

McBane Neighborhood Meeting Minutes December 3, 2020

Attendees (Morning)

- Cathy Markatos
- Daniel Amero
- Vanessa Lirette
- Maureen Dale
- Sue Krebs
- Elaine Chiosso
- Larry Wright
- Varnell Lee
- Cynthia Crossen
- Zack Fuller - WithersRavenel
- Jason Bertoncino – WithersRavenel
- Julie DeCicco - WithersRavenel
- Hadley Kirkland - Developer

Attendees (Evening)

- Cathy Markatos
- Jack Brooks
- Debbie Wechsl
- Thomas Friedl
- Charlene Friedl
- Michael Farrell
- Cintia Alacala
- Patrick Mahoney
- Rich Acker
- Beverly Dugan
- Daniel Amero
- Jason Bertoncino – WithersRavenel
- Hadley Kirkland - Developer

The morning session was held online via Zoom at 10am. WithersRavenel and the developer gave a brief history of the project site and overview of the following:

- Benefits of the proposed conservation subdivision.
- Stormwater management.
- Review of the Chatham County Subdivision approval process.
- Discussion of environmental features onsite and associated permitting.
- Water and sewer service provided through AQUA America.
- Natural Heritage Program (NHP) Report and recommendations.

Questions asked by neighbors and responses include:

- Question – What are the current ecological conditions in the northwest (conservation) area of the property? What upland systems will be conserved?
 - Response – Per NHP – Dry oak and hickory forest and mixed moisture hardpan. Significant vegetation worth preserving.
- Question – Public Health Question – AQUA is providing water sourced from the Town of Pittsboro that is contaminated by industrial chemicals. Will any steps be taken to treat water?
 - Response – There are no plans for additional treatment. AQUA is an existing utility regulated by the State. We are personally not aware of any violations.
- Question – Discuss drainage into Dry Creek?
 - Response – Stormwater detention is required with a conservation subdivision. SCM's (likely to be wet detention basins) will treat runoff and provide detention.
- Question – Is the developer willing to conserve more land along Dry Creek?
 - Response – Current plan exceeds requirements for preservation and recommendation of the environmental (NHP) Report.

- Question – Will you guarantee native species in the wet detention areas?
 - Response – Specific State guidelines regulate the plant species. Non-native species are not allowed.
- Question – How is this a conservation neighborhood?
 - Response – Lots are consolidated to allow large areas of natural space to be conserved. This layout follows the County Guidelines.
- Question – Appears drainage ponds are mostly along floodplain at Dry Creek.
 - Response – Water flows downhill. Ponds are sited to maximize the expected drainage and be located outside floodplain and buffers.
- Question – Will you consider extra conservation for Dry Creek?
 - Response – The floodplain is entirely protected. Other areas on the property are also preserved.
- Question – Will development leave trees on lot or clear all of the areas?
 - Response – Street grade neighborhood. Lots will be individually cleared by the homebuilders.
- Question – Plans for lighting?
 - Response – Plans will meet minimum NCDOT requirements (not like a typical Wake County suburban neighborhood). As little as possible, minimal light pollution.
- Question – Is all conservation area along Dry Creek buffers and floodplain?
 - Response – SCM's will be outside the buffer/floodplain.
- Question – What will the ponds look like?
 - Response – Ponds will have a permanent water surface and dam structure planted with grass (trees will compromise the dam integrity). Turfgrass or monkey grass is generally planted around SCM's. There are no regulations to screening the non-dam areas, but we typically provide shrub screening. SCM's include a litoral shelf for growth of aquatic vegetation.
- Question – What is the intended market for these lots?
 - Response – Similar to Chapel Ridge Estate Homes – 2,500 sf starting around \$500,000.
- Question – What is the projected size of the ponds adjacent to the creek.
 - Response – 2 to 2.25 acre areas. The surface area will be approximately 1 acre. Dams 8 – 10 feet high. Permanent water depth 3 – 4 feet. Storage 2 – 4 feet above normal pool
- Question – Any precautions planned to overbuild the wastewater collection system?
 - Response – Wastewater collection will be a low-pressure system. The system is completely enclosed and designed to meet minimum velocity.
- Question – Would you consider non-wet detention stormwater?
 - Response – There are scenarios where that may work. Other systems do not provide the same level of nutrient control/removal. Dry detention systems do not provide as much storage.
- Question – How are additional impacts to neighbors being addressed?
 - Response – Design is intended to have lesser impacts to environmental areas. The conservation subdivision is the preferred measure to reduce impacts. Minimum lighting allowed by NCDOT will be provided to reduce light pollution.
- Question – Describe what is happening at the small cul-de-sac adjacent to the creek.
 - Response – Cul-de-sac will be graded to direct runoff to SCM #4.

- Question – Property owner has numerous erosion control violations on adjacent property. How can we ensure this will not happen with this development?
 - Response – The violation resulted from an unfortunate incident that happened over the summer. It was not a contractor hired by the development company. This was a one-time incident that will not happen again.
- Question – Anyway to add screening at the end of cul-de-sacs to limit car lights into existing homes?
 - Response – There are ways with shrub screening plus existing buffer vegetation. We will look at in the final design.
- Question – Will questions and answers be provided for those not attending?
 - Response: Questions and answers will be saved. Meeting summary will be submitted to Chatham County as public record.
- Question – How do we get additional questions answered?
 - Response – Email Zack Fuller with WithersRavenel at zfuller@withersravenel.com.
- Question – Will the NHP be made available to public?
 - Response – Yes, following submittal to Chatham County on December 9th.
- Question – What school district will support the development?
 - Response – To be determined by Chatham County Schools.
- Question – I live close by and did not receive a letter. Who received letters?
 - Response – Letters were sent to property owner’s within 400 feet of the proposed development.

The afternoon session was held at Northwest Community Park at 5pm. WithersRavenel and the developer reintroduced the project and project history. The site was shown with a discussion of Chatham County’s Conservation Subdivision ordinance. The conservation subdivision requires open space dedication and stormwater management. Stormwater management will likely consist of a wet type detention basin intended to treat both water quality and quantity. The developer discussed the custom builder team and lot selections. Lots will not be for sale to individuals. Lots will not be available for purchase to individuals and must go through the individual builders. Preliminarily the home price and size are anticipated to start at \$500k and be a minimum of 2,500 square feet. The environmental report and recommendations were discussed.

Concerns raised by residents include:

- Direction of travel and duration that logging and construction material trucks will be in the area.
- Flooding along Dry Creek and the Old Graham Road culvert capacity.
- Additional buffering along Dry Creek.
- The inadequacy of the existing Aqua water and sewer system.
- Traffic along Old Graham Road.

Neighbor Recommendations/Considerations:

- Add Community Solar.
- Add Community Gardens.
- Consider lots that allow on-lot artisan workshops.
- Consider more diverse price points including more affordable housing. This opinion was not shared by the group with others opposing the idea.
- Consider lower density.

Responses to the discussion included that home construction would likely be around 25 per year, but market driven and that there are very limited ways to restrict the direction of travel for construction trucks. This neighborhood by itself, should not increase traffic along Old Graham Road to anywhere near a typical road capacity for the type of roadway. It is not anticipated that another major sewer pump station will be constructed. The neighborhood will likely use a low-pressure collection system. The project will be entirely constructed outside of the floodplain for Dry Creek and offer stormwater detention to assist in the protection of water quality and quantity. The water and sewer will be provided by Aqua America and those systems are regulated by the State of North Carolina. Agreements to serve this community are already in place. The developer will consider things like a community garden at the construction plan stage but the final amenity package for the neighborhood has not been determined.