

Chatham County  
Environmental Review Advisory Committee Comments  
Summit Church EIA

Environmental Impact Assessment Item	
Proposed Project Description and Need	James Bunn Riggsbee, owner  Jael Wagoner, PLA
1. Describe the overall project in detail, including all proposed phases.	3 parcels: 18750 (18.35 acres); 18896 (6.3 acres); and 18897 (25.47 acres).  ~50 acres in total (20 disturbed)
2. Provide a project location map showing surrounding areas.	Yes
3. Provide a project site plan showing existing and proposed facilities.	Yes
4. Describe how this project fits into larger plans or connects with adjacent projects.	Yes
5. List and describe public facilities or benefits provided by the project.	p. 3 "Chatham County's Comprehensive Plan notes that churches and places of worship are 'part of the fabric' of compact communities"  p. 4 "The church site will not be public but will be available to all church members and anyone from the community is welcome to join the church."
6. Discuss the land acreage to be disturbed during each phase.	2 phases.<30 of 50 acres to be disturbed. First phase: church & site infrastructure, including site for future construction of gymnasium
7. List square footage and height (in stores) of new buildings.	62,000 or 82,000 SF?, 2-story, 1,200 seat church bldg.- with 82,000 sf of total usable space. 1-story maintenance bldg. [900 sf, 20' or 30'? in height); and future 1-story accessory bldg.-24,000 sf.
8. Describe proposed uses of all buildings and proposed facilities.	Sanctuary & classrooms; maintenance equipment storage; and future gymnasium

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	Outdoor children's play space adjacent to bldg.
9. Show number of parking spaces in parking lots and decks.	<p>Appendix A: C101. Site Plan North. 527 parking spaces; some parking extends across 325' wide electric transmission line easement that is free of trees.</p> <ul style="list-style-type: none"> <li>• Is allowable to locate some parking spaces within the power line easement?</li> </ul>
10. Show areas to be cleared, graded, filled, paved and landscaped.	Yes
11. Show connections to existing utility and sewer lines or new utilities.	US 15-501 connections to county water supply and natural gas main.
12. Show wastewater management systems on a map.	<p>Onsite TS-II pre-treatment subsurface drip septic for system; and stormwater collected &amp; treated onsite. S&amp;EC cannot guarantee areas delineated and/or designed will be permitted. [Reasons given.]</p> <p>EIA states NPDES permit may be required from NCDEQ Western Intake Partnership. (p. 9, Findings)        This incorrect.</p> <p>Permit needed for subsurface drip septic?</p> <p>Over 3 acres of septic field maintained as grassland visible from road (p. 4, Findings)</p> <p>Septic Repair Area (68,000 SF)</p> <p>Septic Treatment Area (68,000mSF)</p> <p>No detailed schematics of septic designs included in EIA for review. Was septic system construction included in land disturbance?</p>
13. Show proposed areas of impervious and semi-pervious surfaces.	<p>Max. allowable impervious area=24% (12.03 AC)</p> <p>Existing impervious area (.10 AC)</p> <p>Tot. Proposed impervious area=21.5% (10.80 AC)</p>

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	ERAC recommend pervious pavers or rain gardens incorporated within parking lot to minimize sheetflow
14. Show and describe any proposed stormwater control devices.	Low lying area between SCM & culvert is located within an undeveloped power easement.
Alternatives Analysis	
1. Discuss and compare all reasonable development alternatives (site selection, facility layout, utilities, stormwater management, construction methods, open space preservation, any other pertinent alternative considerations).	Yes
2. Discuss how the preferred alternative was selected and its benefits relative to other alternatives (including a no-build alternative, if applicable).	Yes (but no discussion of No-build alternative)
Existing Environment and Project Impacts For each resource topic below, describe:	
A. Existing resources and conditions.	Previously private land ownership with a history of logging for timber.
B. Anticipated impacts (short-term construction impacts, long-term operation impacts, and indirect or secondary impacts.)	Information for short-term impacts but did not mention indirect or secondary impacts.
C. Discuss how potential impacts to the resource will be avoided and minimized through alternative selection, design strategies, construction methods, and long-term maintenance procedures.	There is some discussion of this on page 5 - how the layout for the site was selected based on environmental and topographic conditions on site.  Does not cover all potential impacts.
D. For unavoidable impacts, describe whether any compensatory mitigation is planned or required.	N/A  Discuss the environmental impact of emission of increased traffic flow and transportation to the church. Perhaps mitigation strategy would be EV chargers, public transportation

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1. Geography	
<ul style="list-style-type: none"> <li>Discuss the geographic setting, geology, and topography of the project area and adjacent areas.</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Provide a topographic map of the property and surrounding area, use the county GIS website topography (2' contours interval) data at a scale appropriate for the project size, i.e., 1" = 100', etc.).</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Identify any 100-year floodplains (FEMA Special Flood Hazard Areas) on or adjacent to the property. If present, provide an appropriate-scale map of the flood-prone areas defined by the NC Flood Mapping Program.</li> </ul>	None on site
<ul style="list-style-type: none"> <li>Show areas that will be graded or filled, and provide estimated cut/fill volumes.</li> </ul>	~194,400 cy of cut & 18,100 cy of fill.
<ul style="list-style-type: none"> <li>If the project includes pond or dam work, show areas that will be flooded.</li> </ul>	N/A
2. Soils and Prime Farmlands	
<ul style="list-style-type: none"> <li>Identify dominant soils in the project area (county GIS or NRCS website) and show on a map.</li> </ul>	Wedowee sandy loams are the dominant soil type
<ul style="list-style-type: none"> <li>Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.) and indicate those areas on a map.</li> </ul>	NW corner of parcel 18750 suitable for septic; potential use for TS-II pre-treatment subsurface drip septic systems.
<ul style="list-style-type: none"> <li>Describe any soil disturbance or contamination expected as a result of this project.</li> </ul>	Recommendation for clients to request construction contractors implement and maintain a spill plan during construction.
<ul style="list-style-type: none"> <li>If contamination is expected, discuss containment plans and procedures.</li> </ul>	See comment above
<ul style="list-style-type: none"> <li>If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site.</li> </ul>	~176,300 cy to be relocated on-site. TBD.

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<ul style="list-style-type: none"> <li>Describe runoff management plans for the project.</li> </ul>	<p>After buildout, stormwater directed via pipe system to SCM [Appendix A].</p>
<ul style="list-style-type: none"> <li>If soil disturbance is proposed, describe the off-site impacts expected from this activity.</li> </ul>	<p>None expected</p>
<ul style="list-style-type: none"> <li>Provide a map of any prime or unique farmland soils in the project or service areas, and include reference used to make this determination.</li> </ul>	<p>None. Shallow soils.</p>
<ul style="list-style-type: none"> <li>Describe impacts to prime or unique farmland soils, including acreage estimates of lost farmland soils and retained farmland soils.</li> </ul>	<p>N/A</p>
<p>3. Land Use</p>	
<ul style="list-style-type: none"> <li>Provide a map showing current use of land on the site and surrounding properties.</li> </ul>	<p>Single-family residence on parcel 18897; and other two parcels are vacant [timber harvesting].</p>
<ul style="list-style-type: none"> <li>Discuss how the current land use fits into the surrounding area (conservation, development, ecological function, etc.)</li> </ul>	<p>More discussion needed.</p>
<ul style="list-style-type: none"> <li>Provide the current zoning of the project site and the surrounding area.</li> </ul>	<p>Mix of residential &amp; commercial land uses. 2021 conditional rezoning from R-1 to CC [Compact Community] now expired [Herndon Farms]. Zoning for each property is noted.  Current zoning: CD-CC</p>
<ul style="list-style-type: none"> <li>Discuss how the proposed uses fit into the intended land use of the area (conservation, development, ecological function, quality of life).</li> </ul>	<p>Applicant says church serves the community through worship services. Project plans to retain forests &amp; natural buffers to maintain the rural character of the site.</p>
<ul style="list-style-type: none"> <li>Indicate whether zoning or local land use plans will need to be changed after project completion.</li> </ul>	<p>Yes. Conditional [CD-CC] rezoning to Office &amp; Institutional (O&amp;I) to build church</p>
<p>4. Wetlands</p>	

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<ul style="list-style-type: none"> <li>Indicate whether wetlands are present, describe the basis for this determination and identity of the person who made the determination.</li> </ul>	No wetlands.
<ul style="list-style-type: none"> <li>Show identified wetlands on a map, and describe all relevant details, such as acreage, types, delineation, function, etc.)</li> </ul>	N/A
<ul style="list-style-type: none"> <li>If wetlands are to be filled, specify the number of acres that will be affected.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>List all required permits and permitting agencies.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>If any diversions/additions/withdrawals of surface water will affect wetlands, describe those activities.</li> </ul>	N/A
<p>5. Public lands and Scenic, Recreational, and State Natural Areas</p>	
<ul style="list-style-type: none"> <li>Provide a map of County or municipal parks, scenic, recreational or state natural areas (SNHAs, State or Federal Forests, etc.) on or adjacent to the site/project area.</li> </ul>	None on or adjacent to site
<p>6. Areas of Archaeological or Historical Value</p>	
<ul style="list-style-type: none"> <li>Discuss any archaeological or historical studies of the project location; provide relevant references.</li> </ul>	Appendix G: History of Riggsbee Community
<ul style="list-style-type: none"> <li>Describe and identify on a map any structures (i.e., walls, buildings, etc.) on the site and provide estimated ages of those structures.</li> </ul>	Single 1908 farmhouse rebuilt after fire. Chatham Historical Assoc. says it's of no historical distinction. (Appendix J)  Two barns accompanying barns and a hen house proximal to the primary residence.
<ul style="list-style-type: none"> <li>Describe all impacts to any archaeological or historical resources in the proposed project area.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Describe plans for demolishing or rebuilding any structures.</li> </ul>	Farmhouse and accessory structures to be demolished. No plans to rebuild. [Multipurpose grass field (2-acre/240' x 400') south of easement]  Where will C&D debris be routed upon disposal?

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	Recommend to asses said structures for lead paint and asbestos prior to demolishing activities, and determine appropriate removal and disposal
<ul style="list-style-type: none"> <li>Provide photographs of any significant resources, including all structures older than 50-years.</li> </ul>	Photograph of farmhouse in Appendix G
<ul style="list-style-type: none"> <li>Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.</li> </ul>	Yes
<b>7. Air Quality</b>	
<ul style="list-style-type: none"> <li>Describe the project's impacts on ambient air quality.</li> </ul>	No significant impact on AQ Will emergency generators be on site?
<ul style="list-style-type: none"> <li>Describe plans for any open burning during or after construction.</li> </ul>	No plans to burn.
<ul style="list-style-type: none"> <li>Indicate the number of proposed parking spaces, if applicable.</li> </ul>	527 proposed parking spaces (extends into power line easement)
<ul style="list-style-type: none"> <li>Describe whether the project will increase odor levels, or the likelihood of odor complaints.</li> </ul>	No increase after final buildout.
<ul style="list-style-type: none"> <li>Provide a copy of any required traffic studies.</li> </ul>	<p><b>Appendix M. Gannett Fleming</b> (Mostly Passenger vehicles) <b>Table 1.</b> ~669 vehicular trips on typical workday; 28 trips to occur during AM peak hour; 43 trips/PM peak hour; ~2768 trips/Sunday; and 912 trips/Sunday peak hour</p> <p>Pg. 3 of letter says they anticipate new turn lane will be needed on 15-501 for Sunday traffic.</p> <p>Recommendation to coordinate with DOT to alter traffic light cadence in peak hours</p>
<b>8. Noise Levels</b>	
<ul style="list-style-type: none"> <li>Discuss current noise levels; use a benchmark if possible.</li> </ul>	

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	US 15/501 N is source of current noise, no benchmark given
<ul style="list-style-type: none"> <li>Describe any increases in noise levels expected from this project.</li> </ul>	Temporary noise during construction
<ul style="list-style-type: none"> <li>Specify the distance at which the increased noise will be heard.</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Discuss whether surrounding properties will be affected by noise levels.</li> </ul>	Yes, discussed
<ul style="list-style-type: none"> <li>If commercial uses are proposed, specify the hours of operation.</li> </ul>	Limited-Sunday mornings
<b>9. Light Levels</b>	
<ul style="list-style-type: none"> <li>Describe lighting plans for the project, including how lighting will impact adjacent residents and wildlife.</li> </ul>	Yes- plan to be "dark sky compliant" Lighting plan map in Appendix A is very detailed
<b>10. Surface and Groundwater Resources (discuss separately)</b>	
<ul style="list-style-type: none"> <li>Identify and provide a map of surface waters in the project area. Describe groundwater (aquifers) in the project area.</li> </ul>	Y <ul style="list-style-type: none"> <li>Only one intermittent stream in the NE corner of parcel 18750.</li> </ul>
<ul style="list-style-type: none"> <li>Include names, locations, classifications, and use support ratings for surface waters.</li> </ul>	Marginal intermittent stream in NE corner of 18750 [50' buffer is required but 100' buffer is planned]
<ul style="list-style-type: none"> <li>Specify and show on a map the river basin in which the project is located.</li> </ul>	WS-IV PA
<ul style="list-style-type: none"> <li>Discuss any known groundwater quality issues.</li> </ul>	Not known.
<ul style="list-style-type: none"> <li>Discuss drinking water sources.</li> </ul>	Existing CC water main
<b>11. Fish and Aquatic Habitats</b>	
<ul style="list-style-type: none"> <li>Describe fish and aquatic habitats in and adjacent to the site/project area.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Discuss impacts to fish and aquatic life and their habitats, including a map showing those habitats.</li> </ul>	N/A
<b>12. Wildlife and Natural Vegetation</b>	



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<ul style="list-style-type: none"> <li>Describe and provide a map of natural community types on and adjacent to the site/project area.</li> </ul>	Yes
<ul style="list-style-type: none"> <li>List the species of dominant plants and animals observed on the site that typify those communities.</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described y the NC Natural Heritage Program.</li> </ul>	None observed.
<ul style="list-style-type: none"> <li>If wildlife will be displaced, discuss any limitation of adjacent areas to support them.</li> </ul>	<p>18 of 50 acres of forested land will remain undisturbed; adjacent wooded area of 100 acres east of property.</p> <p>[Observed saddleback caterpillar and 5 Eastern box turtles on Herndon Farm site visit by Planning Board.]</p> <p>Although some undisturbed habitat will remain on site, current wildlife species will compete for survival.</p>
<ul style="list-style-type: none"> <li>Identify, list, and describe the distribution of the invasive species present on the site. Consult the NC Botanical Garden’s Web page, “Plants to Avoid in the Southeast US” for a list of invasive species common to the region.</li> </ul>	Yes (more info than needed)
<ul style="list-style-type: none"> <li>If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs.</li> </ul>	<p>18 acres of forest will remain undisturbed.</p> <p>Page 17 “The project will use typical land clearing methods, working with the natural topography of the land in accordance with current methodologies.”</p> <p>Please describe what are “typical land clearing methods”.</p> <p>If not burning material, define the end state of wood debris.</p> <p>Where possible, existing specimen quality trees will be relocated to natural perimeter buffers. (p. 2, Visual Impact Analysis Memo)</p>

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13. Hazardous Materials	
<ul style="list-style-type: none"> <li>List all hazardous materials to be stored or introduced during construction or operation.</li> </ul>	<p>None listed</p> <p>Determine if the construction firm intends to utilize a fuel oil tank for off road diesel storage; if so, ERAC recommends secondary containment for the structure.</p> <p>If asbestos and lead paint is discovered during demolition of existing structures how will these materials be managed?</p>
<ul style="list-style-type: none"> <li>For each hazardous material, other than de minimis quantities or for routine housekeeping purposes, describe the procedures to be used to ensure their proper management, storage, and disposal.</li> </ul>	<p>Describe following:</p> <p>Fuel Oil, asbestos, and lead paint (if applicable)</p>
References	?
Exhibits (Maps, Figures, Tables, Photos, etc.)	Yes
State and Federal Permits Required	<p>A complete list was not provided.</p> <p>Including but not limited to:</p> <p>NCG01 for stormwater permitting via NC DEMLR during construction phase</p> <p>Septic tank permit?</p>
	ERAC finds the EIA to be complete with the provided comments and questions for consideration by the Planning Board and the applicant.