



# CE GROUP

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TO: Chatham County Planning
P.O. Box 130, 80 East St
Pittsboro, NC 27312
<i>Hand Delivery</i>
ATTENTION: <b>Lynn Richardson</b>


<b>Transmittal</b>	
DATE:	9/9/2015
PROJECT NO:	<b>Sunset Grove</b> (Formerly Copper Ridge)
<b>Revised Concept Plan Submission for TRC</b>	
Chatham County, NC	

Quantity	Drawing No.	Description
6	Copies	Plan
1	Copy	Community Meeting Report

REMARKS Lynn: Please let me know if you have any questions or need additional information.

Thank you

CC: Sarah O'Brien

Signed  CE Group, Inc.  
 Mark P. Ashness, PE LEED AP

## Community Meeting Report Form

### REPORT OF DEVELOPMENT INPUT MEETING REQUIRED BY THE CHATHAM COUNTY SUBDIVISION ORDINANCE

To: Lynn Richardson, Chatham County Subdivision Administrator

Subdivision Name: Sunset Grove (Formerly Copper Ridge)

Approximate Location (or Address): 1080 Mt Gilead Church Road

Proposed Number Lots: 54 Residential (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) April 7, 2015. **A photo of the sign posted is recommended to be attached to this form.**

The meeting was held at the following time and place: 6 – 8 PM, Haw River Baptist Church

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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 Questions sheet**

As a result of the meeting, the following changes were made to the subdivision proposal (**Attach additional sheet(s) if needed**): (1) roadway stub to north was eliminated

Date:

Applicant:

By:

Sept 9, 2015  
# C E GROUP  
Mark Ashrise

Please submit this Report to the Chatham County Planning Department located at 80-A East Street or mail it to Lynn Richardson, Subdivision Administrator, PO Box 54, Pittsboro, NC 27312-0054. If you have any questions, please contact Lynn Richardson at (919) 542-8207 or [lynn.richardson@chathamnc.org](mailto:lynn.richardson@chathamnc.org).

## Questions Raised at Community Meeting

April 7<sup>th</sup> 2015

- 1) Undisturbed setback buffers along the common property line with Monterrane. They stated they had a buffer requirement of 75-feet where trees 3" diameter and less could not be removed.
- 2) Concern regarding the 50-foot roadway/utility easement connection along the north property line to Monterrane, wanted to know if road was being stubbed. This was also a question from adjacent property owner Laura Davis regarding water main easement along western property line. Wanted to ensure no road stubs were being connected.
- 3) There was a lot of concern regarding the suitable soils and septic tanks.
- 4) There was a question of why the buffer did not connect through the proposed Road A near lots 15, 14, 18, & 19.
- 5) Questions regarding water connection to Monterrane and would it help with the pressure and hydrant issues they are experiencing.
- 6) There was mention there was no buffer showing up near Lot 55, John Roach adjacent homeowner felt this was missing.
- 7) Has a traffic impact study been completed, what improvements will be required along Mt. Gilead Church Road.
- 8) Questions regarding minimum heated s.f. required for lots and if this type item would be included in covenant. Also questioned proposed price points.
- 9) Questions regarding lighting through development. Quite a few individuals use telescopes in the area and question if the night sky ordinance would be use for lighting design.
- 10) Question about whether there would be community walking trails

# Sunset Springs Community April 7 Meeting

	<u>Name</u>	<u>Address</u>	<u>Email</u>
1.	LEROY KELLEY James Taylor	304 Maple Creek Pk Horseshoe 27312	LGKELLEY60@GMAIL.COM
2.	Emyran L. Lyons		
3.	Mossy B. Watkins	503 Highland Trce Chapel Hill	YARDMAKER @AOL.COM
4.	Brad Crace	172 Canopy	bjcrace@mc.com
5.	Julia Anthenien	147 Bartlett Dr	beemphney@outlook.com
6.	<del>John G. Poole</del> John G. Poole	1076 Mt. Gilead	johnthelama@gmail.com
7.	Steve Cep	114 Rabbit Run	
8.	Mike DiNezza	114 Rabbit Run	mjdinezza@gmail.com
9.	Thomas Toms	382 Valley Ln	ttoms1@nc.rr.com
10.	CHAS PLUNKY	45 Canopy	cp@psycholink.com
11.	Kevin Flynn	258 Canopy	<del>KEF@FLYNN.ip</del> KEF@FLYNN.ip LAW.com

	<u>Name</u>	<u>Address</u>	<u>Email</u>
12.	Dan Grzesik	744 Valley Ln	nggrzesik@yahoo.com
13.	DEAN WESTMAN	443 VALLEY LN.	dewestman@icloud.com
14.	ANNETTE PRICE	76 Dogwood Acres Dr Ch Hill,	aprice@chccs. K12.NC.US
15.	ALBERT PRICE	"	"
16.	Laura Chism	213 Fagleae	lchism@earthlink.net
17.	STUART GUILLEN	82 AVAHLAUT	
18.	Phil Ewing	560 Valley Lane	philewing@gmail.com
19.	Gary Freundlich	246 Valley Lane	garys04@hotmail.com
20.	Donna Freundlich	┆	┆
21.	Bobby Leornington	HAW RIVER	MBC MEMBER
22.	Geoff McMullen	Janel McMullen	┆
23.	Emanuel Diliberto	586 Valley Lane	pdiliberto@nc.rr.com
24.	LEROY KELLEY	2528 NC 69 Hwy, APEX NC 27523	

<u>Name</u>	<u>Address</u>	<u>Email</u>
25. Rev. Junior Jones	5701 W. H. Woodruff St Durham, NC 27704	revjones@frontier.com
26. Ralph Anthenien	147 Bartlett Dr 27512	anthenien@outlook.com
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