

**REPORT OF COMMUNITY MEETING REQUIRED BY  
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: July 25, 2023

Proposed Zoning: Conditional District - Mixed Use

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) July 10, 2023. A copy of the written notice is also attached.

The meeting was held at the following time and place: 128 Hillsboro St, Pittsboro, NC 23712 from 5:30 to 6:30 P.M.

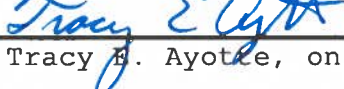
The persons in attendance at the meeting were: Owners, A.J. and Molly Womble, Terry and Dierdre Edwards, Mary Ellen Seate, and Keith T. Brown.

The following issues were discussed at the meeting: Site boundaries, old landfill and LCID permit, +/- 7 acre developed area on +/- 58 acre site, entrance off 15-501, landscape buffer on the southern side, total development footprint, multi-family and retail/commercial, traffic and stop lights, types of commercial uses, parking, tax implications.

As a result of the meeting, the following changes were made to the rezoning petition: None.

Date: October 3, 2023

Applicant: Catalyst Capital Partners, LLC

By:   
Tracy E. Ayotte, on behalf of Applicant

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 that shows the date of the mailings shall also be provided with this application.**

**BRADSHAW ROBINSON SLAWTER & RAINER LLP**

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HALL-LONDON HOUSE

128 HILLSBORO STREET

POST OFFICE BOX 607

PITTSBORO, NORTH CAROLINA 27312

PATRICK E. BRADSHAW  
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TERESA H. RAINER  
TRACY E. AYOTTE

(919) 542-2400  
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ayotte@bradshawrobinson.com

July 10, 2023

Nicolas P. Robinson  
Bradshaw Robinson Slawter & Rainer LLP  
PO Box 607  
Pittsboro, NC 27312

Re: Community Information Meeting for Proposed Rezoning

Owners of Property to be Rezoned:

ARTHUR & MOLLY WOMBLE, and  
ROSALIE & WALTER EDWARDS

Property Owners' Chatham County Tax Parcels:

#2646 and 2647

Location of Property to be Rezoned:

WEST SIDE OF US HWY 15-501

Chatham County Tax Parcel # for Your Abutting Property:

N/A

Dear Mr. Robinson:

This letter is to invite you to a community information meeting regarding a Rezoning Application to rezone Chatham County Tax Parcels 2646 and 2647, comprising approximately 59.03 acres (the "Property"), from Residential-2 (R-2) to Conditional District-Mixed Use (CD-MU).

An informal, in-person open-house community information meeting with respect to the proposed rezoning will be held on July 25, 2023, from 5:30 PM – 6:30 PM at the Hall London House, 128 Hillsboro Street, Pittsboro, NC 27312. The proposed rezoning would allow a mix of multi-family residential and commercial uses. A potential development plan will be shown at the meeting, the proposed development of the Property and the rezoning process will be explained, and you will have the opportunity to ask questions and express any concerns you may have about the proposed development of the property.

This meeting is required as part of Chatham County's zoning process. Your attendance and input at the community meeting is not required but will be appreciated. If you have questions before the meeting, you may contact the person noted below.

Respectfully,



Tracy E. Ayotte  
919-542-2400 (ext. 5)

**BRADSHAW ROBINSON SLAWTER & RAINER LLP**

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POST OFFICE BOX 607  
PITTSBORO, NORTH CAROLINA 27312  
Dev2478Catalyst

GREENSBORO NC 270  
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27312-060707



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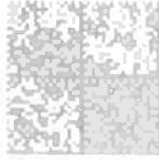
The Anchor Group LLC  
C/O Anker O Bell  
111 Foxridge Road  
Chapel Hill, NC 27514

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Tony S. Sullivan  
9564 NC Hwy 42  
Bear Creek, NC 27207

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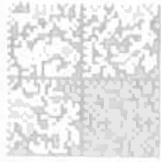
Elwood Hardin, Mary Pate Anker Hardin, and Sandra Bell  
101 Harrison Court  
Chapel Hill, NC 27516

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Robert Blitchington and Diane M. Blitchington  
2011 Crabtree Lane  
Chapel Hill, NC 27516

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Apollo Venture & Development Company  
12085 US 15-501 N  
Chapel Hill, NC 27517



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North Chatham Park Lot 1 & Condo Unit Owners Assn  
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608 Airport Road  
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Suzanne A. Menache, Trustee, and Jacques Maurice Menache, Trustee  
604 Copperline Drive, Unit 105  
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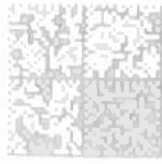
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