

October 11, 2022

Kimberly Tyson
Subdivision Administrator
PO BOX 54
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Re: Jordan Dam Subdivision
Community Meeting Report Form

The required community meeting for the Conservation Subdivision to be located at 1092 Jordan Dam Road, Moncure, NC 27559, which proposes the development of 32 single family residential lots, was held at the Sprott Youth Center on Tuesday October 4, 2022 from 5:30 – 7:45 PM. The meeting was noticed and advertised in accordance with Chatham County requirements, including posting of the required signs on the property as well as at the intersection of Moncure School Road and Jordan Dam Road on September 8, 2022 and proof of this posting (via pictures) was sent to the County on September 9, 2022.

General notes from the meeting are outlined below, including specific questions and answers. Additionally, a PDF of the presentation given and the sign in sheet is provided. It should also be noted that there has been much correspondence over the past year with Amy Durso and Rick McHenry, who have acted as a liaison between the development team and the adjacent community group.

General Notes/Discussion items

- Landon with Underfoot gave a brief introduction/quick presentation outlining proposed development (see attached). Specific attention was paid to the fact that this will fall under the newly adopted Conservation Subdivision Regulations, and that according to Staff this will be the first project to come through under these new regulations.
- It was noted that conversations were held with the developer after the community meeting approximately one year ago for the proposed RV Park/Campground. Based on the input received and considerations of issues raised, the land owner is willing to consider a Conservation Subdivision of 32 lots. A conventional subdivision under a PRD (R-1) was also considered. It was noted that ultimately all three options are still potentially viable.
- Free flow of questions and answers during presentation.
- Majority of questions asked were regarding the septic system design and maintenance procedures
- Most attendees appeared to be less opposed to this conservation subdivision than the previously proposed RV park.

Questions/Answers

- Hoods noted that they've encountered rock while digging on their property and have concerns of septic field located near eastern property line near their property.
 - Response that required soil borings were done in this area and that any/all septic designs will conform to all applicable standards. Also noted that geotechnical investigation can yield vastly different materials even in close proximity.
- Does USACE/NC DOT count ADT per each development or is there a cumulative total that factors in all other proposed developments that impact a specific roadway?

- Response that USACE/NCDOT maintain traffic counts per State requirements for evaluating roadway improvements.
- Will a traffic signal be installed at an existing intersection that is already considered busy/dangerous given the added traffic load?
 - Response that there will not be signalization or improvements to the intersection provided by the developer. The traffic generated by the project is insignificant in terms of requiring any off-site improvements. Jordan Dam Road is also maintained by USACE and the developer likely would not be able to make improvements if desired. Residents were encouraged to reach out to Chatham County DOT or USACE to inquire about additional traffic measures due to existing traffic concerns, specifically at the intersection near boat launch.
- Are SCMs going to take and treat stormwater runoff from only the developed portion or from the entire site?
 - Response that the SCMs will be capturing area from the developed portion and pre-post run-off will be met for the entire site and that all applicable stormwater management requirements will be met.
- Will there be any contribution to the local public schools by the developer?
 - Response that any requirements the County has regarding this will be met.
- Will the developer make additional contributions to schools/fire department/police department outside of what is required?
 - Response that from a financial standpoint, the developer will most likely not.
- How large are the houses going to be on the lots? Cost?
 - Response that architecture has not yet been provided, however, it is estimated that homes may range from 2400 SF to 3200 SF, be 3-4 bedrooms, and start in the \$500's.
- Will these houses be excessively tall due to the relatively small footprint?
 - Response that the height of these houses is limited per Chatham County zoning ordinance.
- Why are the lots small in comparison to existing lots near the development property?
 - Response that this subdivision is designed based on Chatham County conservation subdivision requirements. The resultant yield is +/- 0.6 units/ac, which is still less dense than 1 acre lots. Additionally, around 80% of this subdivision area will remain undeveloped.

Septic System Questions

There were many questions asked regarding the septic system. The septic designer MacConnell & Associates were not able to join at the community meeting, however, any and all information regarding the preliminary design of the proposed system was shared and questions were fielded with a guarantee that specific technical answers would be provided. There were some of these questions that Landon with underfoot was able to provide, however, these answers were prefaced with the fact that the full and final answers should come from the septic engineer. These questions are outlined below. It was also noted that this system will be over 3,000 gpd, and

therefore will be subject to more stringent permitting and maintenance/inspection processes. Will need to be operated and maintained by a licensed operator, and that a community HOA will be responsible for the system. We are currently working with the septic designer to provide specific answers to these questions.

- Since the septic fields will contain trees on them, how will the tree roots not conflict with the pipes in the system?
- What is the density of borings taken in the areas containing septic suitable soils?
- What safety mechanisms are in place if the septic system malfunctions? Floats, notifications, redundancy?
- Is this a low-pressure system?
- What time of the year were soil tests run? Multiple residents have concerns of stormwater runoff/septic infiltration during wintertime due to soil saturation.
- What routine maintenance/inspections are performed on the system and how often?
- Does the County ever inspect the system and if so how often?
- Is there a system that detects when soils are saturated?
- Who is responsible for maintaining the system?
- Is there real time monitoring of septic efficacy?
- How large is the force main?
- Is the HOA financially responsible for spills or malfunctions?

Potential Site Changes due to Meeting

- Plantings and screening will be provided at Northern end of subdivision along Durso property to help provide additional screening.

We look forward to continuing the approval process for this project. Please don't hesitate to contact me directly with any questions.

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Respectfully:



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