

Environmental Quality Staff Review of Environmental Impact Assessment
Chatham County

Environmental Impact Assessment Item	Adequately Described and Fully Discussed?
Proposed Project Description and Need	
1. Describe the overall project in detail, including all proposed phases.	yes
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.	Is "additional shopping and dining opportunities for surrounding residents" a valid benefit here? There is already a Harris Teeter and pizza shop across the street providing SAME. How many "opportunities" are necessary? It boils down to "increased property and sales tax revenue for Chatham County" as the only acceptable justification!
6. Discuss the land acreage to be disturbed during each phase.	yes
7. List square footage and height (in stores) of new buildings.	yes
8. Describe proposed uses of all buildings and proposed facilities.	No information available for the 12,000 sq ft of commercial/retail. What if it was a fast food restaurant with drive through window as the Traffic Impact Analysis assumes? Wouldn't that increase traffic and lighting?
9. Show number of parking spaces in parking lots and decks.	Yes
10. Show areas to be cleared, graded, filled, paved and landscaped.	Yes
11. Show connections to existing utility and sewer lines or new utilities.	Yes
12. Show wastewater management systems on a map.	Yes
13. Show proposed areas of impervious and semi-pervious surfaces.	Yes
14. Show and describe any proposed stormwater control devices.	Device is shown as converted "pond". McAdams representative at ERAC mtg. indicates design according to specs. of Chatham County. Disappointing not to see preliminary analysis of runoff from impervious area to judge how much modification is needed to pond.
Alternatives Analysis	
1. Discuss and compare all reasonable development alternatives (site selection, facility layout, utilities, stormwater	While the stormwater and wastewater management choices satisfy the County regulations, there is no mention of innovative

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management, construction methods, open space preservation, any other pertinent alternative considerations.	alternative methods, e.g., porous pavement, capture of stormwater for irrigation of plantings. Traffic patterns and impact on neighborhoods could be more fully explained.
2. Discuss how the preferred alternative was selected and its benefits relative to other alternatives (including a no-build alternative, if applicable).	No discussion of alternatives. Only generality of minimizing disturbance to neighborhood and restatement of the obvious, i.e., compliance with County regulations about stormwater and wastewater management.
Existing Environment and Project Impacts	
For each resource topic below, describe:	
A. Existing resources and conditions.	Yes
B. Anticipated impacts (short-term construction impacts, long-term operation impacts, and indirect or secondary impacts.)	Yes
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.	Stated that "Tree protection and open space areas are provided on the site plan." Not specifically discussed is the long beautiful trees line along the south side of Polks Landing Rd. that will need to be removed for the two proposed road cuts off Polks Landing Rd.
D. For unavoidable impacts, describe whether any compensatory mitigation is planned or required.	
1. Geography	
• Discuss the geographic setting, geology, and topography of the project area and adjacent areas.	Yes
• 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.).	Yes
• 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.	Yes
• Show areas that will be graded or filled, and provide estimated cut/fill volumes.	Yes
• If the project includes pond or dam work, show areas that will be flooded.	Yes
2. Soils and Prime Farmlands	
• Identify dominant soils in the project area (county GIS or NRCS website) and show on	Yes

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a map.	
<ul style="list-style-type: none"> Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.) and indicate those areas on a map. 	Yes
<ul style="list-style-type: none"> Describe any soil disturbance or contamination expected as a result of this project. 	Yes
<ul style="list-style-type: none"> If contamination is expected, discuss containment plans and procedures. 	Yes
<ul style="list-style-type: none"> If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site. 	Yes
<ul style="list-style-type: none"> Describe runoff management plans for the project. 	Despite no streams in study area, the direction of flow for retained stormwater should be noted. The contour lines indicate flow near Creeks Edge Rd. eventually to Pokeberry Creek.
<ul style="list-style-type: none"> If soil disturbance is proposed, describe the off-site impacts expected from this activity. 	Yes
<ul style="list-style-type: none"> Provide a map of any prime or unique farmland soils in the project or service areas, and include reference used to make this determination. 	Yes
<ul style="list-style-type: none"> Describe impacts to prime or unique farmland soils, including acreage estimates of lost farmland soils and retained farmland soils. 	Yes
3. Land Use	
<ul style="list-style-type: none"> Provide a map showing current use of land on the site and surrounding properties. 	Yes
<ul style="list-style-type: none"> Discuss how the current land use fits into the surrounding area (conservation, development, ecological function, etc.) 	Yes
<ul style="list-style-type: none"> Provide the current zoning of the project site and the surrounding area. 	Yes
<ul style="list-style-type: none"> Discuss how the proposed uses fit into the intended land use of the area (conservation, development, ecological function, quality of life). 	15-501 is a rapidly expanding commercial corridor. I would like to have seen more thoughtful response about how to improve the aesthetics of yet another large tract. Innovations are missing but County needs to invite this more directly.
<ul style="list-style-type: none"> Indicate whether zoning or local land use plans will need to be changed after project completion. 	Yes
4. Wetlands	
<ul style="list-style-type: none"> Indicate whether wetlands are present, describe the basis for this determination and identity of the person who made the 	Yes

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determination.	
<ul style="list-style-type: none"> Show identified wetlands on a map, and describe all relevant details, such as acreage, types, delineation, function, etc.) 	Yes
<ul style="list-style-type: none"> If wetlands are to be filled, specify the number of acres that will be affected. 	Yes
<ul style="list-style-type: none"> List all required permits and permitting agencies. 	Yes
<ul style="list-style-type: none"> If any diversions/additions/withdrawals of surface water will affect wetlands, describe those activities. 	Yes
5. Public lands and Scenic, Recreational, and State Natural Areas	
<ul style="list-style-type: none"> 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. 	Yes, however through no fault of this developer, there is no nearby public land to break the continued commercial development of the 15-501 corridor.
6. Areas of Archaeological or Historical Value	
<ul style="list-style-type: none"> Discuss any archaeological or historical studies of the project location; provide relevant references. 	Yes
<ul style="list-style-type: none"> Describe and identify on a map any structures (i.e., walls, buildings, etc.) on the site and provide estimated ages of those structures. 	Yes
<ul style="list-style-type: none"> Describe all impacts to any archaeological or historical resources in the proposed project area. 	Yes
<ul style="list-style-type: none"> Describe plans for demolishing or rebuilding any structures. 	Yes
<ul style="list-style-type: none"> Provide photographs of any significant resources, including all structures older than 50-years. 	Yes
<ul style="list-style-type: none"> Provide relevant correspondence with the Chatham County Historical Association and NC SHPO. 	Yes
7. Air Quality	
<ul style="list-style-type: none"> Describe the project's impacts on ambient air quality. 	Yes
<ul style="list-style-type: none"> Describe plans for any open burning during or after construction. 	Yes
<ul style="list-style-type: none"> Indicate the number of proposed parking spaces, if applicable. 	Yes
<ul style="list-style-type: none"> Describe whether the project will increase odor levels, or the likelihood of odor 	Yes

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complaints.	
<ul style="list-style-type: none"> Provide a copy of any required traffic studies. 	Traffic Impact Analysis (TIA) was sent to ERAC separately. Over 9,000 site visits per day are estimated. There should be concerns about traffic management. TIA recommendations leave open how the developer will respond. The unsignaled intersection of Polks Landing Rd.-15-501 could be problematic, especially when Williams Corner project on East side of 15-501 is developed. The signaled intersection with Lystra Rd. with recommended existing full movement (all turn directions) now with opposing shopping centers having large grocery store should be a major concern. There have been quite a few accidents at Lystra-15-501. This was not discussed in TIA.
8. Noise Levels	
<ul style="list-style-type: none"> Discuss current noise levels; use a benchmark if possible. 	Yes
<ul style="list-style-type: none"> Describe any increases in noise levels expected from this project. 	Yes
<ul style="list-style-type: none"> Specify the distance at which the increased noise will be heard. 	Yes, however this is generality of "negligible" with no way to support
<ul style="list-style-type: none"> Discuss whether surrounding properties will be affected by noise levels. 	Same as above response
<ul style="list-style-type: none"> If commercial uses are proposed, specify the hours of operation. 	Yes
9. Light Levels	
<ul style="list-style-type: none"> Describe lighting plans for the project, including how lighting will impact adjacent residents and wildlife. 	Heavily wooded residential areas behind may not be affected but this explanation was not given to support answer.
10. Surface and Groundwater Resources (discuss separately)	
<ul style="list-style-type: none"> Identify and provide a map of surface waters in the project area. Describe groundwater (aquifers) in the project area. 	Yes
<ul style="list-style-type: none"> Include names, locations, classifications, and use support ratings for surface waters. 	Yes
<ul style="list-style-type: none"> Specify and show on a map the river basin in which the project is located. 	Yes
<ul style="list-style-type: none"> Discuss any known groundwater quality issues. 	Yes
<ul style="list-style-type: none"> Discuss drinking water sources. 	Yes
11. Fish and Aquatic Habitats	
<ul style="list-style-type: none"> Describe fish and aquatic habitats in and adjacent to the site/project area. 	Yes
<ul style="list-style-type: none"> Discuss impacts to fish and aquatic life and 	Yes

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their habitats, including a map showing those habitats.	
12. Wildlife and Natural Vegetation	
<ul style="list-style-type: none"> Describe and provide a map of natural community types on and adjacent to the site/project area. 	Yes
<ul style="list-style-type: none"> List the species of dominant plants and animals observed on the site that typify those communities. 	Yes
<ul style="list-style-type: none"> Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described y the NC Natural Heritage Program. 	Yes
<ul style="list-style-type: none"> If wildlife will be displaced, discuss any limitation of adjacent areas to support them. 	Yes
<ul style="list-style-type: none"> 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. 	Yes
<ul style="list-style-type: none"> If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs. 	Yes
13. Hazardous Materials	
<ul style="list-style-type: none"> List all hazardous materials to be stored or introduced during construction or operation. 	Yes
<ul style="list-style-type: none"> For each hazardous material, other than deminimis quantities or for routine housekeeping purposes, describe the procedures to be used to ensure their proper management, storage, and disposal. 	Yes
References	None provided
Exhibits (Maps, Figures, Tables, Photos, etc.)	Yes- better discussion of Exhibit D would help to understand the direction of stormwater flow from the planned BMP device
State and Federal Permits Required	No response, but perhaps none required