

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: HAMLETS RESERVE

Approximate Location (or Address): 1590 Hamlet's Chapel Road, Pittsboro, NC 27312

Proposed Number Lots: 39 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) Friday, January 6, 2023. **A photo of the sign posted is recommended to be attached to this form.** See attached photos.

The meeting was held at the following time and place: August 19, 2024 from 5:30 p.m. to 6:30 p.m. at Bradshaw Robinson Slawter & Rainer LLP (Hall-London House) located at 128 Hillsboro St, Pittsboro, NC 27312

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**):
See attached Topics sheet

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

Date: August 23, 2024
Applicant: Bold Development Group, LLC
By: Nicolas P. Robinson

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.

Attendance:

Name	Address	Contact Info/Email	Adjoiner?
Kathy Dowd	510 East St.	Kdowd8@gmail.com	No
Scott Deering	1463 Hamlets Chapel Rd.	Scott.deering@hotmail.com	No
Jamey Lavinder	124 Bingo St.	jclavinder@gmail.com	Yes
Susan McMichaels	221 Hawfields		No
Taye Mulder	174 Bingo St.	feedthebeastfarms@yahoo.com	Yes
Ashley Casses	174 Bingo St.	Miramele.shotts@gmail.com	Yes
Sherman Perry	629 Horizon Dr.	shermanperry@gmail.com	No
Jan Burger	PO Box 161, Bynum, NC 27228	janmartijnburger@gmail.com	Yes
Jeff Dotson	152 Mockernut Rd., Pittsboro NC 27312	Jeff_dotson@earthlink.net	Yes
Andrew Wilson	76 Mockernut Rd., Pittsboro, NC 27312	aswilson@alumni.unca.edu	no
Ida Ballard	83 Rick's Way, Pittsboro, NC 27312	iballard50@gmail.com	
Brian and Ann Dean	218 Forest Light, Pittsboro, NC 27312	bjdinne@bellsouth.net	

HAMLETS RESERVE

COMMUNITY MEETING

AUGUST 19, 2024

HALL LONDON HOUSE

128 Hillsboro St., Pittsboro, NC 27312

5:30 p.m. - 6:30 p.m.

<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT INFO/ EMAIL</u>	<u>ADJOINER?</u>
Kathy ^{Dave} John	510 EASTY 8	Kdowd@gmail.com	No
Scott Deery	1463 Hamlets Chapel Rd.	scott-deery@hotmail.com	No
Jameg Lavinder	124 Bingo St	Jclavinder@gmail.com	Yes
Susan McMichael	221 E. Hamfields Pittsboro		No
Taye Mulder	174 Bingo St Pittsboro NC	feedthebeastfarms@yahoo.com	Yes
Ashley Casses	174 Bingo St.	miriam.e.shotts@gmail.com	yes
Sherman Perry	629 Horizon Drive	ShermanPerry@gmail.com	NO
Jan Burger	PO BOX 161 Bynum NC 27228	janmartijnburger@gmail.com	yes
Jeff Dotson	152 Mockernut Rd	jeff_dotson@earthlink.net	
Andrew Wilson	276 Mockernut Rd	aswilson@alumni.unca.edu	no
Ida Ballard	83 Ricksway Pittsboro NC 27312	iballard50@gmail.com	
Brian Dean	218 Forest Light Pittsboro, NC 27312	bjdsinne@bellsouth.net	
Ann Dean	218 Forest Light Pittsboro, NC 27312		

Topics:

- Stormwater along the creek
- Any other road outlet besides Hamlets Chapel?
- Beaver community on creek; Migratory pattern of birds
- Location of sediment basin/ stormwater detention basin
- Will stormwater pond release below or above beaver dam? Does the stormwater system also involve an intake mechanism? Type of stormwater pond construction materials? Compaction of basin?
- Consider implementing HOA rules regarding Beaver Dam removal?
- Will there be limits on tree clearing and/or covenants to maintain forest?
- What types of septic systems? Can you use “porous stones” system?
- Swamp land maintenance?
- Baseline water testing in Wilkinson Creek?
- Construction Traffic on Hamlet’s Chapel Rd?
- Number of lots and average size; Projected square footage of houses?
- Consider allowing Haw Rive Assembly monitoring of water in the creek?
- Consideration of plant species inside and outside the wetland areas. Allow groups to survey and remove/relocate some plant species?
- Right of Way connection to Dotson property?
- Take note of land formerly owned by African American families. Ols homesite on northern end of property
- Fire hydrant installation?
- Will solar panels be allowed?
- Encourage native species planting where revegetation occurs
- Additional voluntary buffer possible?
- Consider limits on lawn chemicals.
- Consider ecologist recommendation for stormwater treatment?
- Concerns about traffic/turn lane
- Request for soils survey.



Hamlet's Reserve Notification Letter

7/15/2024

*Hamlet's Reserve, LLC
50051 Governors Drive
Chapel Hill NC, 27517*

Re: **Development Input Meeting** for Hamlet's Reserve located at 1590 Hamlets Chapel Road on August 19, 2024.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a 39 lot residential subdivision on 110.28 acres we are proposing on Hamlets Chapel Road near your property, on Parcel Numbers 1795, 68866, 61669, 2102, and 1900. An informal community meeting will be held on August 19, 2024 beginning at 5:30pm at 128 Hillsboro Street, Pittsboro, NC 27312, and lasting approximately 1 hour. Detailed directions are attached. The proposed lots will be served by county water and individual septic systems, with an average lot size of 2.34 acres. Plans of our proposed development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County subdivision 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 the community meeting. If you have questions before the meeting you may contact the person noted below. A copy of the map showing our proposed subdivision is attached and can also be viewed on the Chatham County web site at www.chathamnc.org/planning under the Planning Links & News, Concept Plans.

Sincerely,

Hamlet's Reserve LLC

For More Information, Please Contact:

*Bateman Civil Survey Company (Douglas Cooper or Kenric Barnes)
919-577-1080
engineering@batemancivilsurvey.com*