

Dear Planning Board Members:

We greatly appreciate the robust and insightful dialogue you had during your last meeting on September 7th.

And although it would be nice to get back to in-person meetings, the ZOOM format was handled professionally and the Chair, Jon Spoon, did a commendable job running the meeting.

Working together on planning issues and achieving a reasonable consensus is a key part of the process to create communities that sustain and stand the test of time.

Our request, which has received a positive recommendation from the planning staff, will allow us to submit a unified plan to Chatham County under the Compact Community Ordinance ("CCO") guidelines.

If you look at the attached map, you will notice that approximately 50% of our property is within the current CCO district and the remaining 50% located outside the district is the area that we respectfully request that is added via the text amendment.

This means that if we are unable to add these parcels to the CCO district we can still submit a CCO for half of the property and a vanilla subdivision request for the remainder.

This would not be a planning outcome that reconciles with the spirit and intent of the current Land Use Plan adopted by Chatham County in 2017.

It would also mean less area planned and controlled under a unified conservation easement as well as less affordable housing units built on the property.

This is a significant issue for our team since we are committed to seeing affordable living units built in the project as well as large areas preserved under a conservation easement, connectivity to the county's park area, the potential for areas to be utilized for organic urban farms and the possibility for an intentional community of musicians in partnership with 2T. (Letters of support for this concept have previously been submitted.)

In addition, the adjacent property east of our request that fronts on Morris Road and 15-501 is willing to be added to the CCO map as well. (A signed letter is attached below.)

Finally, a lot of input has been received regarding the issues with wastewater systems in the immediate area.

Please look at the attached map. The map clearly indicates the Extended Service Area "ESA" for Old North State f/k/a Briar Chapel Utilities.

And this "ESA" area has been filed with the North Carolina Utilities Commission since June 12, 2008.

Whether this text amendment is approved or not---all of our land is within the aforesaid Extended Service Area or "ESA" for Old North State f/k/a Briar Chapel Utilities.

Which is why we consider this to be a separate issue from the text amendment--- albeit a reasonable issue to raise and discuss in the context of planning and growth along the 15-501 corridor in and around Briar Chapel and Fearington.

That said, based on a continuing dialogue with community members and stakeholders, our first option for waste water treatment for the Fearington Preserve ("FP") project has evolved to be an on-site WasteWater Treatment Plant ("WWTP") that would provide a broader, more sustainable solution for the Northeast Chatham County area. (Attached you will find a map with an area in purple indicating a potential WWTP site.)

A FP-sited plant presumes appropriate connections utilizing Fitch Enterprises' current discharge permits.

Northeast Chatham County — the 15/501 corridor more specifically — demands a comprehensive approach to Wastewater Treatment "WWT" so we believe this sensible option can provide the Briar Chapel Community and stakeholders across a broad area of Northeast Chatham the unified long-term and sustainable option that all are seeking.

Additionally, we imagine this WWTP leading to the repurposing of the current Briar Chapel WWTP and the decommissioning and/or the

reutilization/reimagining of the Fearington Village WWTP, while also offering excellent options for aging and potentially failing septic systems in the area.

Certainly mutual cooperation among and between current private WWTP owners and operators, municipal and county governments, plus community associations is paramount to moving this vision forward.

We will all need to work together to achieve this common vision and goal.

We intend to offer this option for consideration to the soon-to-be-formed WWT Study Commission and we commit our group and numerous stakeholders to earnestly help develop this "FP WWTP" plan.

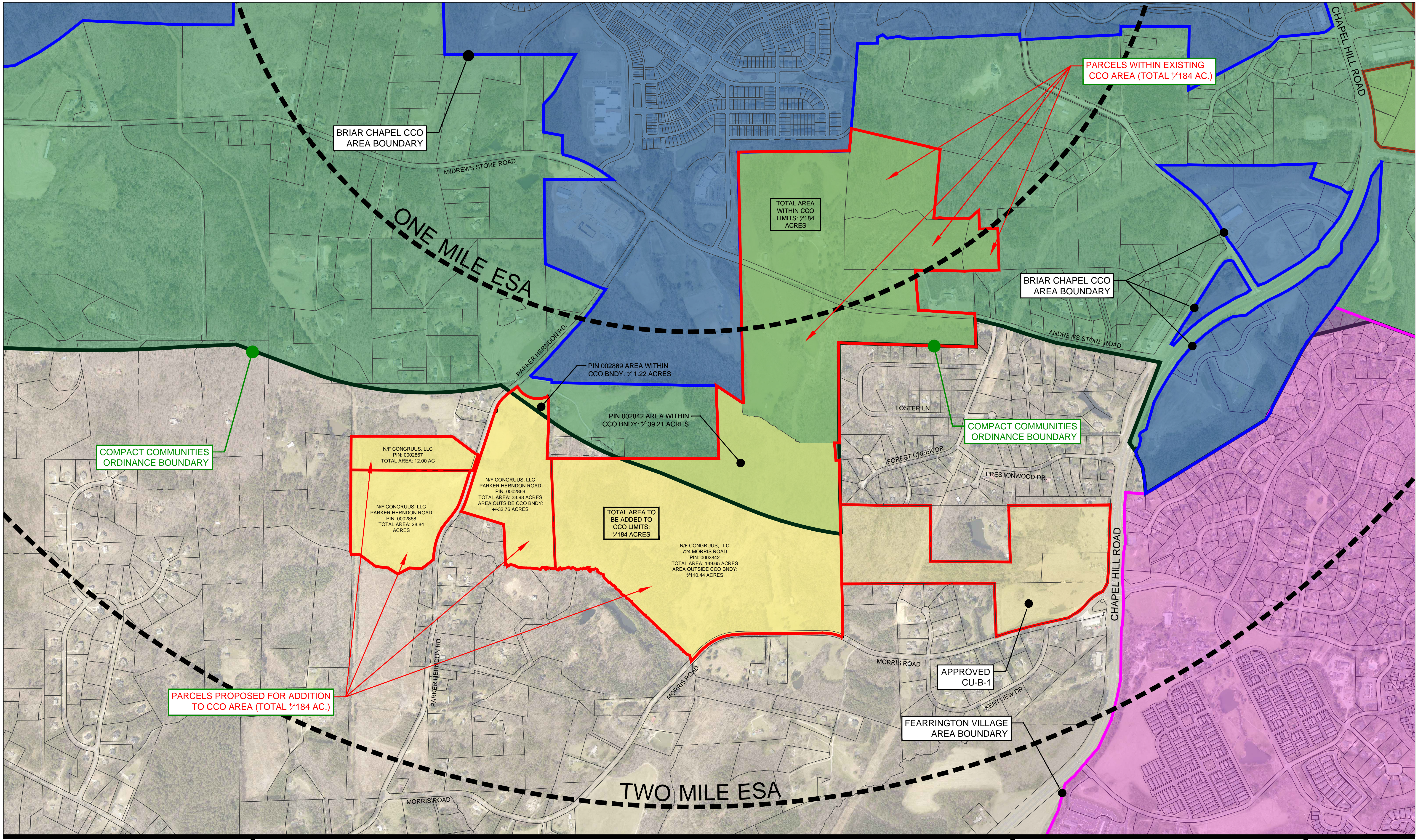
Absent a consensus for this regional FP-sited plant, of course secondary and tertiary options will remain on the table for FP, including connecting to Old North State as a contiguous property within their defined Extended Service Area ("ESA") and/or a small FP-only WWT plant with a spray field as well as the potential for individual septic fields serving individual lots.

We do not present this option lightly but as an extension of input and meetings with community members as well as an extension of a conceptual idea that we presented to Chatham County back in January of 2021.

We respectfully request that you vote affirmatively to move our request forward to the County Commissioners which is in line with the staff recommendation and will allow Fearington Preserve to submit a well conceived CCO application for your review and input.

Best Regards,

Randolph Voller
VRC, Ltd
Representing Fearington Preserve



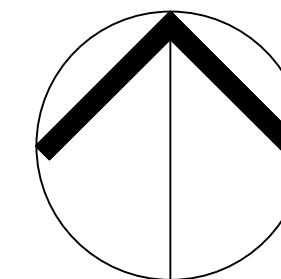
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COMPACT COMMUNITIES ORDINANCE BOUNDARY AMENDMENT

MORRIS ROAD & PARKER-HERNDON ROAD
CHATHAM COUNTY, NORTH CAROLINA

SCALE: 1" = 500' @ 22"x34" PLOT SIZE



TEXT AMENDMENT EXHIBIT FOR:

CONGRUUS, LLC

697 HILLSBORO STREET
PITTSBORO, NC 27912

DATE: 10/04/21

JOB CODE: VRCMRA

DRAWING NUMBER

CC-4.0

INTEGRATED OPEN SPACE AREA CONCEPT PLAN:
 The intent of this concept is to use existing stream and topographic features to create open space and development pods in an environmentally sensitive manner. An area for affordable housing, and a regional wastewater plant have been included.

Development pods surround the park/open space, and extend up to the point where stream crossings would be required.

