

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Mr Garrett-

I am writing to express my deep concern over plans for The Conservancy at Jordan Lake. With over 1500 homes planned for 1300 acres, this is an extremely dense subdivision being planned for an area that is very near, and slopes down toward, Jordan Lake.

While I admire the idea of a Conservation subdivision, it appears to me the vast majority of this sub's conservation area consists of the waste water spray area needed for its waste water treatment operation. I have doubts that this many homes can be supported through an effective private waste water treatment system- the home/land ratio appears similar to that of Briar Chapel - and given the proximity to Jordan Lake I think the risk and consequences of a failed system are very high for all those who rely on water from Jordan.

I also believe that ineffective operation of the spray area itself may lead to high nitrogen and ammonia or chloride to the "conservation area" with run-off towards Jordan. I urge the Planning Board to examine this proposal with caution.

Thank you for your consideration!

Sincerely,  
Jennifer Hunt  
5116 Beaver Creek Rd  
New Hill NC 27562  
mobile 919 627 5026

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Kimberly and Dan,

The Conservancy at Jordan Lake, as proposed, through the First Plat application dated 12/21/2021 plans a large area of high density housing in an area currently designated as predominantly Agricultural in the Chatham County Future Land Use and Conservation Plan Map. Agricultural areas as noted in the 2017 Comprehensive Plan include single family homes but the type of housing proposed for The Conservancy at Jordan Lake is Compact Residential. This area is not located near a Community Center and is not suited for the type of housing proposed.

Neighboring properties have long established homesteads, businesses and activities that are in accordance with Chatham County land use requirements for an Agricultural area. Creating a Compact Residential Area, or building homes that are best suited to a Compact Residential Area in this location would be significantly disruptive and run counter to the County's published planning documents.

The Conservancy at Jordan Lake proposes the area of highest density with the least robust barrier to adjacent private property directly in line with an existing airstrip and within 275 yards of an existing outdoor shooting range. No provisions are established in the published application or supporting documents to create an aviation agreement, to notify potential deed holders of aviation surface and overhead considerations, or to notify potential deed holders of the existence of a shooting range.

Existing property owners have built homes, businesses and created livelihoods based on the County's established regulatory authority and Plan for land use. The current application for The Conservancy at Jordan Lake conflicts with current regulations for area use, is not located near a Community Center, threatens to significantly disturb the existing property owners, and fails to address the safety concerns of locating high density housing directly in the path of an existing airstrip. It is our hope that the Commission will note our concerns regarding the current application and will insist that, should a future application be submitted, the plan be amended to follow the current Land Use Plan, and to include consideration for the safety of existing adjacent property owners and potential deed holders/residents of The Conservancy at Jordan Lake.

Sincerely,

David Kuzdrall

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Dan/Kimberly-

I have a question for the planning board meeting this evening. I hope to be able to be online but with young kids it will depend on the schedule. Below is text of the question:

I am Jonathan Bell, co-owner of property AKPAR # 05524 which is located at the intersection of Highways Old US 1 and New US 1. I see in the proposal for development of the Conservancy that you are recommending changes to the intersection in which our land is located. This could result in a potential loss of our property to accommodate access lanes and signal lights. Can you explain how and when you anticipate the changes would be made if the planning commission approves your development and you make those changes. As a Chatham County land owner I wish I knew these proposed DOT changes were going to be made so I could have had input sooner.

Thank you,  
Jonathan Bell

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Hi Mr. Garrett. My name is Jeanne Scott. I live off of Beaver Creek Road in New Hill about two miles from the proposed location of the 1500 homes. I am totally against it with good reasons.

First, all the dump trucks, tractors, logging trucks, building supply trucks and workers going up and down that Old US 1? Are you kidding me? They'll destroy the road never mind all the traffic. That's Not

the worse part. They will destroy All that land. All the trees will be clear cut. All the poor wildlife will lose their homes. They'll kill all the wildlife that lives there.

Having all that many people moving in causing all the traffic on Old US 1 would be horrific. We do Not need all these homes here.

The people in charge of this cannot be allowed to only care about money. There's already so many subdivisions being built in New Hill along with all their plans for the golf course, etc. Can we care about conserving the forest and wildlife? Conserving New Hill? Have a lot slower growth? Can we keep it a place where people Want to live because it's a small town? Just because it was never incorporated doesn't give the right for Apex to keep coming in and taking over. And whoever else is a part of this. It Needs to be Stopped.

Not because I would give a damn about Any of the people moving in, but I can tell you for a 100 percent fact, that anyone living in that area is going to Hate it when the Chipping Mill starts up at 7:00 in the morning with Boom, Boom ,Boom. I used to live closer to there than I do now, and it drove me nuts. I can hear it from where I live now, which is about two or three miles down Beaver Creek.

I don't know why else besides money, Chatham County would allow this. It makes No sense at all. No to 1500 homes! No, no, no!

Thank you for your time.

## CHATHAM COUNTY PLANNING BOARD

Re: Zadell proposed subdivision 'The Conservancy at Jordan Lake'.

I pen this letter with the approval and support of all four families/owners on Leila Place, New Hill that are directly impacted by this proposed development.

My neighbors and I are not opposed to development, but we are opposed to development that does not fit with Chatham values, this tract 'as proposed' does not fit with those values.

1. Over density; 1200 acres, less golf course 160-180 acres, less spray fields, less buffers and 'green space', roads, etc. now reduces the buildable land to less than 800 acres for the proposed 1500 homes = over density. Shaddox Creek subdivision, a mile away, has lot sizes that average 4 to 6 acres = sensible parcels.
2. Traffic increase; New Elam Ch. Rd. (golf course entrance) and Old US-1 (primary subdivision entrance) traffic increase will be detrimental to all residents, as these roads are not designed or ready for such an increase

(including heavy equipment to clear and build subdivision), there are few alternative roads to use for travel from the tract, in any direction.

3. Light infiltration; the disruption of country living and the impact on wildlife in the area, from street lights and more so if the golf course has night driving range, should be unacceptable to any resident.

Suggestions:

- Minimum lot size should be in the 3-to-4-acre size with each lot having their own septic system, similar to the approved development behind William Brothers Trucking (Conservancy at Jordan Lake; tract #1), this would maintain the integrity of the land use and home values in the area.
- No golf course (it seems to be included to appease the board), we don't need the extra traffic, lights and noise. Make that land a 'green buffer' for wildlife, aesthetics and to maintain the country feel of rural America.
- New Elam Ch. Rd. does not have the easement to be widened, therefore any entrance from a subdivision of more than 10 or so residential homes would cause a traffic and noise problem for current owners.
- A fence/wall along property line with at least a 60-foot buffer should be considered to ensure the privacy of adjoining properties.

Thank you for your consideration in this matter.

Signed;

Davis family.

Cross family.

Obermiller family.

Hodges family.

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Dear planning department and board members,

We (my husband Rich and I) were present at the meeting tonight where the Oak Island road was discussed and I wanted to clarify a few things.

- Travis is incorrect that there is a maintenance agreement between the Oak Island subdivision residents and the owner of the parcels now owned by Saprolite and by Travis Blake. Oak Island subdivision has inherited access to the 60' right of way easement from the original owner of the property from which our subdivision was developed. There is a maintenance agreement in our neighborhood but the other property owners on Oak Island are not a party to that maintenance agreement.
- I believe that Travis said in the meeting something about there being two easements across both parcels, but I have been researching the whole easement question for months now and I don't believe that this is correct. The property now owned by Crown Estates has never granted any kind of easement of access along that property.
- Alison is correct that there was a pair of established oak trees at the entrance of the road, but those trees died some time ago and have been removed. We have tried to plant dogwoods and some other things but they have not survived so this is not a big concern for us.
- However, I'm not sure how feasible moving the road is, actually, because there is also a power line at the north edge of the easement which means the road would need to be moved south of the power line. In any case, we certainly would not want to bear any cost in moving the roadway, and would need our mailboxes to be moved in accordance with post office approval.

I also wanted to mention that there was a lot of talk about the traffic on 15-501 but most importantly to our community is the number of accidents along the 15-501 corridor, many of them fatal or causing significant injury. If this situation is not going to be alleviated for at least another ten years (and let's not forget how long the widening of 15-501 took!) the safety of our residents need to be considered.

Best wishes,  
Lynn Hayes

Comments about the access....

Even though they have a divided entrance into the subdivision, Old US1 is only 2 lane, and has a RR overpass going north that will prevent it from being widened. Beaver Creek Road is also only 2 lane, so the restriction problem is not as much within the subdivision as it is on the only road exiting the subdivision.

Scott Smith  
Proprietor

919-291-0095

-----Original Message-----

From: Joseph Sebik <[joeysebik@hotmail.com](mailto:joeysebik@hotmail.com)>

Sent: Tuesday, January 4, 2022 6:30 PM

To: GoToMeeting1 <[gotomeeting1@chathamcountync.gov](mailto:gotomeeting1@chathamcountync.gov)>

Subject: The conservancy

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Hello. We live on New Elam Church Road. We do not see our concerns about increased traffic on our road addressed by the developer. New Elam Church Road is already a cut through from Jordan lake to US 1 & from Hwy 64 to US 1. The increased number of people in this proposed neighborhood will increase traffic . A real study needs to be done on this.

Also, we are worried about increased noise and light pollution. Chatham County planning put out wonderful publications about maintaining our rural and agricultural landscapes and way of life, but 1500 homes in this area will damage the rural character of this area. We already have industry being recruited at US1 and Pea Ridge Road, now a large development.

Thanks,

Joe Sebik

Kathrine Cays

14 January

2022

176 Weaver Trail

New Hill, NC 27562

Dear Planning Department and Chatham County Commissioners,

I am writing to express my sincere and deep concerns for the proposed subdivision, The Conservancy at Jordan Lake, By Mark Ashness, P.E., on behalf of The Conservancy Real Estate Group, LLC.

Firstly, I want to point out Merriam-Websters definition of the word Conservancy:

1: a board regulating fisheries and navigation in a river or port

2a: CONSERVATION b: an organization or area designated to conserve and protect natural resources

Quoted from the Chatham County nc.gov website, "Chatham County is the home of Jordan Lake, a major recreational lake and water reservoir, but it also has several important rivers, including the Rocky River, the Haw River and the Deep River. The latter two converge to form the Cape Fear River." I opine strongly that these are essential and material resources for our community and neighboring communities that need to be protected by following the existing R-1 zoning ordinances and Army Corps. Rule.

This subdivision is planned to be an incredibly dense subdivision on a downward slope that feeds into Jordan Lake. There are 55 acres of wetlands included in the proposed subdivision property. I am convinced – along with many others – there are significant risks with the proposed private wastewater treatment spray field areas that will contribute to the nitrogen and chloride concentrations in the area and possibly Jordan Lake, and the environmental impact in general of this type of dense housing.

Chatham County planning has marketed excellent publications supporting maintaining our rural and agricultural landscapes and way of life, including the "small, specialized farms, including organic vegetables and unique nurseries that exist in our county." The plan for the inappropriately named high-density "Conservancy at Jordan Lake" subdivision of 1500 homes will destroy this area's rural character and way of life. Additionally, it does not appropriately place itself with the existing housing density in our area.

The Chatham County nc.org page suggests that "the rural character and way of life of this area is important" but adds that it is "important in our county along with tourism, real estate, and the arts." I believe and support that this objective is sincere and genuine. Further, I propose that real estate development be done as a true CONSERVANCY, as a foundation to protect our natural resources.

I respectfully request that the Board of Commissioners of Chatham County, NC seriously consider the following suggestion:

Minimum lot size for the Conservancy at Jordan Lake to be in size range of existing housing in the area. Each lot having its own septic system, like the approved development behind William Brothers Trucking (Conservancy at Jordan Lake; tract #1) and the Shaddox Creek subdivision, a mile away, that has lot sizes that average 4 to 6 acres. This would maintain the integrity of the area's land use and home values while protecting our natural resources.

Sincerely,

Sign: \_\_\_\_\_

Print: \_\_\_\_\_



January 17, 2022

Dear Chatham County Planning Board,

I am writing to express my deep concerns for the proposed subdivision, The Conservancy at Jordan Lake, by The Conservancy Real Estate Group, LLC.

This is an incredibly dense neighborhood on a downward slope that feeds into Shaddox Creek and Jordan Lake. There are 55 acres of wetlands included in the property. Neighboring

properties have wells for their family drinking water. On the topic of environmental impact, I have these concerns:

- The project will have a privately managed wastewater treatment plant. In the event of system failure, we will be at the mercy of the management company to remedy. In the case of Briar Chapel, there were sewage overflow and other violations since early 2017. As of August 2020, **15k gallons of raw sewage made its way to surface water** from the community's sewer lines. A solution was not proposed until the end of 2020, with a plan to finish by December 2021. That's FIVE YEARS of environmental catastrophe, assuming the issue is fully resolved now.
- The wastewater spray fields may contribute to the nitrogen and chloride concentrations in the area, potentially impacting private wells, Shaddox Creek and Jordan Lake.

Chatham County's marketing materials talk about maintaining our rural and agricultural landscapes and way of life, such as "small, specialized farms, including organic vegetables and unique nurseries that exist in our county." The plan for the inappropriately named high-density "Conservancy at Jordan Lake" subdivision is in direct conflict with the county's rural character.

- Lot density outside of zoning ordinance (R-1)
- High density home sites go against Plan Chatham guidelines for this area, designated as Rural & Agriculture on the Future Land Use and Conservation Plan Map
- This will increase our population by 400-600%, resulting in higher taxes, increased congestion, pollution, and the erosion of our rural character.
- There is an air strip and two shooting ranges adjoining the project's boundaries.
- Old US 1 is a rough, 2-lane road with no median. The area has no public sewer, grocery stores, drug stores, or hospitals – yet the majority of the project targets 55 and older residents.

I attended the first of two community input sessions offered by the developer and received a detailed report of the second. The overwhelming sentiment at both meetings was that the neighborhood is far too dense for this area...irresponsibly so.

I respectfully request that the Planning Board consider the following at the February 1 meeting:

- Maintain R-1 zoning with a minimum lot size approximately 1 acre/lot
- Require each lot to have its own septic system, or that the project be served by public sewer

I would also like to request that the developer address concerns brought up by citizens who speak at the next meeting. Our questions were ignored at the January 4 meeting.

Many thanks for your time and consideration.

Shelly (and Duane) Ryder  
141 Weaver Trail – New Hill, NC 27562  
919-323-0091



January 18, 2022

Dear Chatham County Commissioners,

As HOA president of Weaver Creek subdivision in New Hill as well as private resident in the area for 17 years, I am writing to express my serious reservations about the proposed subdivision, The Conservancy at Jordan Lake, by The Conservancy Real Estate Group, LLC.

There are (2) main issues I do not feel like have been properly addressed thus far in the proposal of this development – the managed wastewater plan as well as the surrounding road infrastructure.

Regarding the managed wastewater plan – this neighborhood will be on a downward slope that feeds into Shaddox

Creek and Jordan Lake. In addition, the amount of lots have ballooned in size from the original plan – making the area

highly congested and dense. How the wastewater is handled from all these homes will have a direct impact on the Conservancy residents, the surrounding residents who have private wells, as well as the environment. For example, the wastewater spray fields planned for the Conservancy will add much higher nitrogen and chloride concentrations in the area, potentially negatively impacting private wells, Shaddox Creek and Jordan Lake. A private wastewater treatment plant managing the Conservancy is also risky, given its expanded size. There stands a reasonable likelihood that a system failure will need dealt with at some point, and then everyone will be at the mercy of the management company to remedy. Briar Chapel, another highly condensed neighborhood, has been living with the scenario for years now as there have been sewage overflow and other violations since early 2017. As of August 2020, **15k gallons of raw sewage made its way to surface water** from the community's sewer lines. A solution was not proposed until the end of 2020, with a plan to finish by December 2021. That's five years (and running) of environmental catastrophe; the residents and HOA are still today trying to remedy the situation. To this end, I respectfully request:

- Consider reducing the number of lots planned
- Maintain R-1 zoning with a minimum lot size approximately 1 acre/lot. Respect the Plan Chatham guidelines for this area, designated as Rural & Agriculture on the Future Land Use and Conservation Plan Map
- Require each lot to have its own septic system, or that the project be served by public sewer so that there is not so much strain put on a wastewater plant and effects to the environment are mitigated

Regarding the surrounding road infrastructure, what is the plan by the developers and the county to accommodate such expansion? Old US 1 is a rough, 2-lane road with no median and little to no shoulders. In the last 5 years we have already seen quite a jump in traffic in the area, and this development would increase another 400-600%. Current road infrastructure simply cannot support without significant backups, increased potential for accidents and accelerated road deterioration. We cannot afford to have a “wait and see” approach to address a situation we can reasonably predict now but would need to reactively deal with later down the road. To this end, I respectfully request as a condition of the Conservancy moving forward that:

- A **funded** road infrastructure plan be put in place with an agreed upon timeline that is developed and **delivered in parallel** to this neighborhood

I understand that counties and cities expand over time, that is inevitable. But planning for the growth responsibly - by learning from serious issues that neighboring areas (such as Briar Chapel) have experienced, is critical. The probable sewage issues, along with the many issues the certain traffic congestion and road deterioration will cause – can be prevented NOW if alternate plans are considered. Adding this new neighborhood into our larger community is more than just a short-term construction

project. The impact of how this is architected will have implications for its residents and surrounding community members for years, long after the developers have closed the contract, finished the last house, and left. I urge you to please rethink and replan in the above areas so that more of the community can support this growth.

Thank you for your consideration,

Amy and Jason Clauss

President, Weaver Creek Subdivision HOA, New Hill

Resident of 88 Weaver Trail, New Hill, NC 27562

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January 30, 2022

Dear Chatham County Planning Board,

The Conservancy at Jordan Lake, as proposed, through the First Plat application dated 12/21/2021 and subsequent updates made through 1/30/22 still shows plans for a large area of high density housing in an area currently zoned as R-1 and designated as predominantly Agricultural in the Chatham County Future Land Use and Conservation Plan Map.

This proposal markets itself as a conservancy subdivision yet it aims to ignore the current R-1 zoning rules, take unfair credit for lands already required to be set aside and protected within riparian buffers and claims that 50-foot wide slivers of land flanked by Compact Residential structures should be counted and marketed as "open space". Chatham County Future Land Use documents define the suitable locations for Compact Residential as those areas located near a Community Center. This area is not located near a Community Center and is not suited for the type or quantity of housing proposed.

None of the revised documents show that any adjustments have been made in order to ensure the safety of all stake holders with regard to the existing airstrip adjacent to the proposed subdivision. In fact, the Conservancy at Jordan Lake still proposes the area of highest residential density with the least amount of setback to adjacent private property to be directly in line with the existing airstrip and within 275 yards of an existing outdoor shooting range. No provisions are established in the published application or supporting documents to create an avigation agreement, to notify potential deed holders of avigation surface and overhead considerations, or to notify potential deed holders of the existence of a shooting range. According to the Chatham County Planning Board Notes dated February 1, 2022 " Per Mr. Robinson, notification of the private shooting ranges, chipping mill, and private airstrips will be disclosed in the lot purchaser as part of the contractual documents." This is a step in the right direction, however, this statement does not define which contractual documents will contain the disclosures, define how spec builds would be handled where the final transaction would not occur as a "lot purchase" nor does it guarantee that the notices will be made to the residents or property owners within a subdivision.

Neighboring properties and area stakeholders have long established homesteads, businesses and activities that are in accordance with Chatham County land use requirements for an Agricultural area

and R-1 zoning. Creating a Compact Residential Area, building structures that are best suited to a Compact Residential Area, or putting such a large number of structures in this location would be significantly disruptive, unsafe and run counter to the County's published planning documents.

Respectfully, I request that the Chatham County Planning Board and Board of Commissioners reject the proposal as written and require at a minimum the following actions to be taken:

- Reduce the total number of lots planned
- Maintain R-1 zoning with a minimum lot size approximately 1 acre/lot
- Respect the Chatham County Future Land Use guidelines for this area which designate it as predominantly Agricultural (R-1 zoning)
- Require each lot to have its own septic system, or that the project be served by public sewer
- Adjust the layout of this or any future subdivision proposal such that avigation surface and overhead considerations are properly taken into account for the safety of all stakeholders

Sincerely,  
David Kuzdrall

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To the Planning Board,

I'm writing to you regarding my extreme concern about the Conservancy residential development project under consideration. While not a direct neighbor, we are maybe a mile away as the crow flies. But the looming impact of this project on the traditions of our "neighborhood" is already felt.

We moved out of Raleigh, and suburbia, to Chatham County 10 years ago. What drew us here was the beauty of the land, farming community, and access to natural resources while being close enough to the cities for all the modern accoutrements ... but not too close. Though we started by just bringing our horses, we learned how to raise chickens, how to grow a garden, how to recapture overgrown farmland and soon we will add more livestock. Venison is stocked in our freezer thanks to a gracious plenty of resident deer. Former tobacco fields now wave with a variety of forage grasses. We are passionate about regenerating the soil, having stopped the spray of herbicides and pesticides on our land. We have partnered with a beekeeper who is as excited as we are to grow his hives where they won't be in danger from chemicals. This spring we are planting native pollinator gardens. We are diversifying the plants growing in our pastures. We are inspired by the tens upon tens of bald eagles that frequent our farm, more every year, and by the masses of blue herons that nest on our pond. We have been welcomed by multitudes of neighbors who use their land in a multitude of ways. We have been embraced by the Chatham County that attracted us here.

WE ARE, in fact, conserving what makes Chatham County special.

And this is just a sampling of what Chatham County is known for. We are preservationists of our traditions, our natural resources, the arts, and entrepreneurship, with residents who often go back multiple generations, are fiercely proud, and even a little quirky ... I could go on.

What is Chatham NOT known for? The suburb after suburb of Apex, Morrisville and Cary. Thankfully. There is enough of that product elsewhere in the Triangle. They can keep it. That is not who we are.

So we are incredibly disturbed by this project that will pack thousands and thousands of people and even more vehicle trips onto our already busy county roads. We are not "in town" where one might expect this type of neighborhood. The density of this project will destroy forever some of NC's most valuable farmland. This is personally disheartening, especially just as small-scale family farming is making a comeback in this state. But it is downright offensive that The Conservancy presents itself as "conserving" of the natural resources from which Chatham County earns its reputation. Timber management, natural spaces and conservation spaces overlap each other as this developer double-dips to further densify. Instead of truly conserving this assemblage (perhaps as 10 acre lots that conserve the trees, creeks, wildlife, roll of the land, privacy, control of waste and natural environment), cul-de-sacs and sprawl will ruin what makes Chatham County unique. The fact that, in order to develop this density, sewage will be processed on site and the effluent will be sprayed out on the open areas should be ringing alarm bells everywhere! How many opportunities will this sewage system provide for screw ups? What have we learned from the Briar Chapel debacle? And from a conservation standpoint, who is going to be verifying the safety of this biosludge, laced with medication, heavy metals, free floating bacteria and other chemicals? Who is going to protect the surrounding properties and countryside when it seeps into groundwater and overflows into Shaddox Creek?

There really is no doubt that this development does not meet the spirit of "conservation". This is no conservation district with the overwhelming development impact these thousands of homes will have on our neighborhood. Meanwhile, the fact that our land benefits from creeks and forests and low lands simply affords this developer the ability to tag such spaces as contributing factors to their conservation plan when in truth the land would not be buildable under any traditional subdivision regulation.

Ladies and Gentlemen: this project is a mockery. Its only benefit is to place thousands of people with convenient access to buzz north or south on US1, out of the County. It is grossly out of scale for our country neighborhood. It is surely not what was intended by the word "conservation".

I implore each of you to put a stop to this anti-conservation project and rethink and guide the developer to an appropriate stewardship of this land assemblage, this Chatham County land which is the definition of a non-renewable resource.

Please.

Before our residents lose what is special to Chatham County and which, if this proceeds, we will never get back.

Respectfully,  
Robin Anders  
New Hill, NC 919-369-6713

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Mr. Garrett,

I am writing to ask you to oppose "The Conservancy" in New Hill. As a neighbor to this massive development, I believe it does not fit into the way of life that has been established for generations, in this area. Although by the manipulating and stretching of conservation standards, it meets the criteria, I do not believe it holds to conservation standards, as most people would define them. As for the spray system, many experts in the field, believe this will be harmful for the agriculture in the area. I realize I am not educated in the area of spray systems but I do know there are differing opinions on the topic and we can't be sure this is safe for the soil. I realize that growth is inevitable and understand why people would want to live in Chatham County, but this development is not the answer to responsible growth. Please oppose this development.

Thank you,  
Meredyth Johnson

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Hi Dan. Wanted to drop you a quick note. I live very near the planned Conservancy, we are on the west side of Pea Ridge near New Elam Ch Rd. We are very concerned about these plans and we want to express our opposition. Reasons too numerous to list but primarily because of the impact on the nature beauty and families attempting to live a peaceful farming type lifestyle. Roads and other infrastructure seriously lacking and let's mention the impact on the wildlife and the land in general. We and all of neighboring folks are deeply opposed. Please hear our plea. Please move along...

Susan

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Members of the planning board,

I am writing to you in regards to a proposed development in my community, The Conservancy at Jordan Lake. Like many of my neighbors, I am concerned that this project is an unhealthy fit for our area.

We moved to this area from the town of Pittsboro 10 years ago to escape the sprawl. We do not directly border this proposed development, but it is about a mile distance from our small farm. My children play in the seasonal stream that runs along one side of our property. My dairy goats and horses graze on my pastures. The farmland, the forests, the creeks, the wildlife, all of the beauty that our rural environment provides, is why we live here. We care for and tend to our land with care so that our children and hopefully one day, our children's children can enjoy this land and become responsible stewards of it as well. If this is not the very definition of "conserving" what makes Chatham County special, I am not sure what is.

My family takes great pride not only in our farm, but in our rural community and I urge you to step back and consider what responsible growth looks like for this area of Chatham County. A 1500 unit

development here (that requires spraying effluent to maintain it) does not seem to fit when I think about a responsible way to preserve and enhance our way of life. Surely, this cannot be considered "conservation". I want to make it clear that I am not in any way opposed to responsible and community-enhancing growth. However, this type of growth is the polar opposite of what we love and work so hard to maintain here.

I am well aware that it is in developer's best interests to push the envelope on proposed projects and that is exactly what seems to be happening. The developers have significantly increased the scope of this project over time and with that in mind, I urge you once again to please consider what is best for our community and for Chatham County.

I implore you to listen to the residents of this community, to have our voices heard, and our concerns considered in earnest. **This is already our home.**

Looking to the future, The Conservancy residential development is not my only concern. I worry that if this project is approved and this development is permitted, it will set a precedent that will lead to a level of growth that will change this area to the point that it is no longer recognizable.

Please. Help protect what is special to us and to Chatham County. Once that is lost, there is no way to go back.

Kind regards,  
Noelle Grulke  
New Hill, NC Resident

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

My name is Donna Pritchett. My husband, Jay, and I live at 57 Blackburn Road, New Hill. Our property borders Beaver Creek Road and is located about 1 mile from the intersection of Beaver Creek Road and Old US-1. We attended the Planning Board meeting on January 4<sup>th</sup> and have the following input regarding the development of the Conservancy at Jordan Lake.

--Although the traffic study suggested that most members of the Conservancy at Jordan Lake will exit the community and go south on Old US-1 to gain access to US-1, we disagree. Many people that live in southeast Chatham County, southern Chatham County, western Wake County, and even Lee County use Beaver Creek Road to travel to areas such as Chapel Hill, Durham, RTP, and western Wake County. Many people also take Old US-1 north to New Hill Olive Chapel Road to cut across to Highway 64 or take Beaver Creek Road to Highway 64 or points north. The roads mentioned are 2-lane roads. We feel that the increase in traffic along Beaver Creek Road will be dangerous for the residents trying to pull out from the many gravel roads along this route. This challenge has already been demonstrated with the addition of the Jordan Pointe development and Apex-Friendship schools and the increase of accidents along Old US1. Additionally, the increased construction traffic on Beaver Creek Road is unaccounted for in the impact discussion or what the developer will do to keep both Old US1 and Beaver Creek Road maintained.

--We never heard in the meeting what will be done to improve broadband internet access in this part of the county with the additional 1500 residences being added. We all know this is a problem in all rural

areas. We can say it is definitely a problem in this area which was made more apparent during the pandemic when many of us were forced to work from home. We have very limited options for internet in this part of the county.

--Another topic we never heard mentioned in the meeting was the impact these 1500 additional residences would have in the event of an emergency evacuation declared at the Shearon Harris generation plant. This could prove disastrous with so many residents in this area trying to gain access to the evacuation routes on US-1 South and US-64. We all hope this never happens, but those of us in the evacuation area know we all have to be prepared for the possibility. The addition of the increased competition to get to the evacuation route needs to be addressed to satisfy the impact of the compact community within the primary evacuation zone of the generation plant.

Additionally, the creek that flows across our property will have inflow from the developed area with no discussion of how this flow will impact the creek that ultimately flows into Jordan Lake or our ground water.

We are registered to attend the meeting on February 1<sup>st</sup>. We would like to share this during the public input session of the Planning Board meeting.

Thank you for the opportunity to give input regarding this development. We do understand that development is coming, but one of this size in this part of the county doesn't seem to make sense.

Donna and Jay Pritchett

**From:** Robin Anders <[randers@triprop.com](mailto:randers@triprop.com)>

**Sent:** Monday, February 7, 2022 1:46 PM

**To:** Karen Howard <[karen.howard@chathamcountync.gov](mailto:karen.howard@chathamcountync.gov)>; Mike Dasher <[mike.dasher@chathamcountync.gov](mailto:mike.dasher@chathamcountync.gov)>; Diana Hales <[diana.hales@chathamcountync.gov](mailto:diana.hales@chathamcountync.gov)>; Franklin Gomez-Flores <[franklin.gomez@chathamcountync.gov](mailto:franklin.gomez@chathamcountync.gov)>

**Cc:** Lindsay Ray <[lindsay.ray@chathamcountync.gov](mailto:lindsay.ray@chathamcountync.gov)>

**Subject:** Letter to the Commissioners re: The Conservancy

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To the Board of Commissioners:

I'm writing to you regarding my extreme concern about the Conservancy residential development project under consideration. While not a direct neighbor, we are maybe a mile away as the crow flies. But the looming impact of this project on the traditions of our "neighborhood" is already felt.

We moved out of Raleigh, and suburbia, to Chatham County 10 years ago. What drew us here was the beauty of the land, farming community, and access to natural resources while being close enough to the cities for all the modern accoutrements ... but not too close. Though we started by just bringing our horses, we learned how to raise chickens, how to grow a garden, how to recapture overgrown farmland and soon we will add more livestock. Venison is stocked in our freezer thanks to a gracious plenty of resident deer. Former tobacco fields now wave with a variety of forage grasses. We are passionate about regenerating the soil, having stopped the spray of herbicides and pesticides on our land. We have

partnered with a beekeeper who is as excited as we are to grow his hives where they won't be in danger from chemicals. This spring we are planting native pollinator gardens. We are diversifying the plants growing in our pastures. We are inspired by the tens upon tens of bald eagles that frequent our farm, more every year, and by the masses of blue herons that nest on our pond. We have been welcomed by multitudes of neighbors who use their land in a multitude of ways. We have been embraced by the Chatham County that attracted us here.

WE ARE, in fact, conserving what makes Chatham County special.

And this is just a sampling of what Chatham County is known for. We are preservationists of Chatham County traditions, natural resources, the arts, and entrepreneurship, with residents who often go back multiple generations, are fiercely proud, and even a little quirky ... I could go on.

What is Chatham NOT known for? The suburb after suburb of Apex, Morrisville and Cary. Thankfully. There is enough of that product elsewhere in the Triangle. They can keep it. That is not who we are.

So we are incredibly disturbed by this project that will pack thousands and thousands of people and even more vehicle trips onto our already busy county roads. We are not "in town" where one might expect this type of neighborhood. The density of this project will destroy forever some of NC's most valuable farmland. This is personally disheartening, especially just as small-scale family farming is making a comeback in this state. But it is downright offensive that The Conservancy presents itself as "conserving" of the natural resources from which Chatham County earns its reputation. Timber management, natural spaces and conservation spaces overlap each other as this developer double-dips to further densify. Instead of truly conserving this assemblage (perhaps as 10 acre lots that conserve the trees, creeks, wildlife, roll of the land, privacy, control of waste and natural environment), cul-de-sacs and sprawl will ruin what makes Chatham County unique. The fact that, in order to develop this density, sewage will be processed on site and the effluent will be sprayed out on the open areas should be ringing alarm bells everywhere! How many opportunities will this sewage system provide for screw ups? What have we learned from the Briar Chapel debacle? And from a conservation standpoint, who is going to be verifying the safety of this biosludge, laced with medication, heavy metals, free floating bacteria and other chemicals? Who is going to protect the surrounding properties and countryside when it seeps into groundwater and overflows into Shaddox Creek?

There really is no doubt that this development does not meet the spirit of "conservation". This is no conservation district with the overwhelming development impact these thousands of homes will have on our neighborhood. Meanwhile, the fact that our land here benefits from creeks and forests and lowlands simply affords this developer the ability to tag such spaces as contributing factors to their conservation plan when in truth the land would not be buildable under any traditional subdivision regulation.

Ladies and Gentlemen: this project is a mockery. Its only benefit is to place thousands of people with convenient access to buzz north or south on US1, out of the County. It is grossly out of scale for our country neighborhood. It is surely not what was intended by the word "conservation".

I implore each of you to put a stop to this anti-conservation project and rethink and guide the developer to an appropriate stewardship of this land assemblage, this Chatham County land which is the definition of a non-renewable resource.



Please.

Before our residents lose what is special to Chatham County and which, if this proceeds, we will never get back.

Respectfully,  
Robin Anders  
800 Woods of McCoy Road, New Hill, NC  
919-369-6713

January 4, 2022

My name is Scott Smith and I own a 72 acre farm that abuts the proposed subdivision on its eastern border. I would like to address several concerns. I've previously spoken about some of these concerns at the former Shaddox Creek Subdivision zoning meeting, which is the predecessor subdivision to this same group.

First, with respect to the Agenda Attachments on the Chatham County website, on the Adjoining Property Owners Map, FMR Investments LLC's name is listed over my property that is immediately adjacent to the proposed development. FMR Investments LLC is not, nor has ever been the owner of the property that their name is attached to on the map. I have owned it for over a decade. The map makes it appear that FMR is the adjoining property owner to their own subdivision, and that my land is outside of the buffer zone around the subdivision, which is factually misleading.

Second, I have two shooting ranges on my property, a 500 meter rifle range and a sub-grade pistol range. The backstop for my rifle range is approximately 500' east of the ~~western~~ eastern property line of the proposed subdivision, and the entirety of my pistol range is approximately 550' east of the ~~western~~ eastern property line. I am concerned about the potential for new owners to move into the subdivision and create problems for me due to the noise emissions from my ranges.

Third, along with my neighbors Roy and Anita Brooks, we have a private grass airstrip on our adjoining property. The approach and departure flight path is immediately above the proposed eastern most residences on the subdivision. In 2004, prior to undertaking any property improvements or flight operations I approached Chatham County Planning Department to request guidance about my intended use of my property as a private grass airstrip. On March 30, 2004 Planning Director Keith Meggison responded that Chatham County interpreted my proposed use of a portion of my property as a private grass airstrip to be an "permitted accessory use of my property". See attached letter from Director Meggison. I am concerned about the potential for new owners to move into the subdivision and create problems for me due to the noise emissions and flight operation from my airstrip.

The City of Apex has recently dealt with a similar situation regarding Deck Air Park located off of Highway 64 and a proposed subdivision planned for next door. Their solution was to require an "Avigation Notice" to be included in the deeds of the subdivision, acknowledging the presence of the airstrip. This seems like a reasonable request and I propose that if the subdivision is to be approved in any configuration that a statement similar to the following will be included on all deeds / plats:"

**AVIGATION NOTICE. Whispering Pines Farm (Hay Pasture Airstrip), an active airstrip preexisting to the subdivision and an approved use by Chatham County of the property, is located near this subdivision and the flight paths of aircraft landing, taking off, and flying nearby pass directly over this subdivision.**

**The lots shown this plat will be subject to the impacts of the aviation uses that to, from, at and nearby Hay Pasture Airstrip for so long as that airstrip may continue to be used.**

A similar notice can be incorporated into the deeds regarding the shooting ranges.

**Whispering Pines Farm shooting ranges, allowed use of the property and preexisting to the subdivision, is located near this subdivision and the noise emissions from said shooting ranges will be heard on subdivision lots. The lots shown on this plat will be subject to the noise impacts of the firearms uses at the Whispering Pines Farm shooting ranges for so long as those ranges may continue to be used.**

In addition to the deed / plat notices above, what would be ideal would be for the developer to make a slight adjustment to the proposed structure locations so as to not location residences immediately under the approach and departure lanes to the airstrip.

The developer is proposing to place the most dense collection of homes on the eastern edge of the development and immediately under the flight path for the airstrip, as well as only 500' or so away from the shooting range berms. The narrowest slice of buffer zone is on the eastern side of the project – adjacent to my farm. It seems to me that a buffer is more warranted near a shooting range and airstrip than it is next to existing Corps of Engineering Game lands – which are already and will remain unoccupied. I'd like to request that the design be modified so as to remove this dense collection of homes from being close to the range as well as directly under the flight path, and to increase the width of the buffer zone along the eastern edge of the project adjacent to my land.

I am also concerned regarding the potential for residents to trespass on my property, especially considering that there are both shooting as well as flight operations, and would like to see the developer install a fence along our property line.

My personal thanks to the Chatham County Staff and employees for all of their hard work on our behalf.

Respectfully submitted,

Scott Smith

February 1, 2022

My name is Scott Smith and I own a 72 acre farm that abuts the proposed subdivision on its eastern border. I would like to address several concerns. I've previously spoken about some of these concerns at the former Shaddox Creek Subdivision zoning meeting, which is the predecessor subdivision to this same group, as well as at the January zoning meeting.

I have previously spoken about the grass airstrip that Roy and Anita Brooks and I own, as well as three shooting ranges – two on my property and one on the Brook's, so I will not spend more time on them other than to request that prior to zoning approval, that the developers clearly state how they will be notifying each purchaser about the the fact that they are moving in next door to existing air strips and firing ranges.

I would like to state up front that in general I am not opposed to development. Properly planned and implemented, it benefits the county. Also, I am not opposed to a subdivision adjacent to my farm.

My concerns are that the developer appears to be exceeding the intent of the conservation subdivision guidelines, to the detriment of the neighbors as well as potential future subdivision property owners.

These concerns include:

1 – The density of the development. This is a rural area. There are no community centers near this proposed subdivision. It is approximately 9 miles by road to the nearest Grocery Store, a Target in Holly Springs. It's 11 miles to Publix in Apex, 9 miles to the closest Harris Teeter, Food Lion, etc.

Shopping for school supplies, clothing, sporting goods, etc is also at least 8 miles away, as are the nearest restaurant's.

The closest schools in Chatham County are approximately 8 miles away. Apex has a school that is around 5 miles away.

There are a lot of compact residential structures which are a part of this development. Under Chatham County rules, Compact residential Structures should only be located near a "community Center". However, there are no community centers near this proposed subdivision

With no community centers nearby to offer something for residents to do, I am concerned for the potential for trespassers from the development to come onto my land. This is especially a concern due to the shooting ranges and airstrip. I feel it reasonable to request that a fence suitable for containing personnel and off-road vehicles should be installed by the developer between his property and mine.

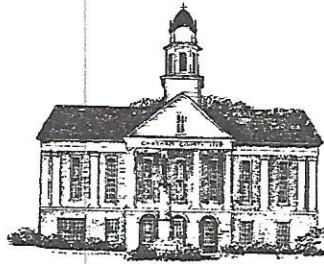
My personal thanks to the Chatham County Planning Board members, the Staff and employees for all of their hard work on our behalf.

Respectfully submitted,

Scott Smith

# COUNTY OF CHATHAM

PLANNING DEPARTMENT  
POST OFFICE BOX 54  
PITTSBORO, N. C. 27312-0054



PHONE: 919-542-8204  
FAX: 919-542-0527  
email: keith.megginson@ncmail.net

ORGANIZED 1770

707 SQUARE MILES

March 30, 2004  
RE: Private grass landing strip  
Scott Smith  
6588 Beaver Creek  
New Hill, NC 27562

Dear Mr. Smith,

On March 12 Paul Messick asked that I write you concerning your proposed use of a portion of your property as a private grass landing strip. I apologize for the delay in my response. Your property is located in a portion of Chatham County where our Zoning Ordinance is applicable and is situated in an RA-40 district. The requirements of the district may be found on the County web site at [www.co.chatham.nc.us](http://www.co.chatham.nc.us) under the heading of Planning and then View land use ordinances and regulations. It is our interpretation that the use you propose fits within the permitted uses listed as "Accessory uses and structures clearly incidental to the permitted use". Since the primary use of the property is for residential use the private grass landing strip is considered accessory. If you have questions about this give Ms. Lynn Richardson (542-8207) or me (542-8205) a call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Keith Megginson".

Keith Megginson  
Planning Director  
Chatham County

Cc: Paul Messick  
Lynn Richardson