

or glare, shall be carried on in such a manner that the steam, humidity, heat or glare is not perceptible at or beyond the boundary of the zoning district in which the use is located, or any residential, business or office and institutional zoning district boundary. No steam, humidity, heat or glare is anticipated from the golf course use.

I. Light. All lighting shall be beamed down and away from adjoining property. To the extent practicable, all light produced on-site shall be contained within the perimeter of the site by design, orientation or shielding of the light source. The following lighting shall be prohibited: 1. No fixture shall be erected which is an imitation of an official highway or traffic control light or sign. 2. No fixture shall be in a direct line of vision with any traffic control sign or light. 3. No fixture shall have a flashing or intermittent pattern of illumination. 4. No fixture shall be located within a public right-of-way. 5. No fixture shall be erected which because of the design of the light source, orientation or intensity causes direct glare onto adjacent property or streets, creating a nuisance or a hazard or causing confusion to drivers. 6. Search lights are prohibited except when used by Federal, State or local authority. 7. No fixture shall violate any law of the State of North Carolina relative to outdoor lighting. See attached lighting plan. All element of the lighting provisions in the Zoning Ordinance will be complied with.

**REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: June 3, 2021

Proposed Zoning: SUP for Golf Course associated with R-1 Conservation Subdivision

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) May 10, 2021. A copy of the written notice is also attached.

The meeting was held at the following time and place: In person meeting at New Hill Community Center (3101 New Hill Holleman Rd, New Hill, NC 27562). In-person meeting from 6:00 pm-7:00 pm; Remote (Zoom) meeting from 7:00 pm – 8:00 pm.

The persons in attendance at the meeting were: See attached list.

The following issues were discussed at the meeting: See attached list.

As a result of the meeting, the following changes were made to the rezoning petition: None at this time.

Date: 6-4-2021
Applicant: The Conservancy Group, LLC
By: Nancy P. Neelican (attny)

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Plummer, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

(A receipt or stamp from the US Postal Service showing the date of mailings shall be provided with the application submittal)

THE CONSERVANCY AT JORDAN LAKE CONSERVATION SUBDIVISION AND GOLF COURSE SUP

COMMUNITY MEETING

JUNE 3, 2021

NEW HILL COMMUNITY CENTER

3101 New Hill Holleman Rd., New Hill, NC 27562

6:00 p.m. – 7:00 p.m.

<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT INFO/ EMAIL</u>	<u>ADJOINER?</u>
Linda Barbour	3312 Old US 1 Hwy New Hill, NC 27512	barkerlb@bellsouth.net	No
Lauren Barbour	3312 Old US 1 Hwy New Hill, NC 27512	barkerlb@bellsouth.net	No
Edith A. T. Mitchell	800 Lower Thrift Rd New Hill, NC 27512		Yes
John Wiggs	661 Lower Thrift Rd New Hill, NC 27512		Yes
Savonne S. Cox	2207 New Elam Church Rd New Hill, NC		
Nicole Sebik	2209 New Elam Church Rd New Hill, NC	nicolesebik@yahoo.com	
Peyton Holland	71 Holland Lane New Hill, NC 27562	peytonwholland@gmail.com 919-291-8835	
Robin Anders	800 Woods of McCoy Rd New Hill, NC	robinroseberryanders@gmail.com	
Daniel & Christine Davis	121 Leila Pl New Hill, NC	apexrep@yahoo.com	
Walter & Belinda Williford	975 New Elam Church New Hill, NC		
Kevin Keim	176 Weaver Trail New Hill, NC	keimllc@gmail.com	
Katherine Cays	176 Weaver Trail New Hill, NC	katcays@gmail.com	No

<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT INFO/ EMAIL</u>	<u>ADJOINER?</u>
Tracey Jones	791 Kadir Womble Drive	tajones359@gmail.com	
Jason Jones	791 Kadir Womble Drive	jonesjason411@gmail.com	
Debbie Dominquez	Post Office Box 160 New Hill, NC	debbiedominguez59@gmail.com	
Scott Gunnett	2375 Pea Ridge Rd		No
Adam Cook	959 Rush Road New Hill, NC	acook80@gmail.com	Yes
Jerry Mays	184 Weaver Trail New Hill, NC	jerion@earthlink.net	No
Marie Holbrooks	64 Hidden Field Lane New Hill, NC	gmyukon@netzero.com	No
Jeff & Meredyth Johnson	225 Red Hill Lane	meredyth@jeffjohnsonconsulting.com	No
Lori Coleal	9021 Barker Rd	lcoleal@aol.com	No
Lauren Bartfield & Scott Smith	6588 Beaver Creek Rd New Hill, NC 27562	stslyb@hotmail.com lbartfield@gmail.com	Yes
Jeff Antley	1009 Kadir Womble Dr New Hill, NC 27562	jantley@radiantweb.com	Yes
Janis Eldredge	1183 Kadir Womble Rd New Hill, NC 27562	je.jeldredge@gmail.com	Yes
Beth Trahos	4140 Parklake Ave Suite 200 Raleigh, NC 27611	beth.trahos@nelsonmullins.com	
Stevie Partin	287 Partian Rd New Hill, NC 27562		Yes
Brad Ring	998 New Elam Church Rd New Hill, NC 27562		Yes
Ryder	141 Weaver Trail	shelly.ryder@protonmail.com	No

<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT INFO/ EMAIL</u>	<u>ADJOINER?</u>
Brian & Beth Janos	972 New Elam Church Rd	brian1bjp.com	Yes
(Kendall) & Susan Hiles	117 Red Hill Lane New Hill	susankhiles@gmail.com	No
Tracy Brainard & Darlene Ward	65 Abbyian Lane New Hill	tbrain15@gmail.com	
April Fradel & Alfie Taylor	371 Obler Road	akfradel08@gmail.com mrtaylor123@yahoo.com	Yes
Jason & Melissa Henry	178 Weaver Trail	jhenry???.@hotmail.com	
Robert Shi (Moncure Fire)	2389 Old US 1	robert.shi@moncurefire.com	
Jeff Foster	Sanford, NC	jrfosterdr@yahoo.com	No
Noelle Grulke	740 Woods of McCoy	nvgrulke@gmail.com	No
Gary & Elaine Ruhl	186 R Family Road New Hill, NC	egruhl@gmail.com	

THE CONSERVANCY AT JORDAN LAKE CONSERVATION SUBDIVISION AND GOLF COURSE SUP

COMMUNITY MEETING

JUNE 3, 2021

NEW HILL COMMUNITY CENTER

3101 New Hill Holleman Rd., New Hill, NC 27562

6:00 p.m. – 7:00 p.m.

DISCUSSION TOPICS

(Note: this meeting was a combined meeting for the conservation subdivision and the golf course SUP)

What does a conservation subdivision mean?

What is the dotted line on the map? (mailing notification line)

How many other developments planned?

Is the golf course added just to get Board of Commissioner approval?

How did it go from 40 – 50 lots to this large one?

Comp. Plan consistency.

Why does it look like a fancy trailer park?

Foxville & Bella Cara combined same size?

Clear cutting. Seems like you are going to stick in a trailer park.

Concern re Shaddox Creek flooding

Who will do the improvements to Old US 1?

What is the plan for fixing the Old US 1 roadway?

What do you expect in terms of improvements?

What will happen to Moncure K-8 School?

Spray land and conserved land.

How will it smell around spray?

WWTP near Jordan Lake.

What about nearby commercial farm and air strip as well? Have 3 shooting ranges.

What about conflicts with guns and guinea hens, etc.

Concerns about the well water

Has there been an EIA?

Earliest time to break ground?

Build out timeline

Sweetwater in Apex = similar?

Internet service?

More than one access?

What's average lot size?

What's average price of home?

How long does conservation stay conserved?

Issues with water source and treatment plan? Is water affected?

Do we change ways they use their land? Farming, hunting, shooting?

What's minimum square footage?

Will there be more than 1 access to neighborhood?

Would you consider to reduce density?

What happens if plant goes down? County sewer? Louisiana example.

Where does the waste go?

Are you building on wetlands?

Anticipated impact of nearby property taxes?

Can Chatham County scale size back?

Anything happening on Partin Road?

Any other developments going on in this area?

Why did they change from 1.5 - 4 acres to this massive project?

By right neighborhood?

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=TlpLNHBENmc4cnFvNkVxVkI6NXpPQT09>

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