

**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: Flatiron Forest

Approximate Location (or Address): Roughly 500' North of the intersection of Hamlets  
Chapel Road and Parker Herndon Road

Proposed Number Lots: 29 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) 4/18/2022.

**A photo of the sign posted is recommended to be attached to this form.**

The meeting was held at the following time and place: 6-7 PM on 5/10/2022 at  
50 Windfall Creek Drive, Chapel Hill, NC

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 summary.

As a result of the meeting, the following changes were made to the subdivision proposal (**Attach additional sheet(s) if needed**): A 10' undisturbed buffer will be added  
along existing properties adjacent to the site.

Date: 5/10/2022  
Applicant: WithersRavenel  
By: Ben Mayo, P.E.

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@chathamcountync.gov](mailto:kimberly.tyson@chathamcountync.gov).

Flatiron Forests  
Neighborhood Meeting  
5/10/2022

## Comments and Questions

- Can proposed lighting be kept minimal?
- Adjacent homeowners would like a dedicated landscape buffer.
- Will the HOA established for this development be able to enforce standards on adjacent homeowners?
- Homeowners off Buck Branch Road concerned about these homes being able to access Buck Branch Road
- Will utilities be stubbed to adjacent properties?
- Will water be made available to 624 Hamlets Chapel Road?
- Concerns about runoff on Hamlets Chapel Road
- Concerns about runoff during construction – homeowners wanted to confirm tree protection and silt fence will be installed prior to land disturbance
- When will proposed culvert crossings be sized?
- What are the proposed stormwater control measures?
- What are the impervious surface requirements for this development?
- Concerns over this development meeting required zoning standards for minimum lot square footage
- When will homeowners be able to see building envelope locations on each lot?
- When is the First Plat being submitted?
- Will fencing be installed as part of this development?
- What is the price range for houses being built as part of this development?
- Will there be a traffic signal installed at entrance? Concerns about traffic on Hamlets Chapel
- Will residents of this development be okay with adjacent homeowners' pets?
- Have soils been tested for septic feasibility?
- A homeowner requested the "Coming Soon" sign posted on the property be moved as to not be directly across from their home and that the "For Sale" sign be removed.

It is our understanding that these items were addressed by our team to the satisfaction of those in attendance.

Shirley Patterson - 624 - Hamlets Chapel Rd. Pittsboro NC 27312

Lindsay Patterson                    11                    11

SHAWN + KIMBERLY HARRIS    100 BUCK BRANCH RD PITSBORO 27312

Roland + Evelyn            4805 High Meadow Pl. Durham, N.C

C/O 748 Hamlets Chapel Rd Pittsboro, NC 27312

Greg Solomon            406 Buck Branch

JOE MILLS                    80 Grateful Way

DENNIS PARKER            195 PARKER HERNDON RD. PITSBORO, NC 27312

Bob McCawley            103 SAVIS LOVE DR, CHAPEL HILL

Lee + Sally Engler            695 Hamlet Chapel Rd Pittsboro

