

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: GRANVILLE

Approximate Location (or Address): BIG ROAD, PITTSBORO NC (Future: Granville)

Proposed Number Lots: 41 residential/8 open space 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) Sat., May 4, 2022. A photo of the sign posted is recommended to be attached to this form. - ATTACHED

The meeting was held at the following time and place: June 28, 2022, 6:30 PM, Fearington Village Center Barn

The persons in attendance at the meeting: See ATTACHED Attendance sheet (Estimated 100 to 125 attendees)

The following issues were discussed at the meeting (Attach additional sheet(s) if needed): See ATTACHED sheet

As a result of the meeting, the following changes were made to the subdivision proposal (Attach additional sheet(s) if needed): See ATTACHED sheet

Date: July 5, 2022
Applicant: Fitch Creations, Inc.
By: Greg Fitch

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.

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7 July 2022

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

-and-

ATTACHMENT TO: 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, Fearington Village Barn

ATTENDEES (see sign-in sheets)

THE FOLLOWING ISSUES WERE DISCUSSED AT THE MEETING

1. Questions regarding Fearington 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 Fearington P.U.D.
2. 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.
5. Question regarding roundabout previously shown on old FV plans:
Design team noted the concept didn't work with site constraints and was revised with earlier County approvals and affirmed with current approval at last Board of Commissioners 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.
7. Concerns regarding construction traffic through FV neighborhood:
Applicant noted traffic would be at similar levels to that of existing and prior neighborhoods within Fearington Village.
8. Question regarding funding for maintenance of common areas and stormwater 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. Question regarding extension of Millcroft and impact on FV pastures, cows, and plans for future of Village Center:
Applicant noted these amenities will be maintained, although cow herd will be smaller.
12. Questioned if open space trail will connect from Granville to FV:
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 neighborhood, although some additional trails in FV are planned with future development.
14. Question regarding if there will be public open space within Granville:
Applicant noted the dedicated open space along stream buffers and in areas adjacent to stormwater ponds.
15. Concern noted regarding connection noted to Riggsbee property:
Applicant noted this was required for FV by Planning Board for emergency and utility access only.
16. Question regarding if new homes would pay into Fearington Homeowners Association for use of amenities: 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) Trail System: Proposed pedestrian trail linking to Fearington Village amenities 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 Fearington P.U.D. Granville residents will enjoy use of the Fearington Village trails and amenities.

- 2) Owners Associations: The Zoning and First Plat submittals will specifically note that Granville will be part of the Fearington 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.





