

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: Savannah Ridge

Approximate Location (or Address): 1052 Moncure School Road

Proposed Number Lots: 78 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) 11/29/2022.

A photo of the sign posted is recommended to be attached to this form.

The meeting was held at the following time and place: The Sprott Youth Center
(80 Sprott Center Drive) on 12/19/2022 at 6:30 PM

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**): Refer to attached meeting minutes

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

Revised the southern entrance location as requested by the adjacent
property owner.

Date: 01/13/2023
Applicant: The Nau Company
By: Brian T. O'Kearney

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.



**NOTICE TO DISCUSS
PROPOSED SUBDIVISION**
THE SPROTT YOUTH CENTER
(80 SPROTT CENTER DRIVE)
12/19/2022 AT 6:30 PM
BRIAN O'KANE 252-702-1910
FOR MORE INFORMATION VISIT:
WWW.CHATHAMNC.ORG/PLANNING



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January 12, 2023

Chatham County Planning Department

RE: Savannah Ridge Subdivision
December 19, 2022 – Community Meeting Minutes

A community meeting was held in person at the Sprott Youth Center located at 80 Sprott Center Drive on December 19, 2022 to discuss the proposed conceptual subdivision plan for the Savannah Ridge Subdivision Project.

Members of the project team in attendance included Brian O’Kane of the Nau Company, PLLC and Zach Daugherty with Garden Street Communities representing the owner / developer of the project. The meeting opened at 6:15 and started at 6:30.

Brian O’Kane introduced the team members and gave a brief overview of the project, and then opened the meeting to questions from those in attendance. Below is a summary of the concerns raised at the meeting. The meeting ended around 8:30.

Question / Concern:

Traffic –

- Traffic was a concern of the neighbors.
- Concerns with traffic interaction with the existing neighboring school use were discussed.
- Concerns over traffic interaction with the proposed subdivision and the local boat ramp on weekends were discussed.
- Boat owners will likely try to park within the neighborhood when the boat ramp parking lot is full.
- Discussed the need for signalization of intersection of Jordan Dam Road and Moncure School Road due to safety concerns.
- Concerns of the additional traffic generated from the subdivision.
- Discussed NCDOT involvement in the approval process.
- The construction entrance location was a concern and discussed by the group.
- Access limitations on Jordan Dam Road due to the ownership of Jordan Dam Road were discussed. The developer indicated that in order to secure access on Jordan Dam Road, the developer would need the County to provide supporting documentation that the access is required.

Question / Concern:

Septic Systems –

- Having adequate disposal area for septic system was a concern from several neighbors.
- Utilizing the Engineered Option Permitting (EOP) for septic approval was a concern voiced by one neighbor.
- Issues with the neighbors existing septic disposal systems in the winter months was discussed.
- Neighbors recommended that per lot septic evaluations be performed early in the process based on issues with their own system and the soil conditions.

Question / Concern:

Stormwater –

- Concerns that wet ponds would attract mosquitos were voiced and it was suggested that wet ponds not be used to treat stormwater.

Question / Concern:

Power Easement -

- Ownership of the power easement was discussed.
- Potential expansion of the easement was discussed and it was suggested that the design team contact the power company to discuss the potential of the power company taking additional easement width.

Question / Concern:

Nuclear Evacuation Zone -

- The ability for residents of the proposed subdivision to quickly evacuate the neighborhood during a nuclear evacuation of the area was a concern due to the limited number of egress points in the neighborhood.

Question / Concern:

Impact to Moncure School -

- Traffic concerns were voiced related to the operation of the school pick up and drop off.
- The capacity of the school is a concern.
- The group discussed the potential for the developer to help the school with a potential fee. The developer indicated that he discussed the development with school officials and they didn't have any concerns.

Question / Concern:

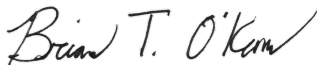
Environmental -

- The protection of environmentally sensitive areas was discussed and a concern of the neighbors.

At approximately 8:30 PM there were no additional questions from those in attendance, so the meeting was concluded at that time.

Prior to the community meeting the property owner parcel 60167 (adjacent property to the south along Moncure School Road contact the owner and engineer requesting that we shift the proposed roadway access point along Moncure School Road to the north. The design team has revised the concept plan to reflect this request.

Sincerely
The Nau Company, PLLC



Brian O'Kane, PE
bokane@thenauco.com
919-465-6395 x6

Attachments:

Attendee Sign-In Sheet



PO Box 810
Rolesville, NC 27571
919-435-6395

Attendance Sheet

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