

Community Meeting Report Form

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

To: Kimberly Tyson, Chatham County Subdivision Administrator/Planner II

Subdivision Name: Folkner Branch Subdivision

Approximate Location (or Address) 1320 feet West of Hwy 751 and Marthas Chapel (SR 1752) Intersection.

Proposed Number Lots: 40 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) 4/10/19. A photo of the sign posted is recommended to be attached to this form.

The meeting was held at the following time and place: May 2nd, 2019 beginning at 6:00 PM at Hyatt Place Hotel (Meeting Room 3) at 7840 NC HWY 751, Durham, NC 27713

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 sheets.

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

- 1. Provided natural perimeter buffer where available.
2. Adjusted roads and driveways further from exterior property.

Date: 5/8/19
Applicant: Mark Ashness PE, LEED AP
By: [Signature] Mark ashness

Please submit this Report to the Chatham County Planning Department located at 80-A East Street or mail it to Kimberly Tyson, Subdivision Administrator, PO Box 54, Pittsboro, NC 27312-0054. If you have any questions, please contact Kimberly Tyson at (919) 542-8283 or kimberly.tyson@chathamnc.org.

Folkner Branch Neighborhood Meeting Sign Up

May 2, 2019

| Name | Address | Contact Info |
|-------------------------|--|--|
| ANDRE & LADAWN SANDERS | 518 Hogan Farm Rd. | 919.924.6129 shethomab5@yahoo.com uvaholland@gmail.com ladawn.sanders@gmg |
| HOLLAND REPS | 370 M.T. HOLLAND Rd | 919.924.6129 |
| BYRON & DIANA MAY | 2170 MARTHA'S CHAPEL RD | 919.669.6300 919.622.0231 BYRON.MAY@GMAIL.COM |
| DIXIE HAYMAN | 125 DRY Creek COURT | 919 389.6383 |
| Lorraine (Kelly) Brann | 185 Chapel View Drive | 919 928 4109 Kelly brann 71@gmail.com |
| Carla Kad | 35 chapel View Drive | 919 265 3888 |
| Jody Gookin | 1749 Hollands Chapel Rd | Jody - 919-606-1005 Jody-Gookin@ncsu.edu |
| Nancy Plemmons | 55 Shady Lane Circle | 919 423-3219 |
| Vincent & Angela Cacace | 2600 Martha's Chapel Rd. | 240-535-5540 Vincent.cacace@gmail.com |
| Anne & Jerry Fuller | 204 Hogan Farm Rd | 919-624-0105 (abindefuller@gmail.com) |
| LINDA STIER | 985 HOLLANDS CHAPEL RD | lmstier@bellsouth.net johnwestleykelly@gmail.com |
| John w. Kelly | 477 Farrel's Creek Rd | 919-607-2725 |
| Betty Ann Atkins | 7718 Lakeview St, Fayetteville, NC 28311 | pacat@att.net pacat@goi.com dadskevin@bellsouth.net |
| Shawn & Kevin Atkins | 983 HOLLANDS CHAPEL Rd | Shawnkm2nm@bellsouth.net |
| LINA HOLLAND/DAUCE-BA | 370 M.T. Holland Road | 919 362 6851 shethomab5-4787474824 |
| Peggy Wilson | 640 Hogan Farm Rd. Apex 27523 | 919-362-8416 |
| Adam Phillips | 480 Farrel's Creek Apex 27523 | 919-451-3370 |
| LARRY SHACKELFORD | 309 DUWACAW PL Cary, NC, 27511 | -910 528 5749 |
| NEETA CHOKSHI | 1635 Hollands chapel 23 Radhika Way Residue 325 Mahildap, Cary 27513 | nu.chokshi@gmail.com 919 685 0447 |
| RANDY CHANDLER | 2740 Carpenter Upchurch Rd, Cary 27519 | randyc69@bellsouth.net |

Dixie Hayman@kw.com

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Folkner Branch Subdivision

Community Input Meeting Minutes from 5/2/19

CE Group: Mark Ashness, Dan Sundberg

- **Q: Can they, (developer), turn it over to another developer who will change the plans?**
A: Another developer could take over, but a new plan and neighborhood meeting would be required.
- **Will proposed wells negatively impact groundwater?** A: Typically, new wells are very deep and I am not aware of any impact to surrounding property based upon our involvement of nearby projects (Carolina Crossing and Lexington Subdivision)
- **How will development affect stormwater runoff on to my adjoining property?** Most of the runoff is directed internally into a buffered stream that leaves the project onto ACOE land. Stormwater ponds are planned to reduce runoff. These are also large lots with a lot of pervious area.
- **Q: Can some of the property be purchased by adjoining lots?** A: We will advise the owner of your interest.
- **Q: What is the average house size?** A: TBD
- **Q: Around the perimeter is there going to be an effort to save trees?** A: We will look at establishing a perimeter buffer where we can.
- **Q: Would there be consideration for putting a 50' buffer into a conservation easement?** A: The buffers are significant on the property. We will review and determine if we can accommodate additional buffers.
- **Q: What about roads near exterior property, (clearing)?** A: We will look to adjust where possible to provide more separation.
- **Q: Any land for sale for privacy buffers?** A: We will advise the owner of your interest.
- **C: Concerns over traffic and project entrance across and adjacent from existing driveways.**

A: Peak hours traffic flow for 40 lots is 25 vehicles per hour entering and 15 vehicle per hour leaving. +/- 2100 average daily trips on Martha's Chapel per NCDOT web site.
- **Q/C: What about deliveries? I believe what I see with my own eyes.** A: ADT provided by NCDOT and trip generation by ITRE.
- **Q: Have you been there during peak hours?** A: I have used this road at all hours of the day
- **C: You need to listen to this lady since you have not seen it yourself and take it under advisement.** A: Understood. We will take it under advisement. We rely on NCDOT info.
- **C: Collectively our lifestyle is being affected.** A: I have seen Chatham grow since 1998. The West side of 751 was designated for low density projects. This is what we are proposing and what the County said can be done.
- **C: Superimpose this on an aerial photo so we can see what it looks like.** A: We will include with the first plat submission.
- **Q: What is the potential timeline?** A: Earliest a bull dozer would be there would be this time next year. That would be due to the permit time line. The clearing for the road would be plus or minus 100' wide. That would allow the road and swales to tie back in. If you were to look at an aerial view it would be cleared strips and the rest left as is except roads and pond sites.
- **Q: Where would construction traffic enter?** A: The same location as the entrance. The road will be built in one shot.
- **Q: What about infrastructure? Obtain high speed internet?** A: Happy to check into that.
- **Q: When the lot is sold does it have to be built in a certain amount of time?** A: No. It is likely that someone can purchase a lot and wait. This has not been determined yet
- **Q: Will there be covenants.** A: Yes. There will be an HOA and ARB.

- **Q: Will horses be allowed.** A: Not sure.
- **C: We would appreciate as much buffer as possible.** Understood
- **Q: Are these actual home sizes, (shown on plan)?** A: No, these are just placeholders.
- **Q: Could the buffers be enhanced with green giants or something?** A: The buffers would likely be left undisturbed.
- **Q: What about a collector, (turn lane).** A: Turn lane is not needed per conversation with NCDOT.
- **C: Take a hard look at an emergency entrance, school busses and the existing school bus stops.** A: Understood.
- **Q: Will the lots perk for these types of lots?** A: Yes.
- **Q: If this is preliminary why des google maps show this area as Folkner Branch.** A: It is the existing creek. It is what the subdivision is named after. Folkner Branch relates the project to the land. It has a 50/50 chance of staying the name.
- **Q: Is your contact on the e-mail?** A: Yes.
- **Q: When is the next chance to see changes.** A: Prior to the planning board meeting. I encourage you to go to the planning department website. You will be notified by the County in advance of planning board meeting. If you leave your e-mail we would let you know when we submit 1st Plat.
- **Q: Are planning boards elected?** A: They are appointed. They will listen to all adjoiners. You can also talk with the planning office. They can discuss with you.
- **Q: What is the good news for us?** A: We are not putting 160 lots in behind you. We could have tapped the waterline and put in on site treatment. In that situation we put in a park and spray effluent.
- **Q: Where is the difference between the 196 and 180 acres?** A: **The stream buffer.** The proposed subdivision is +/- 185 AC. The remainder land closer to 751 would likely be developed with some other parcels along 751 by someone else.
- **C: I would like to see a conceptual plan of the entry due to my property across the road.** A: There will be no median. It will be about 20' wide with a sign off to the side. Entrance layout will be clearer at 1st Plat submittal
- **Are some lots limited by the creek?** A: Yes. Some of the proposed lots could be combined by a buyer to make a single larger lot. One owner could buy potentially buy 2 lots.
- **How much street lighting and how will it affect us?** A: Street lights will meet the County Ordinance (full cutoff fixtures). We will discuss with Owner minimization of lighting.

Recap: Concerned about...

1. Trip generation and impact to Marthas Chapel Road especially nearby driveways.
2. Groundwater Impact
3. Stormwater Runoff on to neighboring property
4. Proximity to adjacent houses.
5. Lighting and night sky.
6. Single access for 40 lots.
7. Potential for increased number of lots in a future plan.
8. Open space at back of properties.
9. Proximity of driveway and roads to adjoiners.

Development Input Meeting Notice To Discuss Proposed Subdivision

Meeting Location: Hyatt Place Hotel Meeting Room 3

7840 HWY 751 Durham, NC 27713

6 PM to 8 PM on May 2nd 2019

**Contact: Mark Ashness (mark@cegroupinc.com)
919 367-8790 ext 101**

For More Information

Proposal: www.chathamnc.org/planning

