

March 17, 2022

Dear Chatham County Board of Commissioners,

In the Chatham County Future Land Use and Conservation Plan Map the county geographically represents the "intended land use pattern" for the entire county. The map provides a visual representation of the Comprehensive Plan adopted in 2017, a document published to communicate to the public Chatham County's land-use policies and strategies to be used in decision-making. Should the Commission extend approval to the proposal for The Conservancy at Jordan Lake as is, the commitment made to the citizens of Chatham County through the policies and strategies adopted in the Conservation Plan would be broken.

Specifically I'd like to draw your attention to:

A. Land-use Policy 3 on p63 - addresses facilitating development of communities within areas indicated as suitable on the Future Land Use Map such as Community and Neighborhood Centers, Village Centers, in Crossroad Communities and within Compact Residential Areas. **The Conservancy at Jordan Lake is a high density major subdivision seeking to be in the middle of an area designated by Chatham County as Agricultural Area.**
County Policy: NOT MET!

B. Land-use Policy 5 - on p66 New development should demonstrate design principles that preserve rural and small town character.

Strategy 5.2 - Encourage residential development types that fit the character of different areas of the County. Specifically, Conservation Subdivisions are to be encouraged in Rural and Conservation Areas.

Strategy 5.2 further outlines Agriculture Friendly Subdivisions as appropriate subdivision for Rural and Agricultural areas as designated on the Land Use Map.

The Conservancy at Jordan Lake is a high density major subdivision seeking to be classified as a Conservation Subdivision located in an Agricultural Area NOT a Rural or Conservation Area.

County Policy and Strategies: NOT MET!

C. HL Policy 14 - Encourage conservation for environmental health.

Strategy 14.3 -"Too often, open space within a planned neighborhood is merely the remnant pieces of land not well suited for development. Homes and other structures are typically oriented away from such spaces, and they often become inaccessible and are poorly maintained. The County should encourage developers to choose conservation design option through which open space is delineated first and then becomes a featured element in the design— and an amenity in the neighborhood—rather than an afterthought."

The Conservancy at Jordan Lake design fails to appropriately and safely organize the open space which is evident by the many, narrow slivers of land between buildings and adjacent property. A substantial portion of the open space (~240 acres) is marked as wastewater spray fields and the planned area of highest density, compact residential structures are shown to be directly inline with an airstrip and with the least amount of setback from adjacent property.

County Policy and Strategy: NOT MET!

D. HL Policy 16 Support efforts to broaden the range of housing options that are suitable for older residents.

Strategy 16.1 Allow a variety of housing products that meet the preferences of people 55 years old and above.

Strategy 16.2 Encourage neighborhood design and location that support active living for seniors. Allow mixed-residential development that includes products aimed at seniors (patio homes, cohousing, etc.) within walking distance of (and connected to) neighborhood retail centers. Independence is enhanced by being able to walk safely to grocery stores, drug stores, restaurants, senior centers, hair salons, etc.

The Conservancy at Jordan Lake purports itself as a housing product that meets the preferences for people 55 but is in no proximity (20 minute drive) to any of the safe walk centers.

County Strategy: NOT MET!

E. AGR Policy 6 p 98 Encourage Agricultural Friendly Design. Strategy 6.1 Encourage only low density development in Agricultural Areas **The Conservancy at Jordan Lake is not low density.**

Strategy 6.3 Require all major subdivisions, or just those receiving county water to be designed as Agricultural Friendly Developments. - This is also Action Item 3 on p148

The Conservancy at Jordan Lake would require County water utilities and does not meet the requirements for an Agricultural Friendly Development. County Policy and Strategies: NOT MET!

F. Strategic Agricultural Areas - The 2009 Farmland Protection Plan recommended mapping strategic agricultural lands in the County and establishing land use policies to protect them. The map on p. 101 designates the land area proposed for The Conservancy at Jordan Lake as Medium High Agricultural Suitability

County Adopted Farmland Protection Plan: NOT MET!

G. Utility Policy 5 Support agricultural operations with utility policies.

Strategy 5.1 Limit utility extensions or upgrades in key agricultural areas (Agricultural Areas on the Future Land Use Plan and concentrations of agricultural areas shown on the strategic farmland map).

The Conservancy at Jordan Lake would require water utilities upgrades in an Agricultural Area. County Policy and Strategy: NOT MET!

The Conservancy at Jordan Lake seeks to be located in the least suitable area (excepting Parks/Protected Lands) of any land type designated by Chatham County. This commission, many of you were members that, approved the Conservation Plan and in part, its introductory statement, "The more rural parts of the County are also undergoing changes that threaten agriculture and quality of life." Chatham County's citizens relied on you and trusted you to acknowledge the problem, make a plan for our community success and we need you now to help prevent development that is out of step with the policies and strategies you approved.

From: Lorraine McAvoy <lcmcavoy@gmail.com>

Sent: Sunday, March 20, 2022 3:33 PM

To: Lindsay Ray <lindsay.ray@chathamcountync.gov>

Subject: BOC Meeting 3/21 - Email Comments - Conservancy at Jordan Lake

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.

Ms. Ray - I am emailing you my comments as I will not be able to attend tomorrow's meeting in person. Please let me know if you need any additional information.

Thank you for your time.

Dear Chatham County Commissioners,

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 a high-density neighborhood that includes 55 acres of wetlands. The proposed neighborhood is on a downward slope that feeds into Shaddox Creek and Jordan Lake. The neighboring properties, including my own, have wells for drinking water. The

environmental impact of such a dense neighborhood with slopes that feed directly into the creek and lake, has the potential to be catastrophic.

- 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. - Unacceptable
- The wastewater spray fields may contribute to the nitrogen and chloride concentrations in the area, potentially impacting private wells, Shaddox Creek and Jordan Lake.

We moved to this area from Raleigh in 2018 to escape from overdevelopment. When researching Chatham County's marketing materials, it talked about maintaining the rural and agricultural landscapes and way of life. That was a key factor in deciding to move here. This plan for the subdivision, ironically called "Conservancy at Jordan Lake", does nothing of the sort. It does not conserve anything. It takes away from the county's rural character.

- It is a high-density compact community that does not meet the requirements of the agricultural designation of the area in the Comprehensive Land Use Plan
- It violates the stated purposes of the county subdivision regulations
- It presents significant traffic congestion and road hazard concerns with the 13,000+ daily trip volume that will put on two lane rural roads
- Though they may "check the requirement boxes", this is a gross abuse of the intent of Conservation Subdivision guidelines and sets a dangerous precedent for future abuse and development in areas designated as agricultural by the Comprehensive Land Use Plan.
- 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. While I understand that development will happen and welcome it, I request that it is done so in a responsible manner.

I respectfully request that the Board of Commissioners consider the following:

- 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

Many thanks for your time and consideration.

Lorraine McAvoy & Alex Mowl
1801 New Elam Church Road
New Hill, NC 27562
(631) 831-2897

From: Shelly Ryder <shelly.ryder@protonmail.com>
Sent: Sunday, March 20, 2022 8:20 PM
To: Lindsay Ray <lindsay.ray@chathamcountync.gov>
Subject: March 21 BOC meeting -- letter regarding 22-4212

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 Lindsay. Please find below my opposition letter against the Conservancy at Jordan Lake. I won't be able to attend the meeting tomorrow due to working full time. Please make sure that the Commissioners are aware of my concerns. Thanks!

March 20, 2022

RE: March 21 BOC Meeting, file # 22-4212 – The Conservancy at Jordan Lake, First Plat

Dear Chatham County Commissioners,

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. Additionally, it does not appropriately place itself with the existing housing density in our area.

- 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. It's interesting to note that in the developer's Legislation Details, they mention only the SECOND community meeting, for which only 16 people attended. They neglected to mention the FIRST community meeting, which had amazing attendance (standing room only). Also lacking from the Legislation Detail is any mention of how the **community adamantly opposed this density of homes in this rural area**. Please consider this convenient omission on the part of the developer.

I respectfully request that the Board of Commissioners consider the following:

- 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

Many thanks for your time and consideration.

Shelly (and Duane) Ryder

141 Weaver Trail – New Hill, NC 27562

919-323-0091

From: Nick Robinson <robinson@bradshawrobinson.com>

Sent: Monday, March 21, 2022 10:31 AM

To: Mark Ashness <mark@cegroupinc.com>

Cc: Jason Sullivan <jason.sullivan@chathamcountync.gov>; Kimberly Tyson

<kimberly.tyson@chathamcountync.gov>; Lindsay Ray <lindsay.ray@chathamcountync.gov>

Subject: Re: FW: NEW SUBMISSION: Chatham County Board of Commissioners Meeting Participation Registration

All,

Just clarifying a small portion of Mark's reply below that the first Community Meeting was held on June 3, 2022 (not in May).

Thanks.

Nick

On Mon, Mar 21, 2022 at 9:57 AM Mark Ashness <mark@cegroupinc.com> wrote:

All: We had a Neighborhood Mtg in May for the initial proposed project. That plan included a public golf course and a conservation subdivision with a 2nd access to lower Thrift Road.

After feedback from the initial meeting and EIA review we eliminated the access road to Lower Thrift and withdrew the golf course special use permit.

We submitted a 1st Plat application in September 2021 to the County (which included the May neighborhood meeting report). That September submission reflected the changes in the land plan which included changing the secondary access to an emergency access (now from Partian Road).

We received review comments from Kim in October (email attached) indicating we would need to have a new Neighborhood meeting due to the plan changes and a revised 1st Plat Submission after the neighborhood meeting.

At the neighborhood meeting we went over the changes we made from the original submission; and covered the same comments from the original meeting. The new neighborhood meeting was held on November 8th and we submitted the 1st Plat (complete resubmittal) on November 19th.

Let me know if you have any questions.

thx

Mark Ashness
P.E, LEED AP



301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: (919) 367-8790
Cell: (919) 606-7704

From: Jason Sullivan <jason.sullivan@chathamcountync.gov>

Sent: Monday, March 21, 2022 8:34 AM

To: Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Mark Ashness <mark@CEGROUPINC.COM>

Cc: Lindsay Ray <lindsay.ray@chathamcountync.gov>

Subject: FW: FW: NEW SUBMISSION: Chatham County Board of Commissioners Meeting Participation Registration

Kim and Mark,

Can you check on the question from Peyton below and provide an update to Lindsay?

Jason Sullivan
Planning Director
Chatham County
P.O. Box 54
80-A East St.
Pittsboro, NC 27312

Office: 919/542-8233
Fax: 919/542-0527



Recode Chatham is underway and you can view the status and register for updates on www.recodechathamnc.org

In keeping with the NC Public Records Law, e-mails, including attachments, may be released to others upon request for inspection and copying.

From: Lindsay Ray <lindsay.ray@chathamcountync.gov>
Sent: Monday, March 21, 2022 8:06 AM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Cc: Lindsay Ray <lindsay.ray@chathamcountync.gov>
Subject: FW: FW: NEW SUBMISSION: Chatham County Board of Commissioners Meeting Participation Registration

Do you have anything you want me to respond with?

From: Peyton Holland <peytonwholland@gmail.com>
Sent: Sunday, March 20, 2022 9:53 PM
To: Lindsay Ray <lindsay.ray@chathamcountync.gov>
Subject: Re: FW: NEW SUBMISSION: Chatham County Board of Commissioners Meeting Participation Registration

Thanks so much Lindsay!

In looking at the Conservancy information online, they only present the feedback from the Nov 11 community meeting, they have excluded the information from the two meetings held on June 3, 2021 meeting which was packed and also offered online. There was a lot of vocal opposition at the June 3 meetings.

Thanks for your help!

Peyton

On Sun, Mar 20, 2022 at 11:06 AM Lindsay Ray <lindsay.ray@chathamcountync.gov> wrote:

Hi Peyton,

Thank you for your submission. I realized based on your note that I failed to list what the subdivision plat was on the sign up form and I apologize about that. The Conservancy is the subdivision plat on the agenda and we have you down to speak. We appreciate if you can provide written comments electronically or bring a hard copy to the meeting. You will have two minutes to speak and if you do not have time to finish your comments, your full written comments will be include in the minutes and forwarded to the commissioners and appropriate staff.

See you tomorrow! Hope you guys are well!

Lindsay

Mark,

Conservancy at Jordan Lake has been reviewed, please review the following comments:

- Clarification on the total lots. Sheet 2F has lot total 1,518 then 1,526 and the application has total lots 1521 with 2 amenities and parks. It appears there are 1518 residential lots, one WWTP lot, and 2 amenity lots.
- No fragmentation map, on-site inventory map, or confirmation letter from Watershed Protection Dept.
- 50' wide R-O-W in some areas of the development. In the past, NCDOT has been wanting 60' wide
- Planning Dept. has concerns with only one way in/out with 1,500+ residents
- Will there be additional parking other than the townhome area?
- Holt cemetery appears to be in the natural area, will there be fencing or anything around the area or will the area be left as is?
- What will be in the amenity areas?
- What is proposed in the agriculture area?
- Will amenity #2 be only for 55+?
- Why so many cul-de-sac in the traditional residential area?
- Will there be a turn lane on Old US #1?
- Will there be a gate by the emergency access road by the round about?
- What is the length of the road for Roads CC, KK, JJ, RR, QQ. On Sheet 3B please provide the length of roads.
- Watershed Protection Dept. comments:
 - Provide a drainage area map with Jordan Watershed limits
 - Realign Road A at first crossing from Old US 1 to remove parallel impacts to buffer running north.
 - Provide justification and alternatives for the buffer and wetland impacts between Road BB and Road II
 - Provide justification for IR crossing a Matchline Sheet C and Sheet E
 - Justification for crossings and IR lines in agricultural area when no spray irrigation areas are shown
 - All crossings outside of Jordan are subject to Section 304 (F) of the Watershed Protection Ordinance.
- The submittal states "The proposed agricultural farm area may be developed in the future as a public golf course pending a separate special use approval by the County" please let us know if there will or will not be a golf course.
- A new community meeting is needed due to the changes.

Conservancy at Jordan Lake will not be moving forward. The First Plat submittal dates for the remaining of this year are October 22, November 19, and December 17.

Sincerely,

Kimberly Tyson

Planner II/Subdivision
Chatham County Planning
P O Box 54
Pittsboro, NC 27312
Office: 919-542-8283
Fax: 919-542-2698

In keeping with the NC Records Law, emails, including attachments, may be released to others upon request for inspection and copying.

From: Mark Ashness <mark@CEGROUPINC.COM>
Sent: Monday, March 21, 2022 2:59 PM
To: Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>
Cc: Joshua Reinke <jreinke@rameykemp.com>; Nicholas Robinson (<robinson@bradshawrobinson.com> <robinson@bradshawrobinson.com>
Subject: FW: The Conservancy at Jordan Lake - Nuclear Power Plant Evacuation Route Accommodations

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Kim: attached is the email response from NCDOT regarding if any changes were needed to the TIA (associated with emergency evacuation).

No changes; we have satisfied NCDOTs requirements.

thx

Mark Ashness

P.E, LEED AP



301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: (919) 367-8790
Cell: (919) 606-7704

From: Britt, Jennifer L <jbritt@ncdot.gov>
Sent: Tuesday, March 8, 2022 7:57 AM
To: Joshua Reinke <jreinke@rameykemp.com>
Cc: Ishak, Doumit Y <dishak@ncdot.gov>; Bunting, Clarence B <cbunting@ncdot.gov>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Willett, David B <dbwillett@ncdot.gov>; Mary Lynn Smith <msmith@rameykemp.com>; Nick Robinson <robinson@bradshawrobinson.com>; Mark Ashness <mark@CEGROUPINC.COM>; Jason Sullivan

[<jason.sullivan@chathamcountync.gov>](mailto:jason.sullivan@chathamcountync.gov)

Subject: The Conservancy at Jordan Lake - Nuclear Power Plant Evacuation Route Accommodations

Joshua,

The normal traffic accommodations required in the TIA and permitting process for this project are all that NCDOT would require regarding areas inside evacuation routes of the nuclear power plant. There are no special requirements other than possibly evacuation route signage – this would be decided and disseminated by the Chatham County Emergency Manager when needed.

If you have any other questions, please call or email me.

Thanks,

Jen

NCDOT Division 8, District 1

300 DOT Dr

Asheboro, NC 27204

336.318.4004 direct

**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. Redman (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

Public Comment for 2-21-22 Commissioner Meeting

Commissioners, thank you so much for your time and service. Tonight, we stand at a crossroads that will determine whether we take a proactive step to protect our citizens from abuse of conservation subdivision guidelines or allow a developer to violate our Land Use Plan and the Subdivision Regulations.

I support conservation subdivisions and would welcome one in our community. However, The Conservancy, despite checking the technical boxes of a vaguely worded document, is not a conservation subdivision. Rather, it is a high density development, comparable to our largest compact community (Briar Chapel), proposed in an area with an Agriculture designation by the Land Use Plan.

This development violates several stated purposes of our Subdivision Regulations and numerous components of our Comprehensive Land Use Plan, as noted in the document I presented prior to this meeting.

Chief among those is overcrowding and extreme concentration of the population in a Agriculture designated area - the Conservancy would be the equivalent of 5% of the County's population on one tract of land in an area designated for low density development and the preservation of agricultural and forestry activities. While some land may be preserved within the development, a population increase of this size will have the opposite of a conservation impact on the entire area - resulting in increased development pressure, infrastructure expansion, and amenities that will erode the rural character and turn an agricultural area into an urban space. Not to mention the impact on local traffic, property taxes, being located at the end of an air strip and various other concerns.

This development is being built with an intent to maximize density and profits at the expense of the community, not with the objective of preserving rural character or conservation. They are even using strategies to avoid paying the county over \$3.5 million in school impact fees. Additionally, they have chosen to exclude from their community meeting report the feedback from the June 3, 2021 community meeting, which was packed with concerned citizens and a tremendous amount of vocal opposition.

You may ask, "why aren't there more citizens here tonight?" When a developer and lawyer stand at the front of a room and tell the community members that the development meets all of the requirements and cannot be denied, community members feel defeated and assume there is nothing they can do.

However, there is something that you can do. You can choose to stand up for those citizens and fight to honor what we promised our citizens: the preservation of our rural character, that we would use the Comprehensive Land Use Plan to guide the development and vision for our county, and the intent of conservation subdivision to preserve areas, not harm communities by using conservation subdivisions as a way to insert high density developments in areas in that they would no otherwise be allowed.

Section 1.7 of the Subdivision Regulations requires us to adhere to the higher standard within our county policies. The higher standard is presented in the Comprehensive Land Use Plan and purposes of the Subdivision Regulations; that higher standard requires enforcing low density in this area.

Tonight, I implore you to stand up for our community and preserve the Agriculture designation of the area by either:

- 1) Requiring reduction of the density of this development to less than 900 units while maintaining conservation space (less than 800 units would be able to be built under R-1 zoning guidelines and land suitability).

OR

- 2) Denying the development altogether.

Five years ago today, the Comprehensive Land Use Plan was presented to citizens at the Moncure Fire Department. Many took comfort in knowing that Chatham County heard us and intended to preserve the rural character of much of our area with an Agriculture land use designation and low density development.

If the county does not take a stand to uphold the Comprehensive Land Use Plan now, we are in danger of losing our rural character forever. This would set a precedent for future developers that lands designated as Agricultural by the Land Use Plan can be used for any type of desired development and signals to citizens that the Land Use Plan is not going to be adhered to. Taking a step to protect our community is critical to all of our citizens as interest in our area intensifies with growth at the Moncure Megasite and Chatham County in general. Thank you for your time and support of Chatham County citizens in our community.

Peyton Holland
Lifelong Chatham County Resident, Cape Fear Township

Following these comments is a compilation of research of the violations of The Conservancy in regard to the stated purposes of the Chatham County Subdivision Regulations and the Comprehensive Land Use Plan.

The Conservancy at Jordan Lake - A Violation of Chatham County Standards

Conservancy at Jordan Lake does not meet the goals, policies and guidelines of the following Chatham County planning resources:

- Chatham County Subdivision Regulations, Section 1.3
- Chatham County Comprehensive Land Use Plan, multiple sections

The excessive density of the Conservancy at Jordan Lake, coupled with a clear intent to prioritize density and profits over conservation in the site layout or aligning to the agricultural designation of the area, is a clear violation of these two documents. Below, you will find the specific goals and objectives that the Conservancy at Jordan Lake is in violation of.

It is clear that there was an oversight in producing conservation subdivision guidelines that allowed contradictions to the overarching Comprehensive Land Use Plan (CLUP) and Subdivision Regulation (SR) documents. However, **Section 1.7 of the Subdivision Regulations** states that:

“Where any provisions of this document imposes limitations different from those imposed by any other provision of the document or any other ordinance, rule or regulation, or other provision or law, whichever provisions are more restrictive or impose higher standards shall control.”

While the vague language of **Section 7.7 of the Subdivision Regulations** provides technical loopholes to allow a developer to be in such contradiction of the intent and rule of these two documents, **Section 1.7** is clear in that the county policy that has provisions of “higher standards shall control the decision”. Therefore, the density of the Conservancy must be reduced or the development must be moved to an area with a different land use designation to meet the standards laid out in the CLUP and Subdivision Regulation purposes.

Violations of the Conservancy at Jordan Lake (the Conservancy)

Chatham County Subdivision Regulations: Section 1.3

Section 1.3 of the Chatham County [Subdivision Regulations](#) outlines the purposes of the ordinances presented within. The Conservancy at Jordan Lake is at odds with several of the stated purposes of these regulations.

- **1.3 K To avoid overcrowding of the land and extreme concentration of the population**
 - The Conservancy proposes 1,521 homes. Assuming an average of 2.41 residents per household ([US Census](#)), that equates to 3,667 residents located on 354 acres. ***This represents a 400%-600% increase of the current population in that community and is the equivalent of 5% of Chatham County’s population located in the middle of a designated agricultural area.*** The CULP states that intense residential growth, high density residential development, and associated increases in property values and traffic are

discouraged in Agricultural areas. (CLUP, Pg 93). This is an extreme concentration of the population in an area designed to be low density.

Purpose 1.3K: NOT MET.

- ***Under current R-1 zoning guidelines, the minimum lot size required would be 63,340 sq ft for nearly all lots. The maximum number of lots allowed on the 1,263 acres would be less than 850 (assuming every square inch of the property were buildable).*** In reality, there are 50 acres of wetlands, large areas of high clay content that would not perc, the need for road infrastructure (most of the property is landlocked), and various other conditions that would result in far less than 800 homes in this area. Because the developer is running their own water supply from a county line, they are able to base their density calculations off of 40,000 sq ft lots instead of 63,340. This, combined with their conservation subdivision and agriculture density bonuses allow them to ***build double the number of homes that the land is suitable for and that the area is designated for.*** That represents an extreme overcrowding of the land.
- Agriculture Policy 6, Strategy 6.1 (CLUP, Pg 97) directs the County to encourage ***ONLY LOW DENSITY DEVELOPMENT in Agriculture areas.*** The Conservancy is a high density development by the Agriculture Land Use designation and R-1 zoning standards.
- Land Use Policy 9, Strategy 9.1 (CLUP, Pg 68) states “Encourage only low density development in Conservation Areas”. This provides clear guidance and higher standards than the vague terminology of the Conservation Subdivision Guidelines, therefore, it should be the guiding principle by which the density of The Conservancy is evaluated. 1,521 homes is high density in any context.

Purpose 1.3K: NOT MET.

● **1.3 B. To provide for the orderly and efficient development of Chatham County**

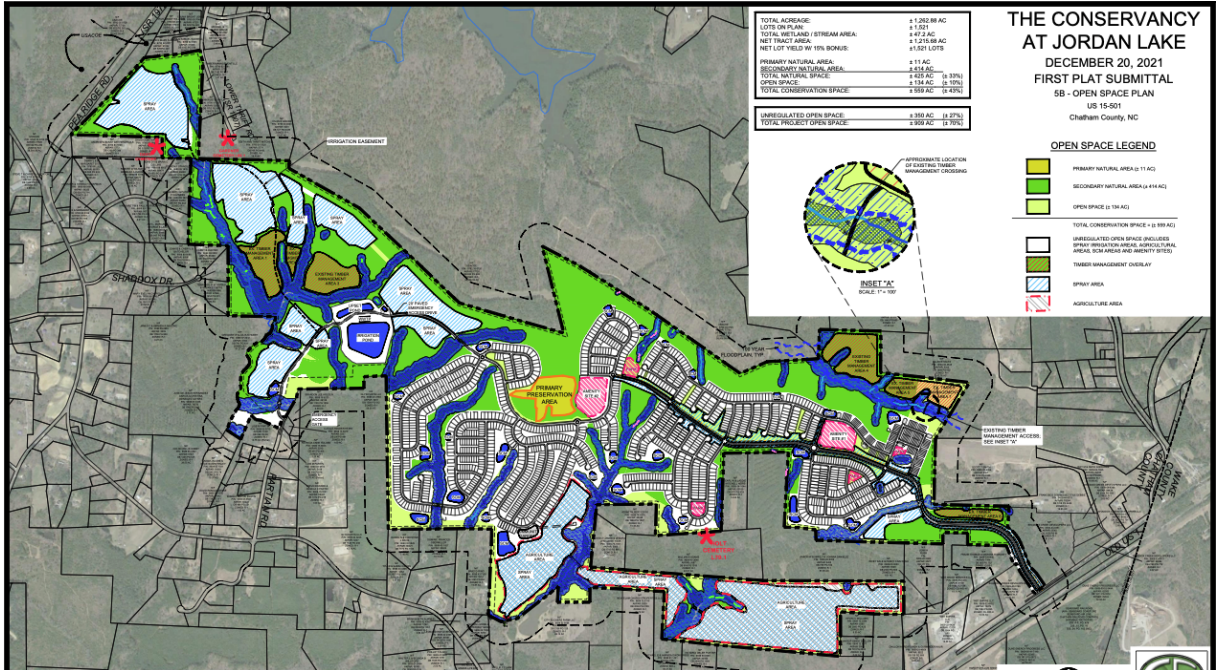
- The extreme overcrowding, as described above, in a designated agricultural area that is primarily served by two-lane rural roads does not provide for orderly or efficient development.
Purpose 1.3B: NOT MET.
- ***Allowing the gerrymandering of tracts of land with a loosely connected exterior perimeter of conservation space that allows for high density development, community amenities and 240+ acres of wastewater spray fields is an abuse of conservation subdivision guidelines that threatens the integrity of our Subdivision Regulations and Conservation Subdivision Guidelines (CSG).*** Approving the density of The Conservancy will create a precedent that will threaten the orderly and efficient development of Southeastern Chatham County by encouraging abuse of conservation efforts.

- [Section 7.7 C](#) (SR, pg 64) states that “50 percent of the proposed conservation space shall consist of a contiguous tract”.
- [Section 1.2](#) of the Conservation Subdivision Guidelines (CSG, pg 1) state “Continuity of natural space is of most importance (i.e., many isolated pockets of primary area are less valuable than several primary areas all connected with secondary areas).”
- The Conservancy merely amassed enough land to draw a border around the property with some very slim, loosely connected areas to meet the 50% contiguous guideline for conservation space. Figure 19 (below) from Section HL Strategy 14.3 of the CLUP ([CLUP](#), Pg 89) shows a desired layout of a conservation subdivision and states that “Too often, open space within a planned neighborhood is merely the remnant pieces of land not well suited for development...The County should encourage developers to choose conservation design option through which open space is delineated first and then becomes a featured element in the design.”



FIGURE 19: CONSERVATION SUBDIVISION DESIGN (SOURCE: RANDALL ARENDT)

- The map of the Conservancy clearly shows they prioritized maximizing developable land, while “conserving” land that was undevelopable or less ideal for development and access. Much of the open space in this plan is consumed by 240+ acres of wastewater spray fields.



- Additionally, by designating 1,000 homes as age restricted, The Conservancy forgoes paying the \$3,500 school impact fee per, which is a loss \$3.5 million for the county. This revenue would support the orderly and efficient development of Chatham County Schools and resources needed in the community to support the growth that a development of this density will bring.

Purpose 1.3B: NOT MET.

- **1.3 L: To provide for orderly safe flow of traffic and to avoid congestion and traffic hazards.**

- Over 13,000 daily trips will be added to local, two lane, rural roads. With one means of entry and exit, this is going to cause massive congestion and safety concerns on already heavily trafficked rural, two-lane roads. The entrance/exit point on Old US 1 (which cannot be widened going towards Apex due an overhead railroad crossing), will become severely congested, as will Beaver Creek Rd., Pea Ridge Rd, and New Elam Church Rd. Each of these roads already face high volumes of seasonal lake traffic, coupled with a large number of recreational cyclists and normal work traffic. This will make the rural roads surrounding the development even more dangerous and hazardous than they already are.

Purpose 1.3L: NOT MET.

- 1.3 A. **To protect and provide for the public health, safety and general welfare of Chatham County**
 - At its current density, The Conservancy is a great risk to the general welfare of Chatham County, particularly Southeastern Chatham County. Allowing developers to take advantage of vague language within the Conservation Subdivision Guidelines, such that they can build a high density, compact community in an agricultural area that specifically discourages high density development, sets a dangerous precedent ([CLUP](#), Pg 93) . The stress that this will put on rural infrastructure (roads, community resources, local agriculture) will be significant. The increase in property values that a development of this size will bring will create significant tax burdens for current and long-time residents - forcing many to move or sell off portions of land to afford to stay. The increase in property values will also make it impossible for any farmer to expand their farm or forestry operations. Preserving and supporting agriculture, including forestry, is the #2 objective in the CLUP ([CLUP](#), Pg 41). Allowing a development of this density and the ensuing impacts will render the ability to expand or maintain agricultural operations in this area of Chatham County near impossible.
 - **Purpose 1.3 A: NOT MET.**

1.3 N: To implement the Chatham County Land Conservation and Development Plan

- There are numerous instances (detailed below) in which The Conservancy, its density, and its layout are in direct contradiction of the CLUP and prevent the plan from being implemented as intended. It specifically violates 3 objectives of the CLUP and contradicts multiple strategies within.
- **Purpose 1.3 N: NOT MET.**

Comprehensive Land Use Plan Violations and Contradictions Overview

The Comprehensive Land Use Plan designates the proposed area for The Conservancy as agricultural. Areas with an agricultural designation are specifically intended to **discourage higher density residential and intense residential growth, along with the associated increases in property values and traffic** ([CLUP](#), Pg 93). Key themes in the CLUP include protecting existing operations, supporting the growth of the agriculture industry and minimizing conflict between new residential and existing agricultural operations while protecting property rights of rural land owners ([CLUP](#), Pg 93).

Land Use Policy 9, Strategy 9.1 ([CLUP](#), Pg 68) states “Encourage only low density development in Conservation Areas”.

The fact that vague language in the Conservation Subdivision Guidelines allows a high density development, is in direct contradiction to the county Land Use strategy. The CLUP is more restrictive than the Conservation Subdivision Guidelines and, therefore, should be the guiding principle by which the density of The Conservancy is evaluated.

The Conservancy, due to its high density is in direct conflict with the intended use of agricultural areas on the CLUP (see violations below).

The Conservancy at Jordan Lake is a high density, compact community development disguised as a conservation subdivision that is more similar to Briar Chapel than it is any other conservation subdivision in the county.

To date, there are 6 approved conservation subdivisions, the largest of which has 393 lots. Lot sizes range from .15 acres to 1.5 acres on current conservation subdivisions.

The Conservancy proposes 1,521 homes on 1,263 acres (909 acres of open space and 354 acres of homes). Briar Chapel is a very similar development: 2,400 homes on 1,600 acres (900 acres of open space and 700 acres of development). Briar Chapel is considered a compact community. The Conservancy is more similar to Briar Chapel than any other conservation subdivision in the county.

The Conservancy presents a similar situation to the county that Briar Chapel did, a massive scale project that is beyond the bounds of the intent and capabilities of current zoning ordinances that necessitates a different process to protect Chatham County citizens and the integrity of our Land Use Plan (i.e. reduced density or being built in a different area designated for high density).

CLUP Objective Violations

Objective 1. Preserve the rural character and lifestyle of Chatham County.

Preserve farms and “lifestyle” in the western part of the County as well as forests and open space in the eastern part of the County.

Potential Metrics:

- Acreage in farms and forestry.
- Number of farms and forestry.
- Acreage and Conservation.

The Conservancy will reduce the acreage in and number of farms and forestry. While adding conservation acreage, much of the land conserved are spaces that would be unbuildable due to zoning, buffer and additional regulations. As stated previously, adding a high density development to an Agricultural Land Use area, will have impacts from traffic to development pressure and so much more that will erode the rural character and lifestyle of the area.

Objective 1: NOT MET.

Continued...

2. Preserve, protect, and enable agriculture and forestry.

- Maintain the number and diversity of farms and forestry operations.
The Conservancy will remove an estimated 838 acres from forestry and will reduce the number of tracts of lands in forestry.
- Support existing and expanded agriculture, forestry, and horticultural operations, including value-added production.
A single development of this size with home values higher than the area average will result in increased land values and property taxes that will make it difficult to expand current farm or forestry operations or start new ones and will put increased property tax pressure on current agricultural operations.
- Reduce encroachment on or development pressure on agriculture, including forestry.
Allowing high density development in an agriculture designated area will place immense development pressure on agriculture and forestry lands in the area. This can be seen throughout the county where high density developments have been allowed.
- Potential Metrics:
 - Acreage in farms and forestry. - The Conservancy will reduce.
 - Number of farms and forestry. - The Conservancy will reduce.
 - Agricultural production (crops, livestock, forestry and horticulture). - The Conservancy will reduce production and prevent future expansion due to increased property values, taxes and development pressure.

Objective 2: NOT MET.

3. Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable, mixed use centers.

- Lessen infrastructure burden and long-term cost of providing services.
The Conservancy presents a significant infrastructure burden. The 13,000+ daily trips on rural roads will require significant infrastructure developments. The density of The Conservancy will allow 700 more homes to be built on the land than the land is designated for, which will create increased long-term cost of providing services far above what the county intended. The developers forgoing paying \$3.5 million in school impact fees presents a significant loss to the county to support future infrastructure and services for the area. Increasing the number of residential units by this amount continues to increase the county's reliability on property taxes to support county infrastructure and places more tax burden on residential property owners.
- Reinforce towns as residential and commercial centers of the County.
The Conservancy is located in an area designated as agricultural; It is not in a town or commercial center.
- Strive to locate 70% of new development within ETJs or designated County centers.
The Conservancy represents 5% of the county's population and is located in an area designated as agricultural; not an ETJ or County center.

Objective 3: NOT MET.

CLUP Land Use Recommendation Violations

- **Recommendation 01** - ([CLUP](#), Pg 62) Concentrate future growth in compact, walkable development located in municipalities as well as existing and planned growth areas.
The Conservancy is located in an agricultural land use area, which is intended for low density development and agricultural use.
- **Land Use Policy 1** - Coordinate with towns to direct new development in the County toward municipalities where utilities and other municipal services can support such development.
The Conservancy is not located in a municipality where municipal services can support such a development. The developer is running their own services, which allows them to be in direct contradiction of the stated use of the area with a high density development.
- **Land Use Policy 2** - Direct development of any intensity requiring public utilities and other urban services to planned growth areas.
The Conservancy is a high density development located in an agricultural area, not a planned growth area.
Recommendation: NOT MET.

CLUP Land Use Definitions and Strategies Violations

According to the CLUP, Conservation Subdivisions are encouraged in Rural and Conservation areas. Compact Communities are defined as developments with 2 dwelling units per acre and most appropriate in Major Center, Minor Centers and Compact Residential areas ([CLUP](#), Pg 66). The CLUP identifies Agricultural Friendly subdivisions as most appropriate for Agriculture areas. These have “very low gross density...typically one dwelling unit per 4 acres with some clustering” ([CLUP](#), Pg 66).

Agriculture Policy 6, Strategy 6.1 ([CLUP](#), Pg 97) directs the County to encourage **ONLY LOW DENSITY DEVELOPMENT in Agriculture areas**. It also encourages “Agricultural Friendly Design” in new residential developments and site designs that reduce provide separation between residential and agricultural operations.

The Conservancy, due to its density, clearly contradicts the intended use of agricultural land and does not match the definition of an “Agricultural Friendly” subdivision. It is in direct violation of AGR Strategy 6.1 as it is a high density development.

CLUP Land Use Major Recommendation Violations

- **CLUP Major Recommendation** ([CLUP](#), Pg 44): Concentrate future growth in compact, walkable development, located in municipalities as well as existing and planned growth areas.
The Conservancy is a high density compact development located in a secluded area with an Agricultural designation. It is not located in a municipality nor an existing or planned growth area.
Recommendation NOT MET.

- **CLUP Major Recommendation** ([CLUP](#), Pg 44): Preserve concentrations and connections of green infrastructure.
The land purchased by the Conservancy is currently 1,263 primarily wooded acres. 424 of these acres will be preserved while 838 will be cut and either built on, used as spray fields, converted to amenity spaces or account for infrastructure.
Recommendation NOT MET.
- **CLUP Major Recommendation** ([CLUP](#), Pg 44): Promote agriculture as a key component of the local economy.
The Conservancy will result in the loss of 444 acres of land designated as Prime Farmland or Farmland of State Importance. Additionally, much of the 1,263 acres has been used for forestry agricultural operations. The CLUP states “Agriculture and forestry are valuable to the local economy. Small farms and timber operations are also significant contributors to the economy.” ([CLUP](#), Pg 18)

Conclusions

It is clear that, while The Conservancy may meet the 40% conservation space threshold to be considered a conservation subdivision, its density does not allow it to be recognized as such as it is in direct contradiction with the stated purposes of the Chatham County Subdivision Regulations and the land use designations provided by the Chatham County Comprehensive Land Use Plan. For this project to move forward, there must be a drastic reduction in density or it should be built in an area designated by the CLUP for high density development.

Submitted by Peyton Holland
Chatham County Resident, Cape Fear Township