

Attachment E
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: Chestnut Creek

Approximate Location (or Address): 3328 Jones Ferry Rd. Pittsboro NC 27312

Proposed Number Lots: 20 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) April 9, 2019.
A photo of the sign posted is recommended to be attached to this form.

The meeting was held at the following time and place: Cedar Grove United Methodist Church, April 29, 2019 7:00 pm

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 SUMMARY ON NEXT SHEETS

As a result of the meeting, the following changes were made to the subdivision proposal (Attach additional sheet(s) if needed): LOT COUNT HAS BEEN REDUCED
To 14 - LESS DENSITY.
- ALL PUMPED SEPTIC LINES GOING TO SW CORNER OF TRACT
WILL BE RUN VIA A SINGLE CREEK CROSSING TO MINIMIZE
IMPACT TO CREEK

Date: 5/19/19
Applicant: KIRK T. METTY
By: _____

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.

Chestnut Creek
Community input meeting
April 29, 2019

Comments and Questions:

SEPTIC EFFLUENCE:

- Questions about effluent from drain fields and disturbance of the creek (Meadow Branch).
- How many septic lots on the southwest corner?
- Homeowners are concerned about their well and effluent flowing into it.
- What about self-contained septic system? (I think he's talking about the \$40k type)
- Each lot will have its own drain field
- Concentration of drain fields is going to affect wells?
- Are those regulations set by the county? 50' from a well?

CREEK DISTURBANCE and WETLANDS:

- Neighbors are concerned about disturbance of the creek
- What kind of guarantee will you give that you will restore the creek?
- How many crossings will there be for the septic?
- Concerns about flooding if creek is disturbed.
- One homeowner is asking about the impervious surface and flooding of the creek and access to homes. Do I have any protection about this?
- One owner said her land is always wet. It sounds like a disaster.
- One owner is saying we should walk the land after a rainstorm.
- What is the hold on development after logging? It seems there was no oversight on the logging, they disturbed the creeks and wetlands.
- Question for Gene: What is the requirement from Chatham Co. about environmental impact?
- Are we our only advocate? Is there a walk-through by the county?
- Another question for Gene: wetlands what is the role of the county – is there ongoing oversight of environmental impact.

HIGH SPEED INTERNET

- High-speed internet: Are you making an effort to make high speed internet?
- Neighbors want high speed internet
- How about cable?

DEVELOPMENT QUESTIONS:

- When are you planning to begin work?
- Adjacent homeowner wants to have another meeting once the timing is in place for commencement .
- When is the planning board meeting?

- Is Jason Sullivan aware?
- Would you consider larger lots?
- Development is happening...work with the developer instead of fighting it. Best outcome is to work with developer. Something is going to happen eventually.
- Do you foresee this being a phased neighborhood?
- Who initially owned it, and who is selling it now?
- Comment about DOT 30-year plan is that JF Rd. will be a 4-lane road.
- When did the 30 years start?
- If TTG gets through the planning board, developer can note concerns but if developer meets guidelines then the planning board will approve. (comment by Gene Galin, commissioner on planning board)
- Should we send just one person to the commissioners meeting?
- Who inspects the land from the county?
- Our property loses value when you make more money through more lots.
- Can we see a topographical map along with this development plan?
- Gene Galin commented that the developer (Tuscan Group) is local, not from out of state and is aware of the lifestyle here.
- Real estate agent in attendance commented that Tuscan Group is reasonable and doesn't want anyone's land to flood or to have any major issues.

TRAFFIC CONCERNS

- Have they done a traffic count?
- Do you need a turn lane b/c of the two hills? Tough to turn onto Jones Ferry as it is.
- Traffic will be dangerous. I'm concerned that they will have to widen the road.
- What about school bus stops?
- Will there be a connection between Ch. Creek and Warren Mitchell's property?
- Would it be possible to build a pull-off for school buses?

WHO IS PROVIDING POWER?

- Are you tapping into the end of the line for power? What are the plans?

AESTHETICS:

- Light pollution; will there be street lights? Covenants about light poles?
- Is the lot count fixed?
- Can you put in some open space for children to play?
- One owner wants to know if we will preserve the view from Jones Ferry.
- Will there be an HOA?
- Will there be a leash law? I'm concerned about my horses being disturbed

HUNTING ON OUR LAND?

- Can we still bow-hunt?
- What if your homeowners push to prohibit us from hunting on our existing property?

CHESTNUT CREEK COMMUNITY INPUT MEETING
 APRIL 29, 2019 7:00 PM
 ATTENDANCE

NAME	ADDRESS	PHONE	EMAIL
LAUREN MUMFERT	100 WILD HORSE RUN	919 247 0652	lmumfert@and.com
FERNANDO PABLO MANUEL DE VILVERA	"	"	"
Larry Huguley	76 Morgans End Way	828-302-1085	baker0835@hotmail.com
Kara Varnadore	261 Morgans End Way	919 244 5638	Karavary56@gmail.com
Chris Lloza	425 Walnut Branch	919 602 5842	
Mika Kenlan	425 Walnut Branch	919-928-2718	mckenlan@hotmail.com
Virginia Houk	167 Tenells Mtn.		houk.virginia@gmail.com
Naren Henry	155 Tenells Mtn.	919-967-8623	khhenry11@gmail.com
Scott Hunziker	49 Chickadee Tr.	919 969 1107	hunziker44@gmail.com
ALAN BARBER	50 PHEASANT CT	919-889-6020	
Gennie Boso	115 Wild Horse Run	919-942-8082	Gennie Boso
Debbie Meyer	150 Wild Horse Run	919-357-6142	
	Deb Meyer - Write to deloise@		Deb Meyer
→ Domenic Cerri	43 Blueberry Ridge	443-872-9762	dcerri@gmail.com
Stewart Bryan	374 Walnut Branch	919-619-1325	buildtrail@gmail.com
Shane Kirk	510 Oak Bluffs	919-599-5130	shanekirk@gorenthly.biz
Nick Siroglis	912 Cedar Grove Rd	919-929-0644	nickesiroglis.com
Laurel Siroglis			
Paula Legante	124 Pheasant Ct	303-521-0221	paulalegante@gmail.com
Gene Golin	80 Deer Mountain	919-968-0465	ggolin@gmail.com
JEFF & LISA EARLE	130 MORGANS END WAY	919-201-7449	JEFF EARLE@QUICKL.COM
JON + DIWA LEGANTE	1330 Cedar Grove Rd	516 652-1889	CORKYLEG@gmail.com
Pouq Sanks	1615 Cedar Grove Rd	919-259-4581	dwsanks@gmail.com

**Development Input Meeting Notice
To Discuss Proposed Subdivision**

**Meeting Location: Cedar Grove UMC
Monday, April 29, 2019 7:00 pm**

**Contact Kirk Metty
(919) 235-2077**

For More Information

Proposal: www.chathamnc.org/planning