

Exhibit M

Pre-Application Meeting with Chatham County

1/30/2019 at 2:00 pm

Kim Warren (Environmental Health Supervisor), Artie Barber (Fire Marshal), Hunter Glenn (Planner), Janie Phelps (Planning), Rachel Thorn (Watershed Protection Supervisor) Kimberly Tyson (Subdivision), Lynn (Subdivision), Angela Birchett (Zoning), Travis Blake (Developer), Amanda Tan (Architect), Trenton Stewart (Engineer), and Amelia Verkerk (NC Building Company representative)

Angie:

- Explained how this is more a follow up meeting to our meeting with Planning last week
- Need to apply for rezoning
 - 1. Community meeting
 - Double for zoning and subdivision
 - Meet subdivision's requirements because they are more strict
 - 2. Appearance Commission Meeting
- Submit EIA Environmental Impact Assessment (does not need to be peer reviewed) for rezoning application
- ERAC? ENVIRONMENTAL REVIEW ADVISORY COMMITTEE
 - Needs to be reviewed by outside person for first plat
- Our application needs to meet both the Compact Community Ordinance and Section 5 Zoning Ordinance
- We do not need a CON? Certificate of need(because it is not assisted living)
- Our commercial is market driven
 - Dog bar, child and adult daycare, wellness center, offices
- Urban Agriculture
 - Aligns with CC's Comprehensive Plan
- Walkability throughout development
 - But no golf carts (sorry, Angie)
- GUEST PARKING NEEDS TO BE PLANNED FOR
 - 20ft of clearance for emergency vehicles (Artie confirmed)
 - John Stroud at North Chatham Fire Department can help

Rachel (Watershed Protection Supervisor):

- Peer reviewed needed before first plat
- They send out a reviewer and we are invoiced for it
 - Last time was roughly \$3,000-\$4,000
- No flood plains to worry about
- This is a learning process: CCO came before other approved ordinances dealing with watershed and stormwater
 - Go by the most restrictive environmental ordinances
 - Watershed protection ordinance, stormwater ordinance

- Erosion control is stand alone
- Bring in a consultant for streams and wetlands (even ephemeral streams)
- We need to meet county stormwater standards
- (Angie added): Do not need a stormwater permit before rezoning permit
 - CC does not want us to spend the money on a stormwater permit if the development does not happen

Lynn:

- Zoning approval then subdivision approval
- The rezoning application covers the concept portion of the subdivision application
- They require notifying residents within 400 ft of the development
 - And send out community meeting letters at least 30 days prior
 - Stamped, filled out, and addressed before being submitted to the Planning Department
 - Need to take detailed notes of what happens at the meeting
- (Angie added): Rezoning is not involved in the community meetings
- Buffer requirements need to be clearly stated when asking for a reduction
 - Make clear that we want a reduction for viewshed as well
- Zoning does not do site visits (Angie confirmed)
- Each unit is individually owned and that needs to be made clear in both zoning and subdivision application

Kim Warren (Environmental Health Supervisor):

- We plan on using state sewer
- We need to apply for abandonment of the septic systems/tanks at the office and MTB's house
- Apply for county water
- We need a demolition permit
- Type 2 effluent (Travis explained Riggsbee Farms' wastewater treatment plant)
 - Mentioned bringing in Polk's Landing

Artie Barber (Fire Marshal)

- MTB had a question about the 60 ft height limit being where the residential living space ended or did it include utilities
 - Need to ask Building Inspection about that