

The Estates at Finley Farm Project Summary

The Estates at Finley Farm consist of 45 lots with individual well and septic. This project was approved by the BOC in February 2020 (link attached)

<https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2020-items/conservancy-at-jordan-lake-first-plat>

Since that approval a larger Conservation project was approved in March of 2022 that included most (but not all) of the Finley Farm project. We recognize that after approval by the BOC of this current submission; the conservation project entitlement will be voided.

The project we are submitting now is identical to the 2020 project which had also received Construction Plat approval.

Since the conservation plan approval, several economic development projects have been announced in the area. The County is actively working on a small area plan and The City of Sanford is extending utilities into the general area. Our client desires to await the small area update before determining how the remainder of parcels under their ownership are developed.

In the meantime, they plan to develop some of the property that is closer to the ACOE land as conventional large lot development (typical of other Chatham County subdivisions).

Given that this specific project was previously approved thru Construction Plat it makes sense to move forward with our client.