

BRADSHAW & ROBINSON, LLP

ATTORNEYS AND COUNSELORS AT LAW

HALL-LONDON HOUSE
128 HILLSBORO STREET
POST OFFICE BOX 607

PITTSBORO, NORTH CAROLINA 27312

PATRICK E. BRADSHAW
NICOLAS P. ROBINSON
ANDREW T. SLAWTER

(919) 542-2400

FAX 542-1319

robinson@bradshawrobinson.com

March 7, 2014

Mrs. Lynn Richardson
Chatham County Planning Department
Pittsboro, NC 27312

VIA HAND DELIVERY

RE: **Development Input Meeting** on Monday, April 7, 2014 for Tax Parcel Nos. 3027, 87127, 86946, 81274 and 86878 through 86944

Dear Ms. Richardson,

Enclosed please find addressed and stamped envelopes containing the Development Input Meeting notice and directions to each of the adjoiners. Included with each letter is a draft concept land plan (including a vicinity map).

Also enclosed with this letter is a copy of the web announcement as to the Community Input Meeting.

I will send an electronic copy of the web announcement, the concept land plan and the vicinity map.

Please let me know if you need anything further.

Very truly yours,



Nicolas P. Robinson

NPR:jbs

Enclosures

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March 7, 2014

Re: **Development Input Meeting** on Thursday, February 27, 2014 for Retreat on Haw River Conservation Subdivision

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a proposed Conservation Subdivision re-entitlement plan for the project known as The Retreat on Haw River. The project is located on +/- 646 acres of land (AKPAR #s 3027, 87127, 86946, 81274 and 86878 – 86944) on Bynum Ridge Road. The project is presently configured as a conditional use project. The developer, The Retreat on Haw River, LLC, hopes to convert the project to a Conservation Subdivision, whereby approximately 260 acres will be preserved as Conservation Area and another +/- 168 acres will be in open space. There will be +/- 393 lots (ranging from 7,500 sq. ft. to 30,000 sq. ft.).

An informal community meeting/open house will be held on April 7, 2014 beginning at 5:00 p.m. and ending at 7:00 p.m. at the Law Offices of Bradshaw & Robinson, LLP, 128 Hillsboro St., Pittsboro, NC 27312. Detailed directions are attached. The proposed subdivision will be a Conservation Subdivision under the Chatham County Subdivision Ordinance; meaning that at least forty percent (40%) of the overall acreage is intended to be preserved as Conservation Space and, of that, at least eighty percent (80%) is intended to be Natural Space. The proposed lots will be served by Chatham County water and a waste water treatment plant with spray irrigation. Proposed plans for the development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of the project. Plans may be revised based on your input before the official submission 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 the 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 under "Concept Plans" at www.chathamnc.org/planning.

Sincerely,



Nicolas P. Robinson

For More Information, Please Contact:
Nicolas P. Robinson, Esq.
(919) 542-2400
robinson@bradshawrobinson.com

DIRECTIONS TO MEETING

The Law Offices of Bradshaw & Robinson, LLP are located at 128 Hillsboro St. in the historic Hall-London House which sits on the corner of Hillsboro St. and Thompson St. The building is located on the East side of Hillsboro St. approximately two blocks north of the Pittsboro traffic circle. It is the first house on the right as you leave the traffic circle heading towards Chapel Hill.