



Summary of Discussion From the Neighborhood Meeting			
<b>Project:</b>	Savannah Ridge	<b>Meeting Date:</b>	9-Mar-20
<b>Applicant:</b>	Timmons Group	<b>Place/ Room:</b>	Moncure School/ Cafeteria
<b>Contact Information:</b>	Dave Ballentine	<b>Time:</b>	6:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

The meeting began with Mark Lyczkowski introducing himself as the developer with Esplanade Communities. Mark provided a description of the current zoning district and options for development. He explained that the concept plan shows compliance with the County's Conservation Subdivision Ordinance, providing 40% open area. Mark also provided history of himself being a native to the area having grown up in Sanford, and with experience in neighborhood development in Chatham and neighboring communities.

**Questions/ Concern #1:** What price range will the homes be?

**Applicant Response:** \$60k lots and houses will be between \$200k-\$300k

**Questions/ Concern #2:** What are the smallest and largest lot sizes?

**Applicant Response:** There will be 73+/- 6,000 sf lots and 88+/- 20,000 sf lots. There will be off site septic lots/easements for the smaller lots. The HOA will hire a qualified operator to inspect the community systems as required. We are also proposing streets with curb and gutter and sidewalks.

**Questions/ Concern #3:** How will the school system be able to support the development?

**Applicant Response:** Mark explained that he will have a monetary investment in the school, as he will be required to pay \$3,500 per lot in school impact fees. Additionally, the County requires approximately \$3,500 per lot for water service, and there is a \$930 per lot recreation fee. If possible, Mark would like for the school impact fee to go towards Moncure school improvements.

**Questions/ Concern #3:** Have they located old graves on site?

**Applicant Response:** The Natural Heritage Program (NHP) is in the process of preparing a site assessment and their research should confirm the location of any graves on site.

**Questions/ Concern #4:** What type of subdivision are you doing? Are all lots an acre?

**Applicant Response:** Conservation Subdivision with lots approximately 1/7 - 1/2 acre.

**Questions/ Concern #5:** What are your plans for road improvements and where will the construction entrance(s) be?

**Applicant Response:** We will be preparing a Traffic Impact Analysis (TIA), and meet any requirements by the NCDOT.

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**Questions/ Concern #6:** What are your concerns for water runoff?

**Applicant Response:** Timmons Group explained that we will meet Chatham County stormwater requirements, which will include not increasing stormwater runoff (from certain storms) to neighboring properties.

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**Questions/ Concern #7:** How will the development impact our property values and taxes?

**Applicant Response:** We believe that the development will help to increase property values in the area.

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**Questions/ Concern #8:** Has this development been approved?

**Applicant Response:** Not to date. We are at the first stage of the development review process. We will not be asking for a rezoning. The land is zoned R-1, and what we are proposing complies with the Ordinance. We are to be here at this stage of the development to be able to hear your concerns. We will follow the County review process and we will eventually go to the Planning Board for review at which time neighbors will have another opportunity to present your opinions.

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**Questions/ Concern #9:** What type/style of homes will you be building?

**Applicant Response:** This has not been determined, however we have a building design team that will make these decisions. All homes will be all single family; there will be no townhomes or apartments.

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**Questions/ Concern #10:** Where is the 40% natural area to be preserved? Will there be clear cutting in other areas?

**Applicant Response:** 40% of the property will be conservation area, and 80% of the 40% will remain natural. Stormwater features, septic areas and some amenity elements are allowed in the remaining 20% conservation area. We will not be clear cutting the majority of the site. Some of the smaller pad graded lots may be completely cleared.

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**Questions/ Concern #11:** Are we changing/improving the near by bridge?

**Applicant Response:** Bridge improvements will not be part of our plans. Any improvements would be a separate NCDOT project.

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**Questions/ Concern #12:** Will you be phasing the project?

**Applicant Response:** Most likely, construction will happen in 2 phases, possible distinguished by lot type.

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**Questions/ Concern #13:** What is the timeline?

**Applicant Response:** We are set to close on the purchase of the property at the end of March, and then anticipate 1 year for the review and approval process ... so it's likely to be at least a year before we break ground.

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**Questions/ Concern #14:** Will you be providing an amenity? Tennis court? Will these be available to those outside of the development?

**Applicant Response:** We are currently showing an amenity with a clubhouse and a pool. The HOA may consider allowing members from outside of the development.

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**Questions/ Concern #15:** Could you offer additional parking on your property for the school and a walkway to the school?

**Applicant Response:** We may consider adding a crosswalk to the school.

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**Comment From the Moncure Fire Chief Shi in Attendance**

**Questions/ Concern #16:** Neighbors voiced concern about water pressure in the area. Chief Shi spoke up and pointed out that there is an old watermain ending in the Moncure School parking lot with about 400 gpm of flow. However, the Chief also mentioned that there is a newer main with extensive pressure nearby. The development could mean an extension of the higher pressure main and this would benefit the department and the community. Chief Shi commented in favor of the development from the Fire Department standpoint as this would add to the tax basis and provide more funding for area improvements.

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**For the Fire Chief in Attendance**

**Questions/ Concern #17:** Do you feel like the fire department can support the growth?

**Applicant Response:** I think we do an incredible job with the resources we do have, said Chief Shi, but this development will increase the tax basis and therefore provide more funding for much needed area improvements, including those to improve Fire Department (life safety) measures.

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**Questions/ Concern #18:** Where can we go to see a similar development that you have done.

**Applicant Response:** Mark explained that he has personally done many developments in the area, however this will be the first since he has joined Esplanade.

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**Questions/ Concern #19:** Who puts in the fire hydrants? Which water main will you tie in too?

**Applicant Response:** As the developer, we will take responsibility for installing required hydrants and then the water main will be tested and taken over by the County. Typically with development, the water utility provider will want to provide a loop and connectivity within their system. Timmons Group will analyze the existing and proposed water mains and the connections and fire hydrants will be designed to meet requirements, installed by us, inspected by the County then placed into service.

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Meeting Sign-in Sheet			
Project:	Savannah Ridge	Meeting Date:	9-Mar-20
Faciliator:	Dave Ballentine	Place/ Room:	Moncure School
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Meeting Sign-in Sheet			
Project:	Savannah Ridge	Meeting Date:	9-Mar-20
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