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Cc: Adam M. Beaudoin <AMB@wardandsmith.com>; Madeline C. Lipe <MCLipe@wardandsmith.com>

Subject: Chatham County Planning Board -- Request for Sketch Plan Revision by True Homes (Parks at Meadowview) -- Information from Chapel Ridge Community Association

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Members of the Chatham County Planning Board,

My name is Clint Cogburn and I am a land use attorney with the law firm Ward and Smith. I represent Chapel Ridge Community Association, Inc. ("CRCA"), which adjoins/abuts the planned development, Parks at Meadowview (located off of Old Graham Road/SR 1520 and NC Highway 87). A request by True Homes (the "Applicant") for a Sketch Plan Revision for the Parks at Meadowview is scheduled to be heard by the Planning Board on Tuesday, August 2, 2022. For quick reference, it is Agenda Item Number 1 under Section VII ("Zoning and Subdivision Items"). CRCA has asked me to convey the below information to the Board ahead of that meeting for the Board's consideration.

CRCA has been working with the Applicant concerning declarations of access easements (and corresponding amendments) that relate to, impact, and/or effect private roadways and proposed roadways for CRCA and Parks Meadowview. Specifically, there is a Declaration of Access Easement which, from preliminary review, prevents the Parks at Meadowview and Chapel Ridge from denying the other access to their private roads. There is also an Amendment to the Easement which allows the Parks of Meadowview Phase 1 to gate their main private road. The Amendment prevents the gated area from limiting access by other Jordan Lake property residents, which would include Chapel Ridge and other sections of the Parks at Meadowview. These documents were just recently uncovered and are being reviewed by CRCA and its counsel. Additionally, CRCA has notified Applicant of these discoveries and have met with Applicant to discuss how these issues may be best resolved between the parties. Moreover, the parties had a productive meeting earlier this week, where they came to an understanding and committed to work towards an agreement regarding these access items. However, given the pending Planning Board meeting, the parties may not be able to fully and completely address these items.

The purpose of this correspondence is to make the Planning Board aware of these issues, as CRCA would like to address them in full at the Tuesday meeting. These documents implicate the configuration of the private roadways and roads, as shown on the revised sketch plan and, as such, implicate the Planning Board hearing and review/approval of the same. Additionally, unless CRCA and Parks Meadowview can resolve this prior to Tuesday, CRCA thinks it prudent a continuance of this item to be considered to allow the parties to work collaboratively to resolve these outstanding items.

Thank you for your time and consideration of the above ahead of Tuesday's meeting.

Best,

Clint



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