



Chatham County Planning Board Minutes August 6, 2024

The Chatham County Planning Board met in regular session on the above date and the meeting were as follows:

Present

Jon Spoon, Chair
Tony Mayer
Elizabeth Haddix

Mary Roodkowsky, Vice-Chair
Eric Andrews
Clyde Frazier

Absent

Shelley Colbert
Amanda Roberson
Nelson Smith

Planning Department

Jason Sullivan, Director, Angela Plummer, Zoning Administrator, Kimberly Tyson, Subdivision Administrator, and Daniel Garrett, Clerk to the Planning Board.

I. CALL TO ORDER:

Chair Spoon called the meeting to order at 6:30 p.m.

II. DETERMINATION OF QUORUM:

Chair Spoon stated there was a quorum, 6 members were present. Ms. Colbert, Ms. Robertson, and Mr. Nelson were absent.

III. APPROVAL OF AGENDA:

Approval of the Agenda – Chair spoon said there is an item on consent for a cell tower and if the agenda is approved the consent item will be approved as well. Mr. Fraizer asked if anyone was at the meeting that would like to speak about the cell tower item. Chair Spoon said there is nobody signed up to speak. Motion made by Mr. Fraizer to approve the agenda, seconded by Mr. Andrews. The agenda and consent item was approved, 6-0, unanimously.

IV. APPROVAL OF THE MINUTES:

Consideration of the July 16, 2024 special meeting minutes. Motion by Ms. Haddix to approve the July 16th minutes and seconded by Vice-Chair Roodkowsky, the minutes were approved 6-0, unanimously.

V. PUBLIC INPUT SESSION:

There was not anyone who signed up to speak.

VI. CONSENT ITEM:

1. A quasi-judicial public hearing requested by Southern Towers BTS, LP for a Special Use Permit for a new 285 ft wireless telecommunications tower on Parcel 60359, located at 4162 Bonlee Bennett Rd., being an area of .66 acres out of the 29-acre tract, Bear Creek Township.

This item was approved with the agenda with a vote of 6-0.

VII. SUBDIVISION ITEMS:

1. Request by Warren Mitchell, P.E. on behalf of Vickers Bennett Group, LLC for twelve (12) month extension of First Plat to extend the current first plat expiration date from November 15, 2024 to November 15, 2025 and development schedule, consisting of 183 lots located off US 15-501 N, Vickers Rd, SR-1719, and Jack Bennett Rd SR-1717 parcels #18847, 18848, 60719, 18636, 60653, 79965, 89281, 89395, 80493, 69057, 89206, 18857, 87996, 89272, 18856, 87093, 93157, 79288, 93156, 93155, 93154, 85875, and 18914.

Ms. Tyson said the deadline for submission of the construction plan is November 15, 2024. The request before the Board is for a twelve-month extension of First Plat approval to extend the first plat expiration date from November 15, 2024, to November 15, 2025. To request approval to extend Final Plat phases 1-3 to the following.

Previous Approved Development Schedule	Proposed Development Schedule
Phase 1 Final Plat 66 lots by 12/31/2024	Phase 1 Final Plat 74 lots by 12/31/2026
Phase 2 Final Plat 115 lots by 12/31/2026	Phase 2 Final Plat 115 lots by 12/31/2027
Phase 3 Commercial Lot by 12/31/2027	Phase 3 Commercial Lot by 12/31/2028

Mr. Antonio McBroom and Warren Mitchell, Developers for Vickers Bennett Group, LLC, has stated in the extension request letter the efforts to find a development partner have been hampered/delayed by the increase in the interest rates that started in 2022. It took nearly 3 years to receive wastewater system approval, the system was approved April 30, 2024. It has taken extra time to find a builder who is familiar with on-site sewer treatment and spray irrigation. Lastly, due to labor force shortages, it has taken longer to complete all permitting efforts.

The Planning Department does not make recommendations on extension requests as this is a policy decision for the Board of County Commissioners.

- Mr. Nick Robinson the representative for the applicant said this is going to be the first compact community in Chatham County which will have affordable housing within it instead of payment in lieu. This development will also have housing that is affordable with parcels of townhomes, pricing those in a more affordable range. There has been a lot of work being conducted and we are very close to

completing all of the required permits to make the construction plan. As Ms. Tyson mentioned the wastewater treatment permit has been approved and that was a huge hurdle in the permitting process and there are two more permits we expect to come in relatively soon. It is not expected for the full year extension to be required, but we would rather be safe, because you never know what may happen. Mr. Robinson asked the board to respectfully recommend the extension for approval and said Mr. Mitchell is here as well if they need to answer any questions from the board.

Board Discussion

- Chair Spoon said this project does have excellent road access and is the first project to have affordable housing on site. The top right portion of the project that is titled Phase 1 is a beautiful natural area that will be left completely untouched. There is also another parcel that is about 11 acres in size that will also be left untouched and kept in its natural state. This was one of the applications we had expected would be asking for an extension because how the permitting process had slowed down a bit in the past few years.
- Vice-Chair Roodkowsky asked when did the Board of Commissioners adopt the change in the regulations from 2 years to 3 years for the construction plan? Ms. Tyson said that amendment was adopted on September 18, 2023. Vice-Chair Roodkowsky said because we want to be consistent with the current rule, and the reason they are requesting the extension has to do with the circumstances beyond their control, it seems reasonable to grant the extension they are requesting. Ms. Haddix said she agrees with the Vice-Chair that this is appropriate to recommend approval of the extension request.
- Mr. Frazier asked other than extending the time period, has there been a significant change in the subdivision regulations since this was originally approved? Ms. Tyson said no, there has not been any changes to the regulations. Mr. Frazier said if this is not approved then they would have to start over and if the regulations had changed, then that might have made sense, but since they have not changed we should recommend an extension.

Motion made by Mr. Frazier to recommend approval of the requested extension, seconded by Mr. Mayer. There was a vote and this item was approved 6-0, unanimously.

2. Request by Mark Ashness, P.E. on behalf of SRE NC Landco, LLC for subdivision Preliminary Plat review and approval of Parks at Meadowview Phases 2-4, consisting of 453 lots on 261.23 acres, located off Parks Meadow Drive (SR-1680), parcels 61935, 10893, 89726.

Ms. Tyson said the request before the Board is for preliminary plat review and approval of Phases 2-4 consisting of 453 lots on 261.23 acres. Ms. Tyson informed the board that the county does not have any authority on private matters between the developer and the Chapel Ridge HOA. Aqua NC will provide public water. The Water Main Extension Permit and the Authorization to Construct, dated July 12, 2024, issued by NC Department of Environmental Quality (NCDEQ), Division of Water Resources have been provided. Sewer service will be provided by Aqua NC. The Wastewater Collection System Extension Permit, issued by the NCDEQ, Division of Water Resources, dated May 15, 2024, has been provided. All roads are proposed to be public rights-of-way, except the road to the amenity area, that will be a private road with a gate. The public rights-of-way are proposed to be 50' and 60' wide.

The road names Hampstead Street, Cherry Branch Drive, Gardenview Drive, Owls Branch Drive, Goldenleaf Drive, Freemont Avenue, Misty Pine Street, Burkdale Drive, Hidden Pond Place, and Hawks View Point, have been approved by the Chatham County Emergency Operations Office as acceptable to submit for approval by the Board of County Commissioners. Stormwater devices are proposed. However, the county did not have a stormwater ordinance in effect when The Parks at Meadowview was originally approved, and this continues to apply. The applicant has agreed to “provide wet ponds meeting the current Chatham County stormwater standards for any development associated with Phases 2-4 and the central amenity.”

The project is subject to the pre-2008 riparian buffer standards. The applicant has agreed to provide the current riparian buffer regulations in addition to the pre-2008 standards or whichever is greater. An approval letter with modifications dated June 12, 2024, by Mr. Justin Hasenfus, Watershed Protection Erosion Control Program Manager with Chatham County stated the soil erosion and sedimentation control plans are acceptable with modifications. Open space is proposed within the phases. The TRC meeting was held July 17, 2024; Mr. Mark Ashness attended the meeting stated the roads will be NCDOT public maintained except for the road leading to the amenity area will be private and gated. The project will be a mix of single-family homes and townhomes. The riparian buffers were made more substantial than pre-'08 standards.

Discussion included:

- Restrictive covenants need to be very clear since zoning enforcement will mostly fall on the HOA because the project was approved prior to zoning in this area. **Response:** This is going to be built by the same builder, so we should have strong restrictive covenants in place.
- Watershed Protection Department thanked Mr. Ashness for increasing the buffer width and at final plat will need a note stating Chatham County can only enforce buffers on the mapped streams, all others will have to be enforced by the HOA.
- Stormwater Operation & Management agreement must be recorded and referenced on the final plat.
- Stormwater note from 405(B) must be added.
- Make sure SCF “F” will have access to maintenance, the retaining wall could be a potential problem for equipment, unless the 35-ft PDE at north or south end of retaining wall is enough room for heavy equipment.
- On callouts at each Stormwater Control Measure (SCM) specify the width of SCM maintenance/access easement (it is implied that it is the same as the 20ft PDE, but better to specify), also at each access connected to a public right-of-way, label SCM access and maintenance easement.

Plan Chatham was adopted by the Board of Commissioners in November 2017 and is a comprehensive plan that provides strategic direction to address the most pressing needs in the county. These properties are in an area of the county identified as compact residential on the Future Land Use and Conservation Plan Map. The description for compact residential includes mix of single family detached, attached residential units, and some multifamily units complemented by a variety of open space. Community centers, amenities, recreational uses, schools, and churches. It should be noted that Plan Chatham is not intended to be used as a regulatory tool but is a policy document. When reviewing subdivision applications, the boards can use the plan as a tool to identify future regulatory changes.

Ms. Tyson concluded and said the Planning Department recommends granting approval of the road names Hampstead Street, Cherry Branch Drive, Gardenview Drive, Owls Branch Drive, Goldenleaf Drive, Freemont Avenue, Misty Pine Street, Burkdale Drive, Hidden Pond Place, and Hawks View Point and granting approval of subdivision Preliminary as submitted with the following conditions:

1. The final plat shall provide setbacks.

2. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.
 3. Prior to final plat recordation the engineer shall certify to the county that there is all weather access for emergency vehicles and the certification must be approved by the Fire Marshal.
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- Chair Spoon said this project was recommended for approval and was approved in 2022 for their sketch plan design by the BOC, and now what this board is evaluating tonight is whether or not this preliminary plat matches up with what the sketch plan was back in 2022. This board held three meetings at that point and had a lot of discussions about the impacts on the community and neighbors. As a board we encouraged the development group and the HOA to work together to produce some sort of consensus, and they did at the time. Right now, we are at the point where we are strictly evaluating whether or not the preliminary plat matches up with the sketch plan submitted in October of 2022.
 - Mr. Mark Ashness with the CE Group said there was quite a bit of discussion a couple years ago and rightfully so, this project was started in the early 2000's and then fell out, but development occurred over time and it has been a significant juggling act. A lot of these discussions were through the sketch plan phase and we ultimately obtained approvals to actually proceed with submitting the construction drawings. A lot of that juggling was due to the fact that Chapel Ridge does have private roads, Parks at Meadowview did not have an amenity and their roads were gated in the existing phase. Mr. Ashness said the compromised solution was to move the development and compact it, leaving a lot more open space inside the Parks at Meadowview, and also agreed to build an amenity to serve the existing residents as well as the new residents. We also provided a direct access to the part that is gated, so the existing homeowners within the original phase has access to the amenity. The phases 2-4 will have two access points that will tie to the existing public road. Our client has recognized that invariably people will drive to the roundabout and could enter into Chapel Ridge. Mr. Ashness said our client worked in good faith with the HOA board at that time. Mr. John Ward is here tonight with TrueHomes and hopefully he is going to be able to provide some positive information and an update which should satisfy some of the residents in attendance tonight. Mr. Ashness said we are here tonight with all permits in hand and ready to move forward with the project. As Ms. Tyson mentioned we are meeting and exceeding current buffer regulations and we are meeting current stormwater regulations. As a pre-2008 subdivision we are meeting and exceeding current regulations on this project, we encourage the board to recommend approval of this project and allow it to move forward to the Board of Commissioners.
 - Mr. John Ward with TrueHomes said we will be the home builder for this project. Two years ago, we had a very good agreement, but that agreement had a time duration, and it has lapsed. It is not clear why the lawyers placed a time duration on the agreement. However, as of yesterday the project owner is working with the current HOA board of Chapel Ridge to put back in place the existing agreement and clear up any other loose ends. Mr. Ward said he has been working with the existing Park at Meadowview residents for the past four years and they would like to see this project fully built out with a stable HOA and amenities. Mr. Ward said he is looking forward to building an obtainable price point neighborhood in the northeast area of Chatham County.

PUBLIC INPUT:

- Ms. Sherry Gaden of 655 Chapel Ridge Drive said, did you make your bed this morning? Admiral William McRaven advised his 1200 graduating Navy Seal cadets that if you cannot do the easy things like making your bed every morning, how will you do the big things? Tonight, I am here to ask you to do a big thing. Do not approve the application for the Parks Meadowview Development put before you tonight. Help Chapel Ridge get an agreement with the developer Singerman and the builder TrueHomes so that one established Chatham community is not sacrificed on the hopes of another.

Each of you have expressed, in your posted bios, about what you hope for in Chatham County. Those that apply to the topic tonight include affordable housing, water quality, wastewater management, open spaces, forests, and rural life preservation. Affordable housing is one aspect in creating improved Chatham living spaces. However, when you begin to add the other cost of ownership it can become unaffordable quickly. These costs are Parks HOA dues associated with all the gates, maintenance of their amenity center, funding a reserve plan to help with long term cost of ownership, property taxes and water. We pay some of the highest rates in the state and the water quality is unsatisfactory. Buying filtration systems are not cheap nor totally effective against these contaminants.

The wastewater management plats show the spray fields at the back door of our established Autumn Chase homes and adjacent to our Chapel Ridge Amenity Center. Today, Autumn Chase residents have a forested backyard. There are many other areas in the Park's plats where spray fields could be established, but this site was chosen affecting only Chapel Ridge residents. The application makes no mention of how the spray fields will be prepared. But with a phone call to Aqua they state the forests will be clear cut, stumps removed, and they will plant grass at 12-18" high.

Without trees, it will allow easier access to the homes on Autumn Chase and the amenity Center thus creating increased security risks. The Parks amenity center needs to be built before the 1st Park's home is completed. Early residents of the Parks will need facilities and dog walks, etc. to offset the density of the home sites from day one. Consider moving the spray fields to the other side of Parks Meadow Drive where there are no homes and less impact on residents. Or increase the tree buffer behind Autumn Chase homes.

When the high-density homes are built, there needs to be places for residents to gather, play and enjoy nature. If we do not insist on the early build of these places, they will use whatever areas are available. Chapel Ridge Amenity Center is for our residents only. The last Traffic Analysis is dated May 2022. This report did not include the total number of homes at the final build out for Chapel Ridge nor the newly updated quantity for Parks Meadow homes. Construction traffic will be heavier for the next 5 – 6 years. Internal planned major roads in/out of Parks phase 2 -4 should be built early in the development. Heavy construction traffic should use these roads versus Chapel Ridge Drive. The Parks must ensure that they provide road access from Phases 2-4 to Old Graham Rd. for their own internally generated traffic. Please insist on another traffic study so that discussions can be based on real facts and data that will highlight the serious traffic management shortfalls.

Now, to Hwy 87. There are many dangerous considerations when you navigate a left turn at the Intersection of Parks Meadow Drive and Hwy 87. When turning left there are many blind spots where safe turning must be calculated at the last minute. Most traffic is speeding. This is not safe considering the number of heavy trucks attempting to stay on the pavement. Many Chapel Ridge residents and others living on Highway 87 believe lives will have to be lost in order to generate action. It is not a matter of if, but when. I would like a traffic signal put at Hwy 87 and Parks Meadow Drive. In conclusion,

there are many reasons to wait on this application. When an agreement between Chapel Ridge and Parks is in place, we can review the application accuracy and ensure your hopes were considered and the beautiful homes, amenities, security, well maintained private roads, rolling hills, and forests of Chapel Ridge were not sacrificed. Ms. Gaden thanked the Planning Board.

- Ms. Barbara Pugh of 5332 NC Hwy 87 N said she is an adjoining property owner of both Chapel Ridge and Parks at Meadowview. Ms. Pugh said she would like to speak about Hwy 87 and the increased traffic on that road. I would hope that there have been serious studies to improve Hwy 87, we are between Alamance County and Sanford, the road is outdated and is in desperate need of improvements. There are areas that retain water after it rains and causes hydroplaning and dangerous blind spots. Ms. Pugh said this road has school buses, logging trucks, and agricultural equipment all using this road. When the Old Hwy 87 was closed for construction, the traffic on Hwy 87 was increased tremendously just from that little bit. I certainly hope that the Planning Board, the commissioners, somebody, will take a look at the safety of that road because of all the people that is being added to that area. We are all neighbors and we all want to be safe.
- Mr. Ed Bell of 188 Autumn Chase said Speaking on behalf of the Chapel Ridge community; direct experience of all 2022 and 2024 engagements; I was the President of the Chapel Ridge HOA Board in 2022. Chapel Ridge Board wants The Parks phase 2-4 to be successful but not at our expense. We hope for a long-term positive relationship.

Reflecting back to 2022, Singerman & TrueHomes approached the Chapel Ridge Board (CCB) in June 2022; they had advertised to their Phase 1 homeowners that they wanted to route all Old Graham Road traffic through Chapel Ridge's private roads, including construction vehicles. Attempted agreements were never cemented prior to Singerman presenting to this Board in July 2022. This Board voted 8-3 to delay any potential approval for one month. August 2022, similarly, no agreement was made; this Board voted 11-0 to delay any potential approval for another month. September 2022, Chapel Ridge Board and SRE agreed with a signed Entitlement Agreement good for 18 months. It was under "good will" that Singerman informed us that they were leveling the Phases 2-4 location in first half of 2023 and building homes in the first half of 2024. I was able to establish a respected relationship between Singerman and TrueHomes.

Now, we are back to another challenging time working with them. Chapel Ridge Board wanted to extend the prior Entitlements Agreement; Singerman wanted to drop any financial payments and extend 5-6 months; Chapel Ridge Board made a counteroffer; Singerman never responded. Leveraging my respected relationship with them, I personally reached out to TrueHomes and, subsequently, SRE; they verbally agreed to pay for legal bills since 2022, work on a long-term contract; yet they want our Board to not be an obstacle as they want to build a "model home" in Chapel Ridge. A constant moving door. Singerman was to provide a new agreement last Wednesday; we might get it tomorrow; plausible deniability. Singerman continues to adjust proposals.

Mr. Bell said tonight, our requests are: Delay any decision on SRE's request for approval for at least another month while Chapel Ridge Board can hopefully reach an agreement with Singerman and TrueHomes. Require the locations of the spray fields are positioned away from both communities. Initiate another traffic study as the current one reflects: Projected 3% annual growth yet Chapel Ridge increased 29% in the past two years. Additional speed bumps in The Parks (in place) and Chapel Ridge will increase traffic even further on Parks Meadows Drive and no expansion of the road has been

included in SRE's plans. The Chapel Ridge community is very upset. We also find it upsetting they have been wasting the valuable time of this planning board. With all of the county-wide activities this Board is working on, dealing with a self-serving builder and financier from Chicago is just not worth it. Mr. Bell thanked the Planning Board.

- Ms. Dawn Cross of 31 Hazelwood said she had recently moved from the Town of Cary and the Planning Board has done a great job with the strategic development of Chatham County and managing the growth. The traffic study said there would be 3943 trips per day as a result of this development and that was when there was a proposed 715 lots, but now there is a proposed 788 lots. That is a lot of lots and it will cause a large increase in traffic. Ms. Cross said the agreement right now that they say they are talking about, I have spoken to the members of the HOA board and there has been no agreement. We are getting delays and the runaround. I am seeing construction traffic coming through our neighborhood at 3am and 4am in the morning. We have had to put up signs and we have had to put up cameras, not just because of the traffic, but because we have a lot of kids running around and I am afraid we will have a fatality right in our neighborhood. The construction workers are not respectful and the developer does not have any control over that. My friends dog was killed by a construction vehicle, they were clearing out the latrines and the worker was looking at their phone and she was in the road with her dog and it was killed right at her feet. As a community we need to have respect before these houses go in. We are all neighbors; we all live here together. The spray fields and taking down trees from the backyard, have you ever smelled that stuff? It is disgusting and unsanitary. This development is 940 acres, I do not understand why the spray field needs to be in someone's backyard. Parks at Meadowview put up gates because they did not want anyone driving through their neighborhood, we did not. There has been a big debate in my community to put gates. I have been one of the people saying, let us not do it, let us have one community. A gate would be an inhibitor of traffic flow. Please give us the opportunity for them to come to the table to respect us, and we can respect them. Ms. Cross thanked the Planning Board.
- Ms. Tiffany Stuflick said she lives in Chapel Ridge, the neighborhood next to the proposed development. I am here this evening because my neighbors and I have many concerns regarding the lack of urban planning surrounding the impending Parks at Meadowview. Before I start, please know that I am all for the growth and development of Chatham County when done correctly. I volunteer and advocate very strongly for a better eco-balanced living situation in our community. Affordable living and high-density housing is necessary for progression but it does not have to come at the expense of low quality and sacrifice. This development is lacking many facets of necessary urban planning. I am going to focus primarily on developer responsibility and the Aqua water company. Our neighborhood has the most expensive water in the state and the coming development will be no different. We pay \$23.71 per thousand gallons of water, as opposed to the rest of Chatham counties 4 to 7 dollars per thousand gallons of water. There have been months my water bill has been upwards of \$300 for a family of 4 and they are anticipating it going up with the increase of water prices this year. Only twice last year was my water bill less than my electric bill. We did not know this moving into this neighborhood. Additionally, we could not afford the estimated \$17,000 RO water filtration system recommended for our home so we pay over \$100/month for drinking water. This is a concern because if some of those homes are advertised as affordable living for families or are to be designated as affordable housing, the utility bills should also be considered. Families on fixed incomes are not prepared to pay as much in taxes and utilities as they are in rent or a mortgage.

This is something no one is talking about and I would like to raise it as an item for consideration. The developer should be held responsible for informing all homebuyers of the water costs and Haw River water concerns before purchase. Additionally, and equally as important, we, the current residents, have no oversight to ensure that AQUA and the developers are not pushing their expenses onto us through their billings once they break ground. As I said, I am all for the growth and development of Chatham County and I do understand and believe in high density, affordable living. But I also believe full disclosure should be a requirement, especially in this situation. I believe that rights and considerations of incoming residents should be just as important as the current ones. We cannot succeed by setting people up for failure. Thank you for your time.

- Mr. Steve Lines said he worked for the State of North Carolina and all the concerns you heard tonight are valid. I live in Chapel Ridge with my wife and the traffic is pretty significant. My wife does not even want to go on Hwy 87 because it is such a busy road. There is a section of that road where you cannot even see the oncoming traffic, you have to pull out and hope you do not get it. So, what we do is we avoid it, we go around. Mr. Lines said if he were in your shoes he would not approve this project. He asked that the Board of Commissioners do not grant final approval without some acceptable form of agreement.
- Ms. Cindy Moran of 407 Autumn Chase said the spray fields will be in my backyard. If you drive down Autumn Chase you would think it was a retirement community, but it is not. However, this is our final home and we are seeing our home values go up, but this will make them plummet and we cannot afford to move because all property value has gone up and all of our investment is in the house we live in. We have fought with Aqua time and time again because of the smell coming out of the water treatment, they have done a good job over the past couple of years getting a handle on that, but it still comes through now and again. I cannot imagine what it will smell like with spray fields. I am from New Orleans, I am here because of hurricane Katrina, I have never heard of a spray field, this is all new to me. But not in my backyard, I cannot imagine what it will do to our property value.
- Mr. Mark Smith said he lives off of Hwy 87 and is an adjacent property owner of the two communities. Traffic on Hwy 87 is bad. When I leave my home at 7:30am and drive down the driveway to turn left, I normally have to wait 15 minutes to turn. There are construction vehicles and logging trucks, soon school buses will be back out on the road as well. There needs to be a new traffic study before anything else is done concerning this development. This is an accident waiting to happen. Mr. Smith thanked the Planning Board.
- Chair Spoon said the issues with Hwy 87 is the responsibility of the State Department of Transportation (NCDOT) and is outside of this Planning Board's preview. There is a transportation authority that holds public meetings where you can attend and express your concerns so they know exactly what you are talking about. Chair Spoon said he knows the concerns on Hwy 87 because he has played golf in this community and that turn is terrifying. The issues with major highways and how they are managed are not something this board has any authority over. There is a NCDOT survey for project areas that need attention, Chair Spoon said he had completed the survey himself. He encouraged the people in attendance to complete the survey, because it is a dangerous area and please keep this conversation going and make sure the NCDOT is hearing it.

- Ms. Karen Holway at 199 Autumn Chase said one of the reasons I bought that house was because of the privacy provided by the existing trees. What they are proposing is tearing down all those trees and putting in tall grass. Let us leave the trees alone. Ms. Holway thanked the Planning Board.
- Mr. Steve Johns of 1331 Golfer's View said we purchased our home three years ago and had no idea this development was going on until I saw a sign this week by the clubhouse. The road from Parks Meadow Drive, does that continue at the roundabout? Because if so, that would alleviate all of the traffic. It would be much preferable for the residents that live in the Parks right now and a much preferable exit for people living in this development right now. Who is going to provide the oversight during the construction phase? My background from Iowa is that I worked with DOT as a construction inspector. I wonder who is going to provide that oversight because it is not a state project. I understand you are not in control of Hwy 87, but the amount of traffic you will vote to allow to load onto Hwy 87 is under your purview. As far as the spray field concern I understand. I am a pilot and have an airplane in Siler City and they use spray fields just north of the airport and that is over a quarter mile away and the smell over the next 4 or 5 days after that has been sprayed is just terrible. Mr. Johns thanked the Planning Board.
- Ms. Lora Lynn asked what is the Planning Boards purview, because there are about five comments that are constantly asked within the community. You do not have authority for Hwy 87, but do you vote to have a traffic study conducted? Do you vote for Aqua to have spray fields? Do you vote for a buffer? Do you look at the high-density plan and say they do not have enough green space or the amenities location? My parents live in the Parks since 2016 and I have been in Chapel Ridge since 2012. What should we be asking and what should we be voting on, because I think that will help things move forward.
- Chair Spoon said projects above a certain size are required to conduct a traffic impact analysis and have to be completed by a certified traffic engineer, and then they are turned over to NCDOT. After NCDOT reviews the findings, they let us know whether or not the roads can handle the capacity that is being added and that TIA was completed in 2022. As far as spray fields maps and where water goes and the overall design of the project, that is something that we as a board review and we reviewed this project in 2022. We held three separate meetings and had several discussions to increase buffer size and relocate some spray fields to make what we thought was as good of a situation as possible. We also allowed time for the Homeowners Association and the developer to work together and formulate that agreement. Those are the features we are able to review, but once it goes onto the highways, that falls under the NCDOT jurisdiction. Chair Spoon closed the public hearing and opened board discussion.

Board Discussion

- Mr. Mayer said he lives off of Hwy 87 as well and understands the traffic concerns. Mr. Mayor asked for more clarity on the two access points for the project. Mr. Ashness said there are two access points, each connect to a state public road, and we also added a connection to the existing Parks at Meadowview phase so they have access to the amenity. Mr. Ashness said there was a TIA conducted and the TIA looks into the future and anticipates that traffic impact, it was not just a snapshot of 2022, but what it would be like at build out.

- Mr. Frazier asked if there is a proposed gate just past the amenity and will everyone in these three new phases have access to go through that gate? Mr. Ashness said there is a gate located there because the existing residents wanted that gate to remain. Mr. Ward said that we made that commitment to the residents of Chapel Ridge and it was not as easily accepted by the current Park at Meadowview residents, but that was one of the compromises that we tried to make given the nature of the project when it started in 2021. Mr. Frazier asked is that part of the agreement that has expired. Mr. Ward said yes, but we are still honoring that.
- Ms. Haddix asked why are the spray fields located so close to residents? Mr. Ashness said there is a 50' perimeter buffer around Chapel Ridge, and there is also a 50' perimeter buffer around Park at Meadowview. We also located the spray nozzles 90' back from the edge of the spray field, so we have provided 190' buffer from any resident. Ms. Haddix said why did you locate the spray fields there, why not locate the spray fields far away from residents? Mr. Ashness said we spray the reclaimed water on parks, the schools in Briar Chapel, so there is a different perspective than from your point of view. Reclaimed water is a valuable asset to the project. Ms. Haddix asked again, why was that spot picked for the spray field instead of another spot as far away from the residents as possible? Mr. Ashness said we currently have spray on the other side of that road in Chapel Ridge that sprays right up to the lots, so when designing this plan, it was not seen as an issue. We also increased the distance of what we were going to spray by 190'. This is no different from any other project in Chatham County, in Vickers Village the item that was just in front of this board, we are spraying the amenity right up to the road, so fundamentally this is a proper use and location for spray fields. Ms. Haddix asked if there is another location that could be used for the spray fields that is further away. Mr. Ashness asked what is further away, 400'? The state allows zero feet for the use of reclaimed water and 190' away is what we are proposing.
- Chair Spoon confirmed with Mr. Ward that they are currently working on extending the agreement that was in place and if they had another month to work out the details, could there be an agreement in that time? Mr. Ward said yes we could come to an agreement in a few days to work out the issues. Chair Spoon said this seems to be an overarching goal for everybody to have a good cohesive neighborhood that everyone understands what they are getting out of it and we have the ability to table this item for another month, if it allows for more time. That might be a good idea for everyone to formulate an agreement with the existing HOA and get that done. Chair Spoon asked Mr. Ward how he felt about tabling the item for another month. Mr. Ward said he would rather move forward and we work together equitably and not have an external time limit. What we are trying to avoid is something like this every new phase. Chair Spoon said he understands it is important to move forward tonight, but this is the first time this conversation has come back up since the original agreement has ceased to be in effect, and tabling this for one more month might make the board members more comfortable, but we will continue with our discussion, questions, and comments.
- Mr. Mayer said as far as the negotiations, it sounds like Parks at Meadowview has a lot of things that Chapel Ridge wants. Does Chapel Ridge have something Parks at Meadowview wants? Mr. Ward said he is not on the negotiation board, so he cannot speak to everything that is being discussed. The original agreement is very one sided, but nobody anticipated the project to take this long and that does not fall on either parties. What we are trying to do is make an equitable solution that does not further allow for more conversations every time we propose a new phase. Mr. Mayer asked is there something

that Chapel Ridge has that Parks at Meadowview could benefit from, or is all one sided, because if it is one sided it is not a negotiation.

- Vice-Chair Roodkowsky said the traffic study was done in 2022, but the data was probably taken toward the end of 2021 and the beginning of 2022. This was during the pandemic and traffic was totally abnormal. A lot has changed from that time and we might need to think about requesting another traffic study. We are limited to what we can do about that, but in 2021 school buses were not driving kids to school. Is there another reason we could ask for a current traffic study because the traffic of 2021 and 2022 is different from 2024.
- Chair Spoon reminded the board that what they are recommending for tonight is if the sketch plan is consistent with the preliminary plat that is before them. Mr. Andrews said the sketch plan is not accurate because the agreement that was in place then has expired and we should table this item.

Motion made by Mr. Andrews to table this item until the September 3rd Planning Board meeting. Seconded by Mr. Mayer. There was a vote and this item was tabled with a vote of 6-0, unanimously.

- Chair Spoon encouraged the applicant to use their energy wisely and work with the HOA of Chapel Ridge and hopefully come to an agreement before the September Planning Board meeting.

VIII. NEW BUSINESS:

- Vice-Chair Roodkowsky asked if the two Planning Board vacancies will be filled soon. Mr. Sullivan said they are currently being advertised. Chair Spoon said they will not be filled until probably November or even December.

IX. BOARD MEMBERS ITEMS:

1. Update from the Planning Board liaisons.

- Chair Spoon said Mr. Mayer will be the liaison for the Agriculture Advisory Board. Mr. Mayer said he is excited to be the liaison and will be meeting with them next week.
- Chair Spoon said he will talk to Mr. Mullis about scheduling the UDO subcommittee meeting to review the final draft of the UDO as well as a Planning Board meeting to review as well.

2. Discuss and decide the September Planning Board meeting location.

The Board discussed and agreed the September meeting will be held in person at the Chatham County Agriculture & Conference Center.

X. PLANNING DIRECTOR'S REPORTS:

Mr. Sullivan reported on the following:

1. Minor Subdivisions / Exempt Maps - See Attachments.
2. Unified Development Ordinance Update.
3. August Public Hearing Items.

- Summit Church General Use Rezoning
- Summit Church Conditional District Rezoning

XI. ADJOURNMENT:

Motion made by Ms. Haddix to adjourn the Planning Board meeting, seconded by Mr. Frazier. There being no further business, the meeting was adjourned at 7:58 p.m.

Signed: _____ / _____
Jon Spoon, Chair Date

Attest: _____ / _____
Dan Garrett, Clerk to the Board Date