

Exhibit K.

«Owner_Name»
«Mailing_Address_Street»
«City», «ST» «Zip»

February 1, 2019

RE: Development Input Meeting For: Riggsbee Farm located at 9780 Highway 15-501 N., on Thursday March 7th at 6:00 PM

Dear Adjacent Property Owner,

This letter is to invite you to a community meeting regarding a proposal for a compact community on 98 acres we are proposing on US Highway 15-501 near your property parcel number «Parcel_». An informal community meeting will be held on March the 7th beginning at 6:00 PM at the site, 9780 US Hwy 15-501 N. Chapel Hill, NC 27517. This meeting will last approximately 2 hours. The proposed development will be served by Chatham County Water and a private wastewater system, with an average lot size of 4000 square feet. Plans of our proposed development 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's rezoning and subdivision process; 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. A copy of the map showing our proposed subdivision is attached. If you have questions before the meeting, please contact us with the information below. In addition, if you are unable to make this meeting, but would like to come by at another time, please contact our office to make arrangements.

Thank you for your time and consideration.

M. Travis Blake
President, Saprolite Development Company, LLC

For more information and scheduling, please contact:

Amelia Verkerk
(919) 914-6616
ncbcinc@outlook.com

To view this information online, please visit www.chathamnc.org/planning under the Rezoning and Subdivision 2019 cases

Riggsbee Farms

Community Meeting Report

Attendance Sheet:

1. Karen Burns
2. Rick Rhineharger
3. Carolyn Rhineharger
4. Pamela Corbett pamelajones1117@gmail.com
5. John Corbett
6. Jennifer Drake jdrake93@hotmail.com
7. Katherine Pettiss kapettiss@gmail.com
8. Katie Jeang
9. Don Bonin info@madisonmarketing-llc.com
10. Andrew Haight
11. Brigitte Haight ach57@mac.com
12. Wilbur Carter
13. Mike Bishop ninaeast19@gmail.com
14. Nina East
15. Joey Bass bassjoey229@yahoo.com
16. Caroline Healy carolinehealy1@gmail.com
17. Brian Perry tbrianp@yahoo.com
18. Marion Haywood marion.haywood@gmail.com
19. Walton Haywood
20. Lee Bann
21. Dan Morava
22. Julie Morava

*** 4 additional people attended but did not want to give their names

10.0 Development Input Meeting Report

Herndon Farms/Riggsbee Farms
Community Meeting Report Form

The following issues were discussed at the meeting:

1. Will the homes be affordable housing?
2. Is Riggsbee farms planning on renting to college students?
3. Will more traffic lights be added to 15-501?
 - a. Will 15-501 add extra lanes?
4. How many residents?
 - a. How dense is this development?
5. Is Riggsbee Farms going to development the other side [west side] of 15-501?
6. Wastewater
 - a. Will there be an odor from the wastewater treatment plant?
 - b. Where will the spray fields be?
 - c. Where will the wastewater treatment plant be?
 - d. Will the ponds and lagoons have an odor?
 - e. Will neighbors be affected by the discharge?
7. How will Riggsbee Farms control bamboo if used?
8. What businesses will be allowed in the development?
9. Will the neighbor's drinking water be affected?
 - a. Clean drinking water
10. Buffers
11. Will Riggsbee Farms' urban farming include horses?
 - a. If so, where will they be?
12. What will the outside appearance of the "dwellings" look like?
 - a. What siding will the developer choose?
 - b. Will there be yard and grass space and sidewalks?
13. How will the wildlife be affected?
14. What will the Home Owners Association prices cost?
 - a. Will there be a responsible management agency?
15. Will there be on-site medical assistance for the retirement community?
16. Trees
 - a. Will Riggsbee Farms be clear cutting?
 - b. Will Riggsbee Farms plant trees?
17. How are the "dwellings" safe against fire?
18. Parking
 - a. Will there be any parking decks?
 - b. Will there be any underground parking?
19. How much do the "dwellings" cost?

As a result of the meeting, the following changes were made to the subdivision proposal:

20. Will the homes be affordable housing?
-

Herndon Farms

The homes will be range from \$300,000 to \$700,000 depending on the square footage.

The homes will be built of a higher quality, hence the higher prices

21. Is Riggsbee farms planning on renting to college students?

This neighborhood will be designated as a 55+ community. No, the development does not plan on renting to college students.

22. Will more traffic lights be added to 15-501?

a. Will 15-501 add extra lanes?

No more stoplights will be added to 15-501 and the highway will not be expanded.

23. How many residents?

b. How dense is this development?

The number of residents depends on the needs of the buyers. The range is between 90-160 residents.

24. Is Riggsbee Farms going to development the other side [west side] of 15-501?

Not very much. Just for the wastewater treatment plant.

25. Wastewater

c. Will there be an odor from the wastewater treatment plant?

No odor.

d. Where will the spray fields be?

Mostly on the west side of 15-501.

e. Where will the wastewater treatment plant be?

West side of 15-501

f. Will the ponds and lagoons have an odor?

No odor.

g. Will neighbors be affected by the discharge

No, water cannot leave the development, so there will be no discharge on neighboring properties.

26. How will Riggsbee Farms control bamboo if used?

There are ways to control the bamboo, especially if Riggsbee Farms uses native bamboo.

27. What businesses will be allowed in the development?

Office spaces, cafes, whatever the need or demand asks for.

28. Will the neighbor's drinking water be affected?

The drinking water will not be affected.

h. Clean drinking water

29. Buffers

Chatham County has a minimum for buffers we are required to meet.

30. Will Riggsbee Farms' urban farming include horses?

i. If so, where will they be?

At this time, we will not have horses. If there are horses, they will be on the west side of 15-501.

31. What will the outside appearance of the "dwellings" look like?

Herndon Farms

Riggsbee Farms will be done in “soft modern” with stucco on the outside but no gutters. The dwellings will be accessible for both able-bodied and non-able-bodied residents.

- j. What siding will the developer choose?
 - k. Will there be yard and grass space and sidewalks?
32. How will the wildlife be affected?

The wildlife on the east side of 15-501 will be displaced, but the wildlife on the west side of 15-501 should remain normal.

33. What will the Home Owners Association prices cost?
- l. Will there be a responsible management agency?

HOA costs are still being determined, but there will be a responsible management agency in charge.

34. Will there be on-site medical assistance for the retirement community?

Yes, there will be on-site medical assistance either through UNC or Duke medicine.

35. Trees
- m. Will Riggsbee Farms be clear cutting?
 - n. Will Riggsbee Farms plant trees?

Riggsbee Farms will be cutting down trees for the development but will try to limit the amount of “clear cutting” that will be done. Trees will be planted back to replace those lost.

36. How are the “dwellings” safe against fire?

The dwellings are built out of concrete blocks and have a limited (if any) wood to remain fire resistant.

37. Parking
- o. Will there be any parking decks?
 - p. Will there be any underground parking?

There will not be any parking decks but there will be underground parking.

38. How much do the “dwellings” cost?

Please see Number 20 above.

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

To: Chatham County ZONING ADMINISTRATOR

Date: March 12th, 2019

Proposed Zoning: CU-CC

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) February 1st, 2019. A copy of the written notice is also attached.

The meeting was held at the following time and place: March 7th, 2019, 6 PM
9780 US Hwy 15-501 N
Chapel Hill, NC 27517

The persons in attendance at the meeting were: attached

The following issues were discussed at the meeting: attached

As a result of the meeting, the following changes were made to the rezoning petition: _____

There were no changes made to the development as a result of this meeting.

The Developer intends to hold additional meetings as need and provide additional information to the neighbors as the project progresses.

Date: March 9th, 2019

Applicant: M. Travis Blake

By: 

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 that shows the date of the mailings shall also be provided with this application.