

Proposed road names	OK to submit	DUPLICATED Do not Submit
<u>MORGAN RIDGE WAY</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DATE SUBMITTED TO EOC: 8-15-2017 & 12-18-2017

SUBMITTED BY: WARREN MITCHELL

EOC OFFICER: \_\_\_\_\_

DATE ROADS APPROVED: \_\_\_\_\_

DATE FINAL PLAT RECEIVED: \_\_\_\_\_

DATE GIVEN TO 911: \_\_\_\_\_

DATE CONTACT MADE WITH NUMBERS: \_\_\_\_\_

SURROUNDING COUNTY CONTACTED: \_\_\_\_\_

PERSON SPOKEN WITH: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

revised 4/19/02



Technical Review Committee Comments

Morgan Ridge Subdivision ( formerly Vista Grande Subdivision)

Prepared by Warren D Mitchell PE

August 16, 2017

1. Fire Chief – John Strowd: Can the existing pond be used as a fire point / water supply?

**Chief Strowd and I met at the site to see the existing pond. Chief Strowd thought that the size and depth of the pond would make it unsuitable for a fire point. He stated that the fire department would not be interested in using it.**

2. Drew Blake: Has the Corps of engineers reviewed the site and completed the Jurisdictional Determination yet? Did the Corps address the existing pond?

**The Corps wrote the JD letter on July 21. The existing pond is called out in the report at ‘non-jurisdictional’ which allows it to be filled in.**

3. Planning: Connect the proposed road to adjacent property in the back / south side. Stream buffers can be included now in the lot area and count toward the minimum size lot. Add the proposed septic system forcemain easements to the first plat. The cul-de-sac radius should be 55 feet. Since the road enters in Orange County, which NCDOT office will address the driveway permit? What is the process in Orange County for the road approval?

**The subdivision road has been stubbed out to the rear property line. The stream buffer area has been added to the net lot area. The proposed septic system forcemain easements have been added to the plat. The cul-de-sac radius is called out. The NCDOT offices in Asheboro (Chatham County) and Graham (Orange County) will coordinate the approval. I have talked to both assistance District Engineers and both will review the plans. This situation is not uncommon and will be coordinated with both offices. I attached an email from Orange County Planning. The process will take a few months for review.**

4. Env. Health Send the soil scientist’s report to Thomas Boyce. Send the General Environmental Documentation report to Brian Burkhart.

**The soil scientist’s report was sent to Thomas and the Env. Documentation report was sent to Brian.**



Chatham County Planning Department  
 80-A East Street  
 P.O. Box 54, Pittsboro, NC 27312-0054  
 Phone: 919-542-8204  
**Concept Plan Review Fee: \$100.00**

**CONCEPT PLAN REVIEW APPLICATION**

**Property Owner/Applicant:**

Name: Jones Ferry Properties, LLC  
 Address: 227 Opor Way  
Chapel Hill NC 27516  
 Phone: (W) 919-730-0625  
 (H) \_\_\_\_\_  
 (C) \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: Wesley@Lloydgu.com

**Representative (Surveyor, Engineer, Etc.):**

Name: Warren Mitchell  
 Company Name: Warren D. Mitchell, PE  
 Address: 253 Tobacco Farm Way  
Chapel Hill NC 27516  
 Phone: (W) 919-593-1916  
 (C) \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: WarrenD.MitchellPE@gmail.com

Who should staff contact (circle one)?    Property Owner/Applicant    Consultant

**PROPOSAL**

Project Title: Vista Grande Subdivision

Mixed-Use    YES     NO     Multi-Family (Townhomes, Apts., etc.)    YES     NO

Proposed Number of Lots: Residential 16    Commercial \_\_\_\_\_    Other \_\_\_\_\_

If Other, Specify (i.e. recreation) \_\_\_\_\_

Average Subdivision Lot Size (Acres) 3.26 AC    Total Acreage 52.20

Number Lots Over 10 Acres 0    Wastewater Disposal Type septic

Access Type Public Road - NCDOT    Water Source well

Will this be a Conservation Subdivision (See Section 7.7 of Subdivision Ordinance)    YES     NO

Will this Subdivision be Phased?    YES     NO     If Yes, how many Phases? \_\_\_\_\_

Will this Subdivision have a Development Schedule (50 Lots or more)?    YES     NO

When do you Expect Full Build-Out of this Subdivision (Year)? 2018

Signature of Property Owner/Applicant

3-8-17  
 Date



**PROPERTY INFORMATION**

Parcel # (AKPAR): 1443

Zoning District: R1

Flood Map # NONE

Zone: NONE

Watershed District: FJ/B

S. R. road name: Jones Ferry Road

Will a Rezoning or Conditional Use Permit be Requested? YES  NO

Has Property Been Timbered in Last 5 Years? YES  NO  If YES, what year? \_\_\_\_\_

Is the Property Adjacent to Public Lands (i.e. State, County, Non-Profit or Federal) YES  NO   
(CIRCLE ALL THAT APPLY)

Is the Property Adjacent to any Voluntary Agricultural District(s) YES  NO

Environmental Features (Use County GIS [[www.chathamgis.com](http://www.chathamgis.com)] to determine if features are present)

Water Bodies (Rivers, Streams, Ponds, Lakes) YES  NO

Wetlands YES  NO

Steep Slopes YES  NO

Significant Natural Heritage Area (SNHA) YES  NO

Prime Farmland Soils YES  NO

Cemeteries YES  NO

Other known Historical Features (i.e. structures over 50 years in age) YES  NO   
HOUSE + BARN

**Please Attach the Following:**

X Vicinity Map showing the subject property, surrounding area, labels for access roads, and any water bodies on or near the property (available from [www.chathamgis.com](http://www.chathamgis.com))

X List of Adjacent Property Owners (within 400 feet of subject property) for Community Meeting Notifications

X Draft Concept Plan (minimum 18"x24" size) – This is a Horizontal plan giving a general overview of suggested layout(s) for development. If more than one plan is offered, it is suggested that at least one be a sustainable development plan with a conservation design incorporating Low Impact Development (LID) options.

<i>For Staff Use Only</i>	
Date Received _____	By _____
Date Fee Paid _____	Received By _____
Date Review Completed _____	Date Applicant Contacted _____

VISTA GRANDE COMMUNITY MEETING  
JAN 10, 2017

<u>Name</u>	<u>email.</u>
1) <del>Roddy Barrett</del>	919-967-9491
2) <del>GEORGE BARRETT</del>	the barn @ storybook metals.com
3) Dan Edwards	336-626-0272

Applicant received calls from the following people before the meeting. The only attendees other than the applicant are the 3 people listed above.

Received calls from these people:

- 1) John Hudson - wake f 25 @ aol.com 919-624-1200
- 2) Jeff + Lisa Earl - JJWwee@gmail.com 919-428-3557
- 3) Paul Bauer - pbauer1010@aol.com 919-942-9694