REPORT OF COMMUNITY MEETING REQUIRED BY THE CHATHAM COUNTY ZONINGORDINANCE

To:	Chatham County ZONING ADMINISTRATOR				
Date:	6/29/2022				
Proposed Zoning:	GRANVILLE (R1-SUP Planned Residential Development)				
application was give mail on (date) Maile *See	ereby certifies that written notice of a community meeting on the above zoning en to the adjacent property owners set forth on the attached list by first class d by Subdivision Staff* A copy of the written notice is also attached. attached transmittal eld at the following time and place: June 28, 2022, 6:30 PM Fearrington Village Center Barn				
The persons in atte	ndance at the meeting were:SEE ATTACHED				
The following issues	s were discussed at the meeting:SEE ATTACHED				
As a result of the me	eeting, the following changes were made to the rezoning petition: SEE ATTACHED (Submission of formal S.U.P. application is pending)				
	Date: Applicant: Fitch Creations, Inc. By:				

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Plummer, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

(A receipt or stamp from the US Postal Service showing the date of mailings shall be provided with the application submittal) Mailed by Subdivision Staff - see attached transmittal

NAME (Please print clearly)	ADDRESS	EMAIL	PHONE
Harriett & Bo Bobbitt	4505 Tyrrell	hebobbitta aol.com	919-906-1112
Elaine Cannon	leke Graycliff	becan@nc.rr.tom	919-533-6650
Bury Lucuster	689 Spirdlewood	bunjancastera yehro.com	859-321-9810
MARK THOMSON	4603 Montgonery	MITHORSO- 100 at grail	.con 7044586028
MIKE DARLT	929 Wardthan	jamadantaqueil. com	
Mike DARLT Janet Kollinbeck / Gleun Gutsche	4414 Richard	Kolkeber Ogmail. com glenn gutoche 112 Ogmail. c	
Carol + Des Runyan	4301 Burke Plag	des. rayano guano, com	419-423-4803
Shela (Reth	587 Wood bury	see Diestory	
Gord + Sunan Bisau	17H 23 W Madison	_ Sbiddulpt @ once	Cen
Jon DARLING	4066 Harrett	darling for & Geneil, Com	
Lowell Emit	37 CATWELL		828-777-2120
CAROLÉ PARDLEY	· (828-604-5727
Afme & Gas had	4015 Lenoix	ackeelkagmail.com	
Ellen Shine	+333 Hillereek	ir espini@outl	ook.com
Hichael Hoffned	w t		
V			

NAME (Please print clearly)	ADDRESS	EMAIL	PHONE
JACLYN WALTERS	837 Milleroft Pittsboro, NC		
Jenny Walker	924 Woodhan		
EDCOLBY	136# BRADE OF PLAC	T_EDACUBRAGMATIL COM	978-502-7858
STEVE GAMBINO	170 & WINTENSACE		
Tray BALLY			
KEN SAMUELSON	19 MACON	KRSMUSE 6MIL. UM	336-589-0542
Anu Somuelon		Esmith 948 @ pusil.com	336-613.0728
ART GONZAUS	4225 HENDERSON PC	ARTGONE VERIZON, NET	301-807-5074
ANN MACHIOR	4225 HENDERSON PL	AMERCHIOR @ VERIZON, NET	301-518-8689
Cathy Morehead	869 Milleroft		304-677-3039
Jo Anne Rosenfeld	903 Burwell	jorosanfeld@yahoo.com	/
Middlet Jeff MASSO	41 caswell	midellehagee ve Rizov. n	ET
Barbara Gilbert	515 Swinr Croquet	bekgilbert@aol.com	919-533-6597
Klarren Ort	SIS Swim & Croquet	warrensailo@aol·Com	919-533-6597
tathy & Don Grosso	1341 Langdon DI.	kg@dgrosso.com	860306 4863

NAME (Please print clearly) ADDRESS **EMAIL** PHONE ARDITH KOL 462 Beechwest aprec 121419 agmail. com 9 19-448-6693 Kim Colleen Flema 381 Wintercrest W Kimcklema@amail.com 919-805-606 Mike Eberling 4238 Henderson P m7 meber 2 ap/10m 517/-27/-1545 Caroli Will Leatherman 4612 Montgomery leathermanarol@gmail 252714-0383 betty boyd francis we yahoo. con 919-933-054) BETTY FRANCISCO 3000 GALLOWAY RIDGE DREW YOUNG 3000 GALLOWAY RIDGE Youngdoc@earthlight.nat 910-818-52 Libby Wilkie · 8 McDowell willie l'blazagnail 919-542-1045 157 Beech Slope G Sue Griffiths Larry New/in Iwnew line quaili con 4 W Camden 1361 Bradford Place Print L POTTER 1 colby nc@gmail. Con 919-542-2007 291 STONEVIEW Sue Ellen Holleman 17 Bladen hollemantimber 17@ ad. com 919-444-9826-cey 55extita@ncirricom 919-533-0104 781 Mill CROF1 Terri & Sal Seidita John 20 by Dibble 4502 Tynell dibblesatoric gnadicom 941.6>8.6764 CHA Simply homas 5 Bladen simtho. tua quail. com 919-942-0146

Maggie Tunstall 680 Whitehorst metunstall encirricon 919542 0031 Jim Rudbeck 16 WAST Cameler mirudbeck Og mail.com 919 533 6295 STORE STEWER ADTY LEUDIR STEWART 359 & ATT. WET 915 533-LD81 Lynne Hoester 40 Caswell hoester 1 @ gnail.com 919-636-2024 MARYLOG HUSKING 640 Spendbenson Tous Lous 24 a comeast. net Beth Gold Bon Gold 32 Caswell goldron of gmall. com 157-353-1726 Griff Weld 4338 mill creek er JGWeld @GMAILGON 919-7048712 Tony Daniels I danie suko jelová com tomtoss @ USP.NET. Tam Foss 4741 HP. Dave &MAZA-ELOW DELAM & BOGMA, 1. com 919.967.0500 709 SPINDLEWOOD DNG+ LIMA LAMM 13 w madison nLB450 CE4400 (on 919-533-6130 Esther Thyssen 273 Quail Run esther. Hyssen @ yahoo, com Jeff Direck 4103 Mokhollo Close jephy 35@ gmail.com 917-710-6891 Eleen W. Corry 4103 The Knots Close mosory eagmail com 917-509-6816 George Lisenbe glisenbeld SBCGlybal Not Graf 34-000

NAME (Please print clearly)	ADDRESS	EMAIL	PHONE
C. Loveland	595 D Weathers	stield eal595 degman.	919- (0M 533-623)
Cherry à Mike Queen	27 E. Camden	derylqueen 150 gmail. con	
Bill & Georgia Moore	531 Weathersfield	gsmoore52 Qgmail.com	910-315-9828
Connie And	446 Cossure as	sconniedarnold_	9198010045
	18 MACON	afpitz @ fmail.com	
wardy Snodyras: Day Krie	bel 4416 Richmond	V	
	4605 MONTGOMERY	Frankkisselead.com	
JESSE FEARTINGION	4311 BURKE PLACE	JOFEARRO GULLIL CON	704-351-0923
die m. Passons	658 Drancliff	amparsonaui.edu	919-642-0606
mark+ Gang	Deader 850 No Laugh	m jnerkc@gnad.com	1 459-636-7330
In Marce Tog	ers 4501 lgires	· lainbow fediatrics	(a) 614397.330c
Taky Dohert	169 Wintersage	Kathy, doherty@gmail.com	919-533-6124
Bill Arthur	169 Wintersage	warthurzanc, rr.com	919-578-6124
Julian Preston	4608 Nontgomeny	juliangrestona belisons	
Cheria Breston		——————————————————————————————————————	979-606-

NAME (Please print clearly)	ADDRESS	EMAIL	PHONE
ROBERT DRIVEN	817 LANDOW	Rollever, Honel Emil	303-887-1274
PRIYA JAIN Dewayne Vaughan	4117 The Knollsc 46 Caswell	L PRIYA 1024@MS/X.	Com 919 533 652
Cindy Panghan Kim Vanghan			410-2124999
Fice Toppley	4247 Hendersand	. w I tanpley 3 a gum	100
DON, Piet	541 Weatherspield.	piet-david 450 9mi	A con-
Any Ghilon	124 Bocket Bend	anyghologica on Or	·.1
NINA ALPERIN	3000 Gallowa Ryo	NINA , ALPERIN CO G-MA	iL-com
Rose Krasnow Many Jawas	598 Weatherben	rosekras ogmailca Inbjacols 160 gma	il.com
Scott Whoprorth	4251 Henderson Pl.	sawhit@gmail.com	919-798-8223



625 West Jones Street • Raleigh, North Carolina 27603 • (919) 832-7000 www.searsdesigngroup.com • searsdesign@searsdesigngroup.com

7 July 2022

<u>ATTACHMENT TO:</u> Report of Development Input Meeting Required by the Chatham County Subdivision Ordinance (Granville Subdivision Application)

-and-

<u>ATTACHMENT TO:</u> Report of Community Meeting Required by the Chatham County Zoning Ordinance (Granville Special Use Permit Application)

MEETING HELD: Tuesday, 28 June 2020, 6:30 PM, Fearrington Village Barn

<u>ATTENDEES</u> (see sign-in sheets)

THE FOLLOWING ISSUES WERE DISCUSSED AT THE MEETING

- 1. Questions regarding Fearrington Village (FV) sewer capacity:
 Consulting Engineer explained how permits and wastewater flows are attributed to the Wastewater Treatment Plant. The permits and the flow are monitored by FV and the State of North Carolina. The current permitted flow will be updated to reflect buildout of units served. This will be done to reconcile "permit flow" with actual flow in the plant. The current average daily discharge from the Plant is well below the design capacity of the Plant. The Plant has the capacity to support Granville and remaining planned and approved dwellings that have yet to be constructed in Section X of the Fearrington P.U.D.
- Concerns regarding increased traffic on Weathersfield to 15-501 and E. Camden, will a stop light be needed at 15-501 and concerns for Millcroft at Weathersfield:
 Design team noted that a Traffic Impact Analysis by Ramey Kemp is underway as part of County review process. Study would provide recommendations for improvements if needed.
- 3. Question regarding plans for properties to the south of Granville: Applicant noted these were under separate ownership and there are no known plans beyond existing residences, farms, and woodlands.
- 4. Question regarding possible connections to and expansion toward Big Hole easement: Design team noted there were no known plans to connect to the Big Hole easement, certainly not from Granville.
- Question regarding roundabout previously shown on old FV plans:
 Design team noted the concept didn't work with site constraints and was revised with eariler County approvals and affermed with current approval at last Board of Comissioners Meeting.

6. Question regarding sequence for extending Millcroft in FV:

Design team noted it was anticipated that sections of Millcroft would be constructed concurrent with the adjoining neighborhood's construction and eventually would be connected to Weathersfield and West Camden. Construction could begin from the north or from the south.

- Concerns regarding construction traffic through FV neighborhood:
 Applicant noted traffic would be at similar levels to that of existing and prior neighborhoods within Fearrington Village.
- 8. <u>Question regarding funding for maintenance of common areas and stormwater</u> measures in Granville:

Design team noted it was the intent for a HOA sub-association to maintain these elements.

9. Question regarding impacts to Bush Creek:

Granville will be subject to the Chatham County Watershed Protection Ordinance. The stormwater from the areas that will be built on shall be collected and treated per the ordinance. The peak discharge from the new building sites and roads is required to match the peak discharge from the undeveloped existing site.

10. Question regarding timeline for construction and sales:

Applicant noted 18 to 24 months for all approvals, followed by infrastructure, then home sales of 12 to 15 a year depending on market.

11. <u>Question regarding extension of Millcroft and impact on FV pastures, cows, and plans</u> for future of Village Center:

Applicant noted these amenities will be maintained, although cow heard will be smaller.

- 12. <u>Questioned if open space trail will connect from Granville to FV:</u>
 Applicant noted trails would provide connection to Weathersfield and FV trail system.
- 13. Concern regarding updates, improvements, and additions to existing amenities within FV; noted FV community survey noted trails were most popular amenity:

 Applicant noted there are no specific improvements proposed within the adjacent FV PUD specifically as part of the Granville neighbhorood, although some additional trails in FV are planned with future development.
- 14. <u>Question regarding if there will be public open space within Granville</u>: Applicant noted the dedicated open space along stream buffers and in areas adjacent to stormwater ponds.
- 15. <u>Concern noted regarding connection noted to Riggsbee property</u>:
 Applicant noted this was required for FV by Planning Board for emergency and utility access only.
- 16. <u>Question regarding if new homes would pay into Fearrington Homeowners Association for use of amenities</u>: Applicant noted that the Granville neighborhood would be part of the existing Association, and a new sub-association would provide for management of stormwater and woodlands within the neighborhood.

AS A RESULT OF THE MEETING, THE FOLLOWING CHANGES WERE MADE TO THE SUBDIVISION PROPOSAL / REZONING PETITION

- 1) <u>Trail System</u>: Proposed pedestrial trail linking to Fearrington Village amendities will be added to the Zoning and First Plat submittals, begin at the intersection of proposed Granville and Cabarrus, and extend to the north connecting to the Millcroft trail within the Fearrington P.U.D. Granville residents will enjoy use of the Fearrington Village trails and amenities.
- 2) Owners Associations: The Zoning and First Plat submittals will specifically note that Granville will be part of the Fearrington Homeowners Association as the master association, and a new HOA sub-association will be created to manage the community's open spaces and stormwater ponds.



























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26 May 2022

Fitch Creations, Inc. (Greg Fitch, VP) 2000 Fearrington Village Center Pittsboro, NC 27312

Re: <u>Development Input Meeting</u> for GRANVILLE Subdivision with a Planned Residential Development Special Use Permit, located south of, and adjacent to, Fearrington Village on June 28, 2022.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a 41 lot residential subdivision/planned residential development special use permit on 51.8 acres Fitch Creations is proposing south of, and adjacent to, Fearrington Village near your property, on Parcel Number 95264. An informal community meeting will be held on June 28, 2022 beginning at 6:30 pm at The Fearrington Village Center Barn, and will last approximately one hour. Detailed directions are attached. The proposed lots will be served by County water. Wastewater is via Fearrington Utilities, LLC. The subdivision is shown with an average lot size of 0.83 acres, and 13.43 acres of dedicated open space. Plans of the proposed development will be on display and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. The plans may be revised based on your input before we submit to the County.

This meeting is required as part of the <u>County subdivision process and zoning processes</u>; however County staff will not participate in the meeting. We plan to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact the person noted below. A copy of the map showing our proposed subdivision is attached and can also be viewed on the Chatham County web site at www.chathamnc.org/planning under the Planning Links & News, Concept Plans.

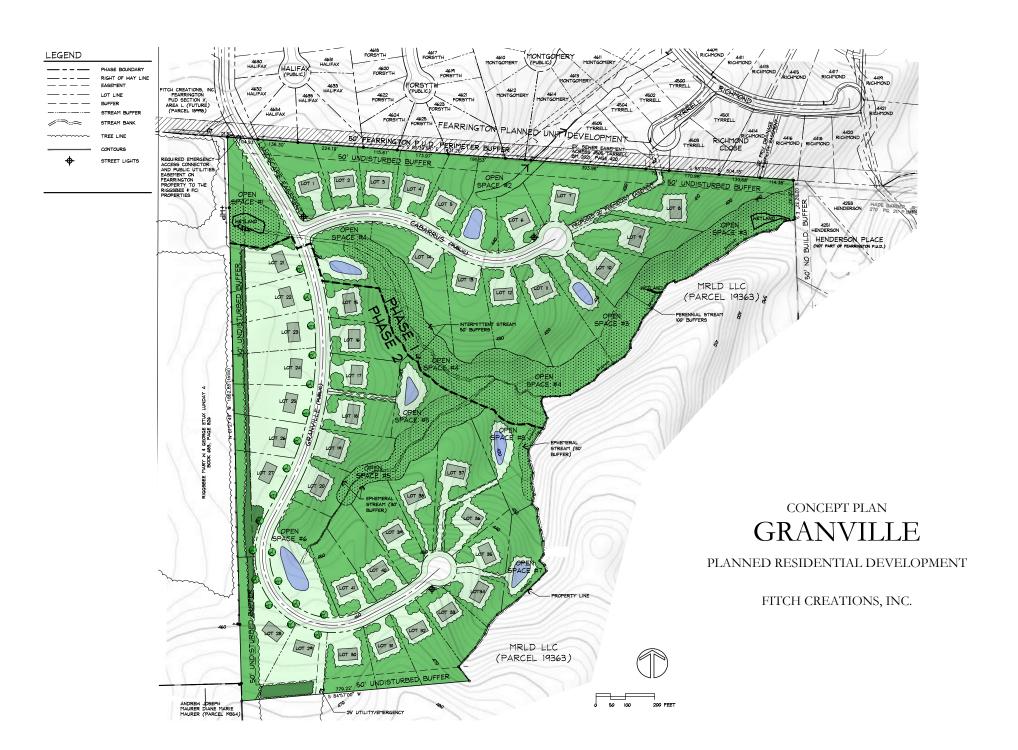
Sincerely, Dan Sears

For More Information, Please Contact: Dan Sears, 919-832-7000, Ext 202

Dan@SearsDesignGroup.com

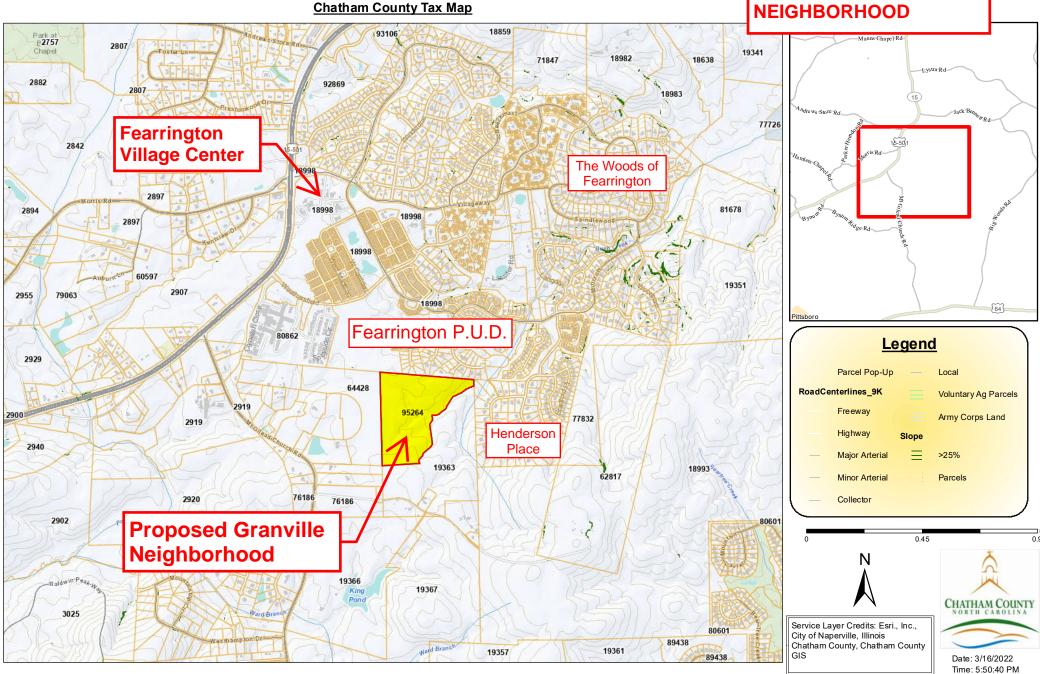
Attachements:

- Meeting Location Map
- Maps of Subdivision Location
- Proposed Development Plan





Chatham County Tax Map



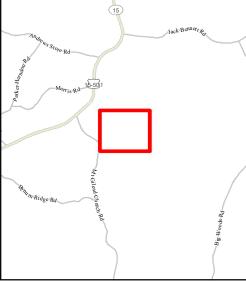
LOCATION MAP -

PROPOSED GRANVILLE

Chatham County Tax Map



LOCATION MAP -PROPOSED GRANVILLE NEIGHBORHOOD



Legend

Parcel Pop-Up

Address Points
Parcels



Service Layer Credits: NC CGIA, NC DOT Photogrammetry Unit, NC Geodetic Survey, NC911 Board, NC GICC Ortho Working Group,



Date: 3/4/2022 Time: 5:18:14 PM



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26 May 2022

TRANSMITTAL

TO: Kimberly Tyson, Subdivision Administrator

Planning Department

80-A East Street

Pittsboro, North Carolina 27312

FROM: Dan Sears

SUBJECT: GRANVILLE: COMMUNITY INPUT MEETING MAILING / FIRST DRAFT CONCEPT

We are sending to you via: Courier

(1) Concept Plan Review Application

(1) Application Fee \$100.00

(1) Homeowners within 400' (updated as requested)

(1 set) Notification Letters within self-addressed, stamped envelopes

(property w/in 400')

Including detailed direction to meeting location

Proposed development First Draft Concept Plan (color)

- Map showing the approximate location of the subdivision

(1) Copy of Letter

(1) Copy of First Draft Concept Plan (Revised plan to be provided after

Community Meeting)

(1) Announcement verbiage for County website.

(1) Compact Disk (PDFs) for website upload:

- Preliminary plan to be presented at meeting (color)

- Location maps

Detailed directions to meeting location

For your use...

Parcel # Owner Name	Mailing Address Street	City	St	Zip	Physical Address
18998 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC	27312	2 309 Parkview Ln
19354 Andrew Joseph & Diane Marie Maurer	3546 Mt Gilead Church Rd	Pittsboro	NC	27312	2 3546 Mt Gilead Church Rd
19363 MRLD LLC	431 Big Hole Rd	Pittsboro	NC	27312	Big Hole Rd
61550 Michael C Strowd	431 Big Hole Rd	Pittsboro	NC	27312	2 255 Big Hole Rd
62815 Jennifer Deyton & Mitchell Mccullough	3544 Mount Gilead Church Rd	Pittsboro	NC	27312	2 3544 Mt Gilead Church Rd
64428 Mary W & Lunday A Riggsbee	PO Box 218	Pittsboro	NC	27312	? Mt Gilead Church Rd
88191 Knolls at Fearrington Homeowners Association	2000 Fearrington Village Ctr	Pittsboro	NC	27312	? The Knolls Close
90269 Henderson Place Homeowners Association	7101 Creedmoor Road, Ste 115	Raleigh	NC	27613	4210 Henderston PI
90294 Denise & Timothy Pastoor	4249 Henderson PI	Pittsboro	NC	27312	2 4249 Henderson Pl
90295 The Barbara S Schmitt Trust	4251 Henderson PI	Pittsboro	NC	27312	2 4251 Henderson Pl
90296 Don & Susan Hullum	4253 Henderson Pl	Pittsboro	NC	27312	2 4253 Henderson Pl
90297 Sandra Ellen & Darrell L Kirk	4255 Henderson Pl	Pittsboro	NC	27312	2 4255 Henderson Pl
92680 Mike & Ann Grimmer	4409 Fearringon Post	Pittsboro	NC	27312	2 4409 Richmond
92681 Thomas Englund & Charles Roser	4411 Fearrington Post	Pittsboro	NC	27312	2 4411 Richmond
92682 Mary K Edmonds & Robert Alan Spearman	800 Chatham Hall Cir	Chatham	VA	24531	4413 Richmond
92683 Janet L Robinson Trustee & Janet L Robinson Trust	4415 Fearrington Post	Pittsboro	NC	27312	2 4415 Richmond
92684 Richard A & Gisela Miller	7709 Santa Margherita Way	Naples	FL	34109	4417 Richmond
92685 Gerald M Haskins & Phyllis T Green	4419 Fearrington Post	Pittsboro	NC	27312	2 4419 Richmond
92686 Thomas Lester & Susan Mcdonald Goldsworthy	4421 Fearrington Post	Pittsboro	NC	27312	2 4421 Richmond
92687 Martin J & Arbara S Lougheed	3879 S Ridge Cir	Titusville	FL	32796	4420 Richmond
92688 Sue Jinks Robertson Trustee	4418 Fearrington Post	Pittsboro	NC	27312	2 4418 Richmond
92689 Walter Douglas Kriebel & Wendy Wilena Snodgrass	4416 Fearrington Post	Pittsboro	NC	27312	2 4416 Richmond
92690 Glenn E Gutsche & Janet Kolkebeck	621 Cosgrove Ave	Chapel Hill	NC	27514	4414 Richmond
92691 Ann Marie Rogers Trustee	4501 Fearrington Post	Pittsboro	NC	27312	2 4501 Tyrrell
92692 Gary & Krista Herwig	4503 Fearrington Post	Pittsboro	NC		2 4503 Tyrrell
92693 Harriet Cowper & Julian Daniels Bobbitt Jr	4505 Fearrington Post	Pittsboro	NC	27312	2 4505 Tyrrell
92694 James P & Mary T Jones	107 Hillside Dr NE	Abingdon	VA	24210	4504 Tyrrell
92695 John R Dibble Trustee & Elizabeth Joy Dibble Trustee	11312 Us 15-501 Ste 107 #220	Chapel Hill	NC		4502 Tyrrell
92696 Linda H & James A Sittig	101 Desales Dr	Purcellville	VA	20132	2 4500 Tyrrell
93714 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC		2 4604 Montgomery
93716 Dennis P & Wendy A Okeefe	4606 Fearrington Post	Pittsboro	NC		2 4606 Montgomery
93718 Robert Julian & Gloria A Preston	4608 Fearrington Post	Pittsboro	NC	27312	2 4608 Montgomery
93719 Dirk S Roberts & Geraldine R Gennet	4609 Fearrington Post	Pittsboro	NC		2 4609 Montgomery
93720 Joseph Paul Sapienza Trustee & Lucinda Clarke Sapienza Trustee	4610 Fearrington Post	Pittsboro	NC		2 4610 Montgomery
93721 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC		2 4611 Montgomery
93722 William & Carol Leatherman	4612 Fearrington Post	Pittsboro	NC		2 4612 Montgomery
93723 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC		2 4613 Montgomery
93724 Mary Eberst	4614 Fearrington Post	Pittsboro	NC		2 4614 Montgomery
94736 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC		2 4615 Forsyth
94737 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC		2 4616 Forsyth
94738 William E Moore Jr & Georgia S Moore	531 Fearrington Post	Pittsboro	NC		2 4617 Forsyth
94739 Michael A & Lynda E Slipetz	375 Appalachia Lake Dr	Fuguay Varina	NC		4618 Forsyth
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GRANVILLE - List of Property Owners within 400'

94740 Leonard Gordon & Sandy H Spiegel	807 Wood Ave	Geneva	IL	60134 4619 Forsyth
94741 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC	27312 4620 Forsyth
94742 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC	27312 4621 Forsyth
94743 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC	27312 4622 Forsyth
94744 Robin B Sellers Trustee & Mary T Sellers Trustee	6038 Makely Dr	Fairfax Station	VA	22039 4623 Forsyth
94745 Robert F & Pamela H Schaecher	43 Tabardry Mill Port	Chapel Hill	NC	27516 4624 Forsyth
94746 Fitch Creations Inc	2000 Fearrington Village Ctr	Pittsboro	NC	27312 4625 Forsyth