

QUESTIONS FROM THE AUGUST 31 FIREFLY OVERLOOK COMMUNITY MEETING

1. Questions were asked about the adjacent properties to the north of our project site and if that was included with this submittal.
2. Would this project include an HOA with the development?
3. Would there be site lighting and had any consideration been given to a “dark skies” type policy?
4. Would lots be sold to individuals or were they to be sold to a builder?
5. Had the soils been tested for septic suitability?
6. Concern was raised over Seaforth Road flooding at Turtle Creek during major rainfall events.
7. Concern was raised over well depth and the effect of this development on the neighboring well-sites water levels/ pressure.
8. What types of septic systems would be installed?
9. What thought has been given to extending water service from Pittsboro or the county?
10. Will there be high speed internet?
11. What kind of amenities would be provided in the development?
12. When will homes be constructed?
13. Would the site be clearcut?
14. What would be done about stormwater run-off?

From: Eddie Wilson <ewilson0751@gmail.com>
Sent: Monday, December 12, 2022 6:02 PM
To: Kimberly Tyson <kimberly.tyson@chathamcountync.gov>
Subject: Re: Planning Board Meeting from December 6, 2022

Thanks for the prompt reply.

Is the soil scientist an employee with the county or in the private sector and hired by the developer to perform the testing?

I would like to know who performed the testing and also see a copy of the results assuming this would be public knowledge.

What is a state septic system? Is this an alternative to a conventional septic system?

You did not mention the concerns about available water some of our residents have that have property and homes up on that ridge. Some of these wells are 700-800 feet in depth with very low yield, less than 2 gpm.

Thanks,
Eddie Wilson
919-669-0396

On Mon, Dec 12, 2022 at 1:29 PM Kimberly Tyson <kimberly.tyson@chathamcountync.gov> wrote:

Mr. Wilson,

Thank you for your email and I will include your concerns in the Board of Commissioner's notes.

A soil scientist reviewed the proposed project prior to the proposed subdivision being submitted for first plat. The soil scientist is verifying the soils are there for septic. As each proposed lot is submitted to be developed, a perk test will be required, no exceptions. If soils aren't suitable for septic lots may be lost and some lots may have state systems.

If there's damage to Turtle Creek Drive this would be a civil matter between the residents and Firefly Overlook developers. Please know Chatham County Watershed Protection Dept. will have the developer to put measurements in place for soil and erosion/runoff and will continue to monitor the project as it moves forward.

An application has been submitted to the Corp of Engineers and the permit will need to be provided when the proposed project submits for construction plan.

I have included Mr. Mark Ashness, he may have some additional comments.

Sincerely,

Kimberly J. W. Tyson

Planner II/Subdivision
Chatham County Planning

P O Box 54
Pittsboro, NC 27312
Office: 919-542-8283
Fax: 919-542-2698



Recode Chatham is underway and you can view the status and register for updates on www.recodechathamnc.org

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From: Eddie Wilson <ewilson0751@gmail.com>
Sent: Sunday, December 11, 2022 12:51 PM
To: Kimberly Tyson <kimberly.tyson@chathamcountync.gov>
Subject: Planning Board Meeting from December 6, 2022

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I attended the meeting to get more information from both the county and the developer on the proposed Firefly Overlook Subdivision. It appeared to those of us who were in attendance that the outcome and approval was pretty much a done deal even before the meeting.

We still have concerns about the ability of the existing water table in this area to facilitate that many additional homes. There are homes built on that ridge with extremely deep wells that already periodically run out of water. Static water level test have been performed at other homes in the area and the test bears out that the water level is in fact dropping.

Another concern we have is the developer finding individual perk sites to accommodate the number of proposed lots. If they are held to the same rules and guidelines that I was when I built my home, I don't think they will ever find that many perk sites on that ridge. Are exceptions going to be made for them?

Clearing on that ridge is going to cause additional storm runoff. That runoff is going to flow into Big Branch and then downstream towards Jordan Lake where it will have to flow through a culvert under Turtle Creek Drive. With the building we have already experienced and seen in this area over the past several years, we have already seen water levels during and immediately after storms rise and breach TCD. Who is going to be responsible if this additional runoff damages the road? Is the County or the Developer going to be willing to redo TCD and install a larger culvert to accommodate the additional runoff?

Has the Corp Of Engineers been advised of this proposed project and signed off on it?

These concerns along with others were discussed at a Development Input Meeting with the Developer and Mark Ashness of the CE Group.

Attached is a copy of those questions and concerns. We don't feel they have been adequately addressed.

Eddie Wilson
919-669-0396