

Attachment E
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: Hills of Parker Springs

Approximate Location (or Address): 739 Hatley Rd. Pittsboro, NC 27312

Proposed Number Lots: 25 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) 09/05/2023.

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

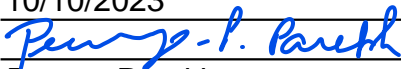
The meeting was held at the following time and place: 09/28/2023 at 6:00 PM located at the Chatham County Community Library in the Holmes Family Meeting Room

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**): Please see the attached Summary of Discussion from the Community Meeting Sheet

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

Please see the attached Summary of Discussion from the Community Meeting Sheet

Date: 10/10/2023
Applicant: 
By: Pranay Parekh

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.

Community Meeting Sign-In Sheet

Meeting Address: Chatham Community Library -197 NC Hwy 87 N, Pittsboro, NC

Date of Meeting: 09/28/2023

Time of Meeting: 6 PM

Property Owner(s) Name(s): Pranay Parekh

	NAME	ADDRESS	PHONE #	E-MAIL
1	Angela Vaughan	240 Forest Glen Dr.	919 614 8107	ajv.ejf@gmail.com
2	Eric Fawcett	240 Forest Glen Dr. Pittsboro	919 200-0057	ajr.ejf@gmail.com
3	Jeanne Stranahan Wrenn	112 FOREST GLEN DR.	919-434-4112	jeswrenn@gmail.com
4	Grover Wrenn	112 FOREST GLEN DR.	919-815-2328	grover.wrenn@gmail.com
5	ERIC ADAMS	12 TWIN LAKES DR		eric_boats55@yahoo.com
6	Ruth Adams	16 Jordan Dr		Ruthba2@yahoo.com
7	JACK SACAY	28 Creekstone Dr.	919 906 3122	jamilpe@gmail.com
8	MIKE DAVIDSON	1043 FAIRLEY R	919 219 2380	mike_davidson@ncsu.edu
9	PHILLIP BAXTER	12617 VILLAGE SPRINGS RD	919 390 5162	baxterpm1@gmail.com

10	Ryan Winger	200 Creekstone Dr	408 647 0487	ryanjwinger@gmail.com
11	Tim GWENNAP	250 STARWOOD Dr.	828-768-3536	tingwennap2@gmail.com
12	Steve Robinson	153 Boxwood Dr	919-522-8144	srchows@gmail.com
13	Ryan Clarke	1006 Sunset Grove Dr	(919)-602-6006	go.appstate@gmail.com
14	Tonya Oliver Glenn	976 Hatley Rd.	919 417-7723 Tonya 919 444-1520 Glenn	tmoliver1985@gmail.com gwoliver2019@gmail.com
15	Jam & Liz Dawson Saugh	1 Jordan Dr. / 630 Hatley	919 360 6787 Jam 919 397 2725 Liz	dokenbaw@gmail.com dokenbaw76@gmail.com
16	MATT RUSSO	197 BOXWOOD DRIVE	919 418 9079	mattrusso86@gmail.com
17				
18				
19				
20				
21				

Hills of Parker Springs Subdivision, 739 Hatley Rd. Pittsboro, NC
Community Meeting Signs Posted on 09/05/2023

Sign Location 1 - Boxwood Dr. :



Sign Location 2 – Creekside Drive



Sign Location 3 – Hatley Road



Sign Layout:

Development Input Meeting for Hills of Parker Springs

Meeting Time: 9/28/2023 at 6 PM

**Meeting Location: Chatham's
Community Library in the Holmes
Family Meeting Room**

197 NC-87 Pittsboro, NC 27312

For more information contact

The Site Group at (919) 835-4788

or visit Chatham County's website:

[www. Chathamcountync.gov/planning](http://www.Chathamcountync.gov/planning)



SUMMARY OF DISCUSSION FROM THE COMMUNITY MEETING

Property Owner(s) name(s): Pranay Parekh

Engineer: Sam Nye

Contact information (email/phone): Sam Nye- (919) 996-9136, srn@thesitegroup.net

Meeting Address: Chatham Community Library -197 NC Hwy 87 N, Pittsboro, NC

Date of meeting: 09/28/2023

Time of meeting: 6:00 PM

Question/Concern #1: Will there be street lights within the new development? There is currently not a lot of streetlights in the nearby communities or streets.

Applicant Response: We want as few street lights as possible. There should be enough to provide walkability throughout the subdivision at night but not enough where you can't see the night sky.

Question/Concern #2: Do you have an appointed builder/contractor yet?

Applicant Response: We do not. We are still in the early phases of this project.

Question/Concern #3: How is this development going to affect the surrounding roads? Who will maintain them during and after construction?

Applicant Response: When the builders are contracted they will be obligated to maintain the roads. Any construction debris, construction vehicle parking, and prevention of construction traffic will be under their responsibility during the construction phase of this project. If Hatley Road or Boxwood Drive show signs of damage due to the construction, it will be the builder's responsibility to repave or reconstruct the road. After construction, the State should maintain State owned roads.

Question/Concern #4: There is currently no turnaround for the waste collectors that go down Boxwood Drive. The waste collectors are currently using the driveways to turnaround. How will the proposed gate impact that?

Applicant Response: We will provide a turnaround area on our property just before the gate so vehicles can turnaround. We also will enforce that no construction traffic enter the site from Boxwood Drive during the construction phase of this project.

Question/Concern #5: Surrounding residents are having water well issues and water pressure issues. Their water wells are drying up. Previous developers had plans to provide a waterline from Windfall Creek Drive all the way to Mt. Gilead Church Road but the plans fell through. What are the potential waterline routing options for this proposed development? The need for a waterline is crucial.

Applicant Response: We are currently in discussions with the County of Chatham about waterline routing. The County has asked for us to provide a 12" main running from Hatley Road to or around Windfall Creek Drive which would be very costly for this proposed subdivision. Our intentions were to hopefully connect to the existing waterline along Boxwood Drive.

Question/Concern #6: If you were to tap into the existing waterline on Boxwood, would the new waterline run all the way down the development to Hatley Road?

Applicant Response: Yes, that is our intention.

Question/Concern #7: Jill Humphries and Steven Robinson are current residents at 153 Boxwood Drive questioned where the connection to the existing waterline would happen and if it would affect Boxwood Drive or their yard.

Applicant Response: Our hope is that there is an 8" main along the backside of that existing ditch that we can connect to. If it's not an 8" line but a 6", then we would most likely need to excavate. The excavation cannot happen if

there isn't an easement present. We will review the Construction Drawings to see where the existing waterline resides and if it will affect your yard.

Jill Humphries & Steve Robinson Contact:

Phone: Jill- (919) 434-7558 Steve- (919) 522-8144

E-mail: grchows@gmail.com

Question/Concern #8: It sounds like the county has an incentive to provide a waterline along Hatley. Is there a strategy to encourage the County to pay for this watermain? What can we do?

Applicant Response: Public meetings are held by the Town. Being present at these meetings and voicing your concerns can make the issue known.

Question/Concern #9: What is the timeframe for the water routing decision process? When will the County decide on the best water routing option for this subdivision?

Applicant Response: We are on the County's timeframe. They are showing a willingness to sit down and discuss options.

Question/Concern #10: What are the required perimeter buffers?

Applicant Response: Right now we are showing 40' perimeter buffers along the perimeters.

Question/Concern #11: Panthers Creek is running through the north side of your property. There hasn't been any storm runoff or water quality issues in the past with the creek being right there. What do you guys plan do to about storm runoff management?

Applicant Response: We are currently looking at the option of a wet detention basin on the site. We are still in the early phases of this project and reviewing our options for storm runoff.

Question/Concern #12: Panthers Creek currently runs through six of your proposed lots. What are the buffer requirements for this? How will you prevent the builders or residence from causing land disturbance within these buffers?

Applicant Response: 100 foot riparian buffers are required on each side of Panthers Creek. It is already enforced that there cannot be any disturbance/construction within these buffer areas. We are also thinking about writing a condition that prevents the construction of homes or accessory structure north of Panthers Creek on our site.

Question/Concern #13: What is your confidence level of the existing placement of lots on your Concept Plan? There are a lot of lots towards Hatley Road which makes it seem more crowded.

Applicant Response: We are still in the early phases of this project and lot placement is subject to change. The lot arrangement shown on the Concept Plan is based on previous soil surveys and estimated septic system placement.

Question/Concern #14: There is an existing mature tree and power pole where you are proposing to put the driveway for Hatley Road. Could you place the driveway somewhere else along Hatley?

Applicant Response: We are still in the early stages of this project and will look into various driveway locations along Hatley Road.

Question/Concern #15: What are the future plans for utilities, such as cable and electric?

Applicant Response: We are still in the early phases of this project. We do not know as of this moment.

Question/Concern #16: When will the gate around the community be installed?

Applicant Response: We assume after most of the construction is done.

Question/Concern #17: The existing speed limit on Hatley Road is 45, but people go up to 55 often. Is there a way you can change the speed limit to 35?

Applicant Response: Unfortunately, this request will have to go through either NCDOT or the District's Engineer's office. We are happy to call and request this, but we cannot promise that the speed limit will change.

Question/Concern #18: Will the new homeowners be able to build fences around their properties? If so, what kind of fencing?

Applicant Response: Yes, homeowners will be able to install fencing along their property. Certain regulations will be enforced when it comes to the type, material, and height of the fencing.

Question/Concern #19: Are there any plans to install a sidewalk along Hatley Road?

Applicant Response: Not at the moment.

Question/Concern #20: Why will the community be gated? Will pedestrians be able to get through the gate and walk through the neighborhood?

Applicant Response: The proposed gate will slow down and prevent traffic on Boxwood Drive. It will prevent drivers from cutting through the Sunset Grove neighborhood to get to Hatley Road. We also intend for this neighborhood to be a private, high-end neighborhood. We do not plan to give the public access to walk through the neighborhood. The gate will be locked and provide access to residents only.