

**REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: 5/30/2024

Proposed Zoning: Conditional Zoning; Office & Institutional

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) 4/9/2024. A copy of the written notice is also attached. (See Attachment A)

The meeting was held at the following time and place: Monday April 29th @ 6:30 pm in the Holmes Meeting Room of the Chatham Community Library in Pittsboro

The persons in attendance at the meeting were: Attendance list provided as Attachment B

The following issues were discussed at the meeting: Discussion notes provided as Attachment C

As a result of the meeting, the following changes were made to the rezoning petition: Based upon conversations with meeting attendees, landscape buffers were increased to a 50 foot width at all adjacent parcels, exceeding the 30 foot minimum width required per the Chatham County Unified Development Ordinance

Date: 5/30/2024

Applicant: Jael Wagoner, PLA

By: _____

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Plummer, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

A receipt or stamp from the US Postal Service that shows the date of the mailings shall also be provided with this application.

April 8, 2024

Re: **Community Information Meeting on Monday, April 29th**
for Conditional Rezoning of Riggsbee Farm, located at 9780 US Hwy 15-501 N.

Dear Neighbor:

Due to unforeseen circumstances, the community meeting for this project must be rescheduled. We apologize for any inconvenience. Please discard all communications received prior to this letter and **update your calendar** with the new date shown below.

You're invited to a Community Meeting regarding a conditional rezoning from CC: Compact Community to O&I: Office & Institutional, for a new church building, which is proposed on 53 acres (on Parcel Numbers 18750, 18896 & 18897) near your property. An informal community meeting will be held on **4/29/2024** beginning at **6:30pm** at the **Chatham Community Library in Pittsboro**, in the Holmes Meeting Room. This meeting will last approximately 1 hour.

The Chatham Community Library is located at:
197 NC Hwy 87 North
Pittsboro, NC 27312

The proposed project will be served by Chatham County Water and a new onsite subsurface septic system. Plans of the proposed development will be shown at this meeting and you will have the opportunity to ask questions of people knowledgeable about the details of our project and comment on your concerns. This meeting is required as part of the County zoning process, however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at this community meeting. If you have questions before the meeting, you may contact the person noted below.

Sincerely,

A handwritten signature in blue ink that reads "Jael E. Wagoner".

For More Information, Please Contact:
Jael Wagoner
(919) 490-4990
jwagoner@qunity.com

NOTES #	PARCEL #	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	PHYSICAL ADDRESS	CITY	STATE	ZIP CODE
1	18869	Collins, Hoyt	465 Sam Jones Rd	Chapel Hill	NC	27517	151 Vickers Rd	Chapel Hill	NC	27517
2	63574	Griffin, Elizabeth	58 Running Cedar Dr	Chapel Hill	NC	27517	350 Running Cedar	Chapel Hill	NC	27517
3	70762	Perry, Timothy Brian & Elizabeth Henderson	124 Hidden Oaks Dr	Chapel Hill	NC	27517				
4	70278	Haight, Andrew & Brigitte, Adre	104 Hidden Oaks Dr	Chapel Hill	NC	27517				
5	70746	Farah, Mustafa	50 Hidden Oaks Dr	Chapel Hill	NC	27517				
6	63060	Sotela, Ramon & Cecelia	31 Hidden Oaks Dr	Chapel Hill	NC	27517				
7	2722	Aqua North Carolina	202 Mackenan Ct	Cary	NC	27511				
8	2749	Douglass, Braden	10115 US 15/501 N	Chapel Hill	NC	27517				
9	2750	Richardson, Alfred & Norma	10101 US 15/501 N	Chapel Hill	NC	27517				
10	2753	Crown Estate Holding LLC	11312 US 15/501 N	Chapel Hill	NC	27517	314 Oak Island	Chapel Hill	NC	27517
11	90769	HP Partners LLC	62 Roslyn Ave	Sea Cliff	NY	11579	98 Chapelton Ct	Chapel Hill	NC	27517
12	18908	Couto, Evelyn Lopez & Angelica Lopez	16 Emerald Crest Ct	Chapel Hill	NC	27516	9960 US 15/501 N	Chapel Hill	NC	27517
13	18637	Terravet III VVG MASTER LLC	33 Rock Hill Rd, ste 320	Bala Cynwyd	PA	19004	51 Vickers Rd	Chapel Hill	NC	27517
14	18909	Travis, Blake & Margaret	9668 US 15/501 N	Chapel Hill	NC	27517				
15	2752	Riggsbee, James	PO Box 2872	Cashiers	NC	28717				
Duplicate	90768	HP Partners LLC	62 Roslyn Ave	Sea Cliff	NY	11579	58-72 Chapelton Ct	Chapel Hill	NC	27517
Duplicate	90767	HP Partners LLC	62 Roslyn Ave	Sea Cliff	NY	11579	79 Falling Springs Dr	Chapel Hill	NC	27517
Properties below are for Western Parcel 2752										
16	72944	Briar Chapel Community Association	1600 Briar Chapel Pkwy	Chapel Hill	NC	27516				
17	2824	Griffin, William & Brenda	5804 Bryan Dr	Sanford	NC	27332				
18	2751	Bishop, Michael	219 Oak Island	Chapel Hill	NC	27514				
19	85632	Briar Chapel Commercial Association INC	1600 Briar Chapel Pkwy	Chapel Hill	NC	27516				
20	90770	NNP Briar Chapel LLC c/o Newland Communities	13777 Ballantine Corporate Pl	Charlotte	NC	28277				
21	79956	Pettiss, Kath & Edmund, Trustees of Pettiss Trust:	348 Oak Island	Chapel Hill	NC	27516				
22	1593	Haywood, Marion Meyers	501 Oak Island	Chapel Hill	NC	27516				
23	66568	Bass, Tara & Joey	263 Oak Island	Chapel Hill	NC	27516	291 Oak Island	Chapel Hill	NC	27514
Duplicate	2821	Griffin, William & Brenda	5804 Bryan Dr	Sanford	NC	27332				
Duplicate	67287	Bass, Tara & Joey	263 Oak Island	Chapel Hill	NC	27516	217 Oak Island	Chapel Hill	NC	27514
Duplicate	87621	Briar Chapel Community Association	1600 Briar Chapel Pkwy	Chapel Hill	NC	27516				
Duplicate	2828	Griffin, William & Brenda	5804 Bryan Dr	Sanford	NC	27332				

(22) Total

NEED TO POSTMARK/MAIL (14) DAYS BEFORE MEETING = BEFORE APRIL 15th

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Street and Apt. No., or PO Box No. 263 OAK ISLAND	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To NNP BRIAR CHAPEL LLC	
Street and Apt. No., or PO Box No. 13777 BALLANTINE CORP. PL.	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To BRIAR CHAPEL Cm. ASS.	
Street and Apt. No., or PO Box No. 1600 BRIAR CHAPEL PIKE W	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To TERRAVET	
Street and Apt. No., or PO Box No. 33 ROCK HILL	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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Street and Apt. No., or PO Box No. 34B OAK ISLAND	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$
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Street and Apt. No., or PO Box No. 5804 BRYAN DR.	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
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Street and Apt. No., or PO Box No. 219 OAK ISLAND	
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To AQUA NORTH	
Street and Apt. No., or PO Box No. 202 MACKENAN	
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To CROWN ESTATE	
Street and Apt. No., or PO Box No. 11312 US 15/501	
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<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$
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Sent To TRAVIS	
Street and Apt. No., or PO Box No. 9668 us 15/501	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Sent To RIGGSBEE	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Street and Apt. No., or PO Box No.
465 SAM JONES RD.
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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Postage	\$
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Postage	\$
Total Postage and Fees	\$

Sent To **GRIFFIN, ELIZ.**
Street and Apt. No., or PO Box No.
58 RUNNING CDM.
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Postage	\$
Total Postage and Fees	\$

Sent To **RICHARDSON**
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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

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Sent To **SOTELA**

Street and Apt. No., or PO Box No. **31 HIDDEN OAKS**

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Adult Signature Required \$

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Postage \$

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Return Receipt (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

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COMMUNITY MEETING SIGN-IN SHEET

Monday, April 29, 2024 @ 6:30 pm
Chatham County Library, Pittsboro

Project: Summit Church

Site: 9780 US 15/501 N, Chatham County

	Name	Address	Email
1	Marion Hayward	501 Oak Island	marion.haywood@gmail.com
2	Cliff Collier	465 Sam Jones RD	
3	Kelly Collins Truesdale	Annabel Drive	
4	Andrew & Brigitte Haight	104 Hidden Oak Dr.	sch57@mac.com
5	Timothy Perry	124 Hidden Oaks Dr.	tbrianp@yahoo.com
6	Kelly Truesdale	198 Anna Belle Dr	kctrues@gmail.com
7	Kathy Pettiss	348 Oak Island Dr	kapettiss@gmail.com
8	Katie Jiang	348 Oak Island Dr	k8iejiang@gmail.com
9	Mike Bishop	219 OAK IS.	
10			
11			
12	THREE FOLKS CAME IN LATE & DIDN'T SIGN IN.		
13	ROXANNE DUKES		
14			
15			
16			
17			
18			
19			
20			

SOME

NEIGHBORHOOD MEETING NOTES

SUMMIT CHURCH CHATHAM COUNTY

The meeting was held in the Holmes meeting Room at the Chatham Community Library at 6:30 pm on Monday April 29th, 2024. Two printed 24x36 plans were displayed: a colored illustrative site plan and a landscape buffer plan, highlighting required perimeter buffers and additional areas of undisturbed forest with the proposed plan. Using a digital projector, a slide show was presented showing:

- Introduction to Qunity Design Team, with contact information provided
- Introduction to the Developer, The Summit Church
- Site context of both the Eastern and Western parcels along US 15/501, currently coupled together as part of an expired Conditional Rezoning – Compact Community zoning designation.
- Proposed Site Plan (colored illustrative) for the Eastern parcels
- Landscape buffers & additional areas of forest to remain undisturbed
- Architectural materials and elevations, along with the proposed signage

Following the presentation, an open discussion was held where neighbors were invited to ask questions about the project for the design team to answer. See Attachment B for Neighborhood meeting sign-in sheet.

Questions from neighbors that were discussed during meeting:

1. What is happening to the existing house on Parcel 18897?

The house and supporting infrastructure is to be removed as part of this development.

2. Has a contractor been chosen for the project?

No final selection has been made, though the church has a preferred contractor used on past projects.

3. Is the West side of the being developed?

There are currently no development plans for the (2) Western parcels. At this time they will remain as undisturbed land. Chatham County staff recommended all parcels not included in the church development/conditional rezoning be returned to their original R-1 zoning using the General Rezoning process.

4. What are the areas that are suited for the septic? Have they done perc tests?

Based on geotechnical exploration the best location for a subsurface drip septic treatment facility is on PID 18750. The most suitable soils for septic treatment is located in

the northwest portion of the property (the proposed location was noted on the plans and referenced within the presentation for clarification).

5. Where are septic tanks going to be located?

Septic tanks will be located in the green space just uphill from the septic fields, north of the parking areas (the proposed location was noted on the plans and referenced within the presentation for clarification).

6. What happened to the 100 foot buffer that was shown on the compact community development?

The zoning ordinance determines buffer requirements based on land uses. If a past project had different buffer requirements that was likely due to different proposed zoning and land use. (There was discussion of the past Compact Community project, as meeting attendees recalled a 100-foot buffer. It was also shared that the developer had pushed for a smaller 50' buffer along parcel lines shared with residential land uses).

7. What zoning is proposed for this project?

Conditional Rezoning: Office & Institutional

8. What happens if the church doesn't build out what they plan? Do they need to start the process over?

A Conditional Rezoning Application limits its associated site plan approval to what is shown on the drawings and supporting documents/reports. A new zoning process would be required for any additional or difference design, which includes neighborhood/community meetings.

9. How much area does the church development take up?

The (3) Eastern parcels that are proposed for development total approximately (50) acres. The limits of disturbance for this area is approximately (30) acres, including all grading and required infrastructure. Approximately (18) acres of the total parcel area will remain undisturbed under the current design.

10. How is stormwater runoff being handled?

Stormwater runoff will be handled onsite. The final details for the stormwater control measures are still being developed, but the design will likely be a wet pond in the area currently shown on the plan. Post-Development runoff will not exceed the current condition.

11. Is the grading of the building going to be leveled?

Yes, the building pad will be graded level. The site design located the building on the existing knoll to make grading easier, but there will be some earth moving required.

12. What's the time range for construction of this project?

The timeline depends partly on the county approval process, but construction is anticipated to begin in the end of 2025 and last approximately 18 months.

13. Is county water being connected to?

Yes, this project plans to connect to the county water supply.

14. What is the next step?

The design team will consider input gathered at the neighborhood meeting and research anything necessary to refine the design, before submitting the proposed plans to Chatham County Planning.

15. Is there a zoom option for the planning board meeting

That information should be confirmed with the county, a zoom option is believed to be available for Chatham County meetings, as there was indeed a zoom option for the recent appearance commission meeting for this same project.

16. What is the square footage of the building?

The main building is proposed to be approximately 60,000 square feet. The proposed plan also allows for a future accessory building.

17. How many parking spaces are there in the plan?

Currently 527 spaces are proposed for this project.

18. Does the current design include only a right in and right out or will a left in be included for vehicles traveling south on US15-501?

Currently only right in and right out driveway accesses are proposed. As the project progresses design/coordination with NCDOT will reveal the final roadway improvements required and determine if left turn access will be allowed/ required (based on a Traffic Impact Analysis (TIA)).

19. What is the use of the second building? What will happen to that space before the building is built?

The future building is planned to be an auxiliary support building. It is thought that this building could act as a community center/gymnasium space for youth, student, or college age ministries. The building's final design has not yet been determined, but it is included in the current plans to ensure that proper infrastructure is accounted for, such as stormwater management and fire safety.

20. Does the church have an auditorium? ...and a Kitchen?

A 1,200 seat sanctuary and meeting/conference rooms are proposed for the northern half of the building, while the southern half will support youth and student classroom spaces. Kitchen space is limited to a 'warming kitchen', a full kitchen is NOT proposed.