

May 10, 2021

The Conservancy Real Estate Group, LLC
4201 Taylor Hall Place,
Chapel Hill, NC 27517

Re: **Development Input Meeting** for The Conservancy at Jordan Lake Conservation Subdivision and Golf Course Special Use Permit; Project located south of Jordan Lake between Old US 1 Highway and Pea Ridge Road
Meeting Date: Thursday, June 3, 2021
Format: In-Person as well as a Virtual Meeting Option (details below)

Dear Adjacent or Nearby Property Owner:

This letter is to invite you to an in-person or virtual community meeting regarding a proposed conservation subdivision on +/- 1,300 acres (with approximately 1,573 lots) we are proposing on property located in the Southeastern corner of Chatham County, south of Jordan Lake and generally situated between Old US 1 Highway and Pea Ridge Road (the "Conservancy"). In addition we are proposing a golf course use on a southern portion of the acreage. The parcel numbers of the properties included in the Conservancy are set out in the enclosure.

The in-person community meeting and the virtual community meeting will be held on Thursday, June 3, 2021 as follows:

IN-PERSON MEETING: Thursday, June 3, 2021 at 2021 beginning at 6:00 p.m. and ending at 7:00 p.m.

Location: New Hill Community Center, 3101 New Hill Holleman Road, New Hill, NC 27562 (Directions enclosed)

MASKS AND SOCIAL DISTANCING REQUIRED

OR

VIRTUAL MEETING: Thursday, June 3, 2021 beginning at 7:00 p.m. and ending at 8:00 p.m. Here is the Zoom link for the virtual meeting:

<https://us02web.zoom.us/j/89620996785?pwd=TIpLNHBENmc4cnFvNkVxVkl6NXpPQT09>

The proposed lots will be served by Chatham County water and a private wastewater system, with an average lot size of approximately 6,300 s.f. At least 40% of the project area will be retained as Conservation Space. The Conservancy is slated to offer a golf course as well, as to which we will be simultaneously seeking a special use permit. This meeting will be a combined meeting addressing both the conservation subdivision plans and the golf course special use permit plans. Plans of our proposed conservation subdivision development and golf course 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 and zoning processes; 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,

The Conservancy Real Estate Group, LLC

For More Information, Please Contact:

Name: Brad Zadell

Phone Number: (919) 427-7106

Email Address: brad.zadell@gmail.com

DIRECTIONS TO NEW HILL COMMUNITY CENTER
3101 New Hill Holleman Road
New Hill, NC 27562

Google Maps Address (same location): 3101, New Hill Holleman Rd., Apex, NC 27539

FROM OLD U.S. 1: Turn off of Old U.S. Hwy 1 onto New Hill Holleman Rd (SR 1127) heading south toward new US Hwy 1. Travel southward for approximately .75 miles to the Community Center which is on your left just past Town of Apex Fire Station #2.

FROM NEW U.S. 1: Take the New Hill Holleman Rd. Exit off of New U.S. Hwy 1. Head Northbound for approximately 3/10ths of a mile. The Community Center is on your right just before Town of Apex Fire Station #2.