

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: Valiant Reserve

Approximate Location (or Address): 647 Lystra Rd, Chapel Hill, NC 27517

Proposed Number Lots: 19 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) Friday, January 6, 2023. **A photo of the sign posted is recommended to be attached to this form.** See attached photos.

The meeting was held at the following time and place: February 1, 2023 from 5:00 p.m. to 6:30 p.m. at Bradshaw Robinson Slawter & Rainer LLP (Hall-London House) located at 128 Hillsboro St, Pittsboro, NC 27312

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 Topics sheet

As a result of the meeting, the following changes were made to the subdivision proposal (**Attach additional sheet(s) if needed**): N/A

Date: February 2, 2023
Applicant: 501 Prairie View, LLC
By: Nicolas P. Robinson (Applicant Attorney)

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.

Attendance:

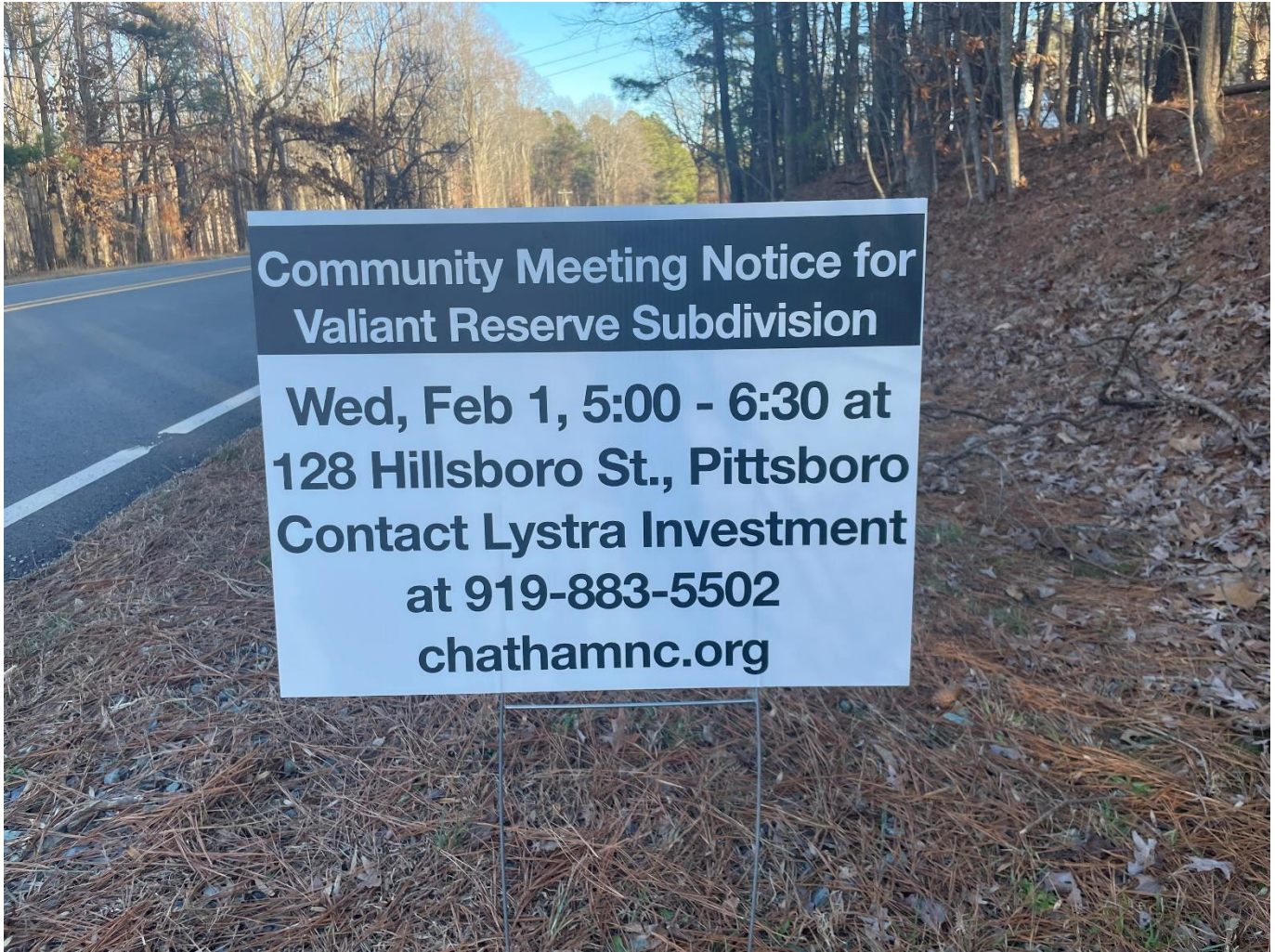
Name	Address	Contact Info/Email	Adjoiner?
Bert and Griselle Garrido	76 South Duelling Oaks Dr	bertgarrido@yahoo.com	Close
Chuck and Julie Esther	43 Wilder Ridge		No
Dan Jones	150 Wilder Ridge		Partial
Robert Waldrop	261 Henley Rd	rdubaya1@gmail.com	Close
David and Malinda Fraley	758 Legend Oaks Dr, Chapel Hill, NC	fraley2003@yahoo.com	Yes

Topics:

- Why not develop rear of site?
- Amount of tree clearing
- Testing the soils
- Perc. results
- Number of bedrooms approved by septic
- Is Bold is the developer?
- Size of development parcel?
- Traffic impact
- Environmental impact
- What size houses?
- State road or private road?
- Is this project set in stone?
- What are the plans for extra land?
- 1-acre lots?
- Clearing the whole acre?
- Custom build?
- Restrictive covenants?
- Who will build?
- Any connection to Williams Corner?
- GIS map clarifications
- Is the 8 acres part of the subdivision?
- Do you need a pond?
- Prices of homes?
- Will there be any connection (trails or roads) to adjacent property?
- HOA?
- Spray field?



**Community Meeting Notice for
Valiant Reserve Subdivision**
Wed, Feb 1, 5:00 - 6:30 at
128 Hillsboro St., Pittsboro
Contact Lystra Investment
at 919-883-5502
chathamnc.org



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