

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.

Gentleman,

As a person who lives on Chapel Ridge Drive, I would like to express my concern regarding the Chapel Ridge Homeowners BOD not being able to extend the Entitlements Agreement before the Planning Board meeting. We struggle with the extreme traffic on this road today much less when all of these new units are built. Keeping construction traffic on Route 87 instead of allowing trucks to use Chapel Ridge Drive is imperative for me and my grandchildren. I am unable to attend the meeting on August 6th so I thought I would send this note instead. I appreciate your consideration in this matter.

Shayne O'Neill
539 Chapel Ridge Drive
Pittsboro, North Carolina 27312
sdoneill539@gmail.com
919-500-2925

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To Dan Garrett and Jason Sullivan

I have been made aware of the meeting regarding SRE and TRUE of the Parks at Meadowview to get a new agreement for the buildout of phases 2 thru 4 without the input of Chapel Ridge residents. As you know the old agreement expired 3/12/24.

As a resident of CRCA and a homeowner on Chapel Ridge Drive my husband and I strongly feel that we will be impacted by the increased traffic, wear and tear on our roads that we and all CRCA residents use (and) pay for and the drainage and odor from new wastewater spray fields adjacent to our soccer fields and homes.

Chapel Ridge Drive will be used by Parks residents plus congregation and safety issues at Park Meadows Drive and route 87.

We strongly urge the Chatham County Planning Board to NOT endorse the buildout of phases 2 thru 4 without adequate safeguards for CRCA and its residents.

Gail Rosenthal and Henry Adleman
Sent from my iPhone

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Dan, as a resident of Chapel Ridge, and a homeowner on Autumn Chase (which will abut the spray fields proposed by Aqua for the Parks development) I am concerned that the LOI entitlement agreement, which was worked out at the request of the Planning Board, has expired and has not been renewed. Yet, the concerns about traffic and effluent have not changed.

I am unable to attend the meeting on August 6, but I ask that you consider proposing a renewal of this agreement that addressed these concerns of Chapel Ridge residents.

Sincerely,

Marybeth Beyler
209 Autumn Chase
Pittsboro, NC

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Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

- Construction traffic on Chapel Ridge Drive
- Parks at Meadowview Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the

application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Peter and Nancy Andersen
28 Lynn Stone Court

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Dan Garrett and Jason Sullivan

I have been made aware of the meeting regarding SRE and TRUE of the Parks at Meadowview to get a new agreement for the buildout of phases 2 thru 4 without the input of Chapel Ridge residents. As you know the old agreement expired 3/12/24.

As a resident of CRCA and a homeowner on Chapel Ridge Drive my husband and I strongly feel that we will be impacted by the increased traffic, wear and tear on our roads that we and all CRCA residents use (and) pay for and the drainage and odor from new wastewater spray fields adjacent to our soccer fields and homes.

Chapel Ridge Drive will be used by Parks residents plus congregation and safety issues at Park Meadows Drive and route 87.

We strongly urge the Chatham County Planning Board to NOT endorse the buildout of phases 2 thru 4 without adequate safeguards for CRCA and its residents.

Doug and Roxanne Horner
Chapel Ridge Residents

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Good Afternoon . . .

I am a resident of Chapel ridge and have the following concerns with the planned development in the parks:

1. Increased Traffic Concerns:
 - a. Chapel Ridge Drive use by Parks at Meadowview construction vehicles
 - b. Chapel Ridge Drive use by Parks at Meadowview new resident vehicles
 - c. Park Meadows Drive congestion with access to/from new phases 2-4
 - d. Park Meadows Drive & Route 87 intersection heightened safety issues
2. Potential impact and odors from new wastewater spray fields to be installed adjacent to Chapel Ridge soccer field and abutting the land behind odd-numbered homes on Autumn Chase within Chapel Ridge.
3. Additional costs to be borne by Chapel Ridge property owners for potential legal fees, traffic signage and calming measures, and security measures to protect Chapel Ridge property.

James Sedlmeyer CISSP | CISA
Fidelity Investments
Enterprise CyberSecurity
919-257-1680

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TO: Dan Garrett and Jason Sullivan

I have been made aware of the meeting regarding TRUE of the Parks at Meadowview to get a new agreement for the buildout of phases 2 thru 4 **without** the input of Chapel Ridge residents. As you know the old agreement expired 3/12/24.

As a resident of Chapel Ridge and a homeowner on Golfers View, my husband and I strongly feel that we will be negatively impacted by the increased traffic, wear and tear on our roads that Chapel Ridge residents use and pay for. The drainage and odor from new wastewater spray fields adjacent to our soccer fields and homes is also a major concern. It is my understanding that The Golf Club at Chapel Ridge has to irrigate the course even when the course is soaked in order to reduce the wastewater holding ponds. There appears to be no plan to increase the wastewater spray fields to eliminate this problem.

Chapel Ridge Drive, a private road, will be used by Parks' residents and construction vehicles. In addition, there will be increased congestion and safety issues at Park Meadows Drive and Route 87, which is already a difficult intersection when exiting to Route 87.

We strongly urge the Chatham County Planning Board to **NOT** endorse the buildout of phases 2 thru 4 without adequate safeguards and a thorough analysis.

Doris and Craig Hughes
Chapel Ridge Community

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Dear Planning Committee Members:

In response to the proposed development of the Singerman Real Estate and True Homes Parks Phases 1-4, we as Chapel Ridge (CR) residents, are deeply concerned regarding the ramifications that will effect our community.

Key issues include:

Increased traffic on our private roads from construction and residential vehicles
Park Meadows Drive congestion and safety issues at Route 87 and Parks Meadow Drive intersection

Inadequate access to and from phases 2-4

Since the Agreement between CR and the Parks developers has expired these issues remain outstanding concerns for the 700 CR/ Chatham County residents. We support economic development in Chatham County, but not to the detriment and additional costs for adjacent communities.

Thank you for your time and consideration.

Sincerely,

Donna and Leo Jarmusz

Donna F. Jarmusz

Mobile: 630.251.5809

Home:919.533.6536

donnafjarmusz@gmail.com

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 Dan Garrett.

My message is pertaining to the upcoming meeting on 8/6/2024 :

Subject:

The request from SRE and TRUE of the Parks at Meadowview for a new agreement for their buildout of phases 2 thru 4 without any input from our established, adjacent, and flourishing Chapel Ridge community.

As you are aware, the original agreement which mostly protected the interests and safety of the Chapel Ridge community expired on 3/12/24. As homeowners residing on Chapel Ridge Drive for the past 16 years, my husband and I are 100% against the use of our private roads by this construction project. Chapel Ridge Drive is recorded specifically as a private road. It needs to remain that way for the benefit of our neighborhood...not for the construction use of a new high-density development.

Our community pays for all of the repairs and upkeep of our private roads, and also for the diligent monitoring of our neighborhood safety. The strong impact of increased traffic, construction truck wear and tear on our roads is unacceptable, and basically unfair.

Another main issue is the potential drainage and odor which will occur from new wastewater spray fields adjacent to our soccer fields and homes.

We strongly urge the Chatham County Planning Board NOT to endorse the buildout of phases 2 thru 4 without detailed and adequate safeguards confirmed for CRCA and its residents.

Sincerely,
The MacMahon family

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 Jason & Dan,

A quick note to say hello, introduce ourselves, and express concern over the planned expansion of the Parks at Meadowview.

We recently moved to Chapel Ridge and Chatham county for its lower population density, its quieter lifestyle, and for its lower tax burden. So far, we've been thrilled with our decision.

It's come to our attention that the expansion agreement between Chapel Ridge and the Parks' developer and builder has expired and will not be renewed. While we're not in the least against progress, development and expansion, the lack of an Agreement between Chapel Ridge homeowners and the developer + builder is troublesome.

I've read the original agreement dated Sept. 12, 2022 and found it to be quite reasonable. In fact, I found it to be far too light in protections for Chapel Ridge homeowners and had we lived here at the time, we would've pushed hard for even more protections – such as pre-funding the inevitable construction damage (debris, dirt, trash, etc.), street cleaning, street/curb/gutter repairs, landscape damage repair, sewer system damage due to construction debris, continuous monitoring and remediation, etc. that are always necessary during and after major construction. In fact, during our first week of moving to Chapel Ridge, a large piece of construction debris ruined a tire on my vehicle – replacing that tire cost me ~\$500 out of pocket. This was just our own personal example, I'm sure there are dozens if not hundreds more Chapel Ridge homeowners who had similar experiences.

Don't get us wrong – we *want* developers and builders that help our community grow and thrive, but these companies must be accountable for the inevitable damage they cause during the process of running their businesses – for them, it's simply a cost of doing business. For those of us who live here, it's far more personal than that. This agreement is one small step toward such accountability.

We hope that you and your team will encourage the developer + builder to return to the negotiating table to either a) extend the original agreement or b) offer a new agreement with even more protections for the ~1,000 Chapel Ridge homeowners.

Please feel free to contact us should you have any questions or if we can help you.

Steve & Michelle Snell
218 High Ridge Ln
Pittsboro, NC 27312
(920) 883-9931

Mr. Garrett and Mr. Sullivan

My wife and I are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought

with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

- 1) Construction traffic on Chapel Ridge Drive
- 2) Parks at Meadowview Resident traffic on Chapel Ridge Drive
- 3) Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- 4) Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- 5) Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Development is important for the continue growth of Chatham County and Pittsboro. As someone who relocated here in the last few years, it was the prospect of successful developments that will help drive economic growth for the county that was a big factor in us chosing this area to call home. However, uncontrolled/unbalanced growth can lead to concerns for existing residents and have a significant impact on the land values of the current residents in the area. It is important that the development activities for the new Parks phases take into consideration the residents in Chapel Ridge AND surrounding area's to ensure our property values are maintained in addition to the economic growth the new developments will bring. Requiring an LOI between SRE and True will help ensure all of Chatham residents, current and future, are able to enjoy their new homes.

Thank you for your support on this important matter.

Byron and Leslie Burgess

Dear Mr. Garrett and Mr. Sullivan:

We are new property owners and new members of the Chapel Ridge Community Association. We are concerned about the lack of protections for Chapel Ridge in the pending new plan for the Parks at Meadowview being developed by developer SRE & builder True being reviewed by the Chatham County Planning Board.

Prior to the approval of the original proposal in 2022, Chapel Ridge had a letter of intent agreement that attempted addressed the concerns of our development, such as the following:

- Construction and cut through traffic from new homes in the proposed plan Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87
- Safety concerns about exiting onto 87 from Parks Meadow Drive with this increased volume,
- Increased wastewater spray fields near homes and development amenities like the soccer field.
- Additional costs to the Chapel Ridge for street repairs, traffic calming measures, etc.

Looking at past minutes it looks like cut through traffic was a concern for the Phase I Parks at Meadow since they are keeping their gates blocking the new plan phases

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Bob & Carol Siek
Cabin Creek

Mr. Garrett and Mr. Sullivan:

I am a property owner and member of the Chapel Hill HOA. The application you have pending to approve the new plan by Parks at Meadowview, developer SRE & builder True, is hereby sought with no protections to Chapel Ridge.

The original letter of intent between the applicant and CRCA (prior approval in 2022) expired in March 2024, leaving our community without any protections. We respectfully ask you to defer your decision on the application until a new agreement is reached between the concerned parties.

Thank you for your time and attention in this matter.

Respectfully,
Roland S. Chasse
94 Mossy Creek CT., Pittsboro, NC

Good Afternoon Mr. Sullivan and Mr. Garrett,

My wife and I have recently moved to Chapel Ridge and very much enjoy all the neighborhood has to offer. We are deeply concerned, however, that the upcoming development at Parks at Meadowview will have serious adverse consequences for our community.

The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, all parties involved had entered into an agreement that addressed the concerns of our development, specifically those related to the following:

- Construction traffic on Chapel Ridge Drive
- Parks at Meadowview Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87(with safety concerns at that intersection)
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the Chapel Ridge community for street repairs, traffic calming measures,etc.

The original agreement expired in March, 2024, leaving our community without any protections. We all support thoughtful and well-planned development, but in this case we feel quite vulnerable without any assurances our (reasonable) concerns will be addressed. We ask that you defer your decision on the application for development until a new agreement is reached. Please require all parties involved to come to the table to work out a new letter of intent.

Thank you for your support, and please let me know if I can provide any additional information.

Best Regards,

Dr. Jay R. Tombaugh
Elaine Tombaugh, MOD
295 High Ridge Lane
Pittsboro, NC 27312

Dear Sirs,

The attached letter is time sensitive.

We appreciate your timely review and action regarding Chapel Ridge and the Parks Meadows.

Sincerely,

Dr. Deborah Zastocki
Christopher Tighe
196 High Ridge Lane

William H. Axelrod
Brenda K. Wilner
130 Autumn Chase
Pittsboro, NC 27312
August 2, 2024

Mr. Dan Garrett, Mr. Jason Sullivan,

We are the owners of a property in the Chapel Ridge community and members of the Chapel Ridge Community Association (CRCA).

We are writing to express our concern with the application pending before the Chatham County Planning Board to approve the new plan at Parks at Meadowview by developers Singerman (SRE NC Landco, LLC) and builder True Homes, LLC.

After repeated communications and hearings with the Chatham County Planning Board in 2022, CRCA, Singerman, and True Homes entered into a letter of intent (LOI) Entitlements Agreement that addressed the concerns of our development. With that LOI in hand, Chatham County approved the original proposal. That LOI specifically addressed key issues concerning CRCA and our residents. A copy of the original LOI is enclosed with this email. It specifically addressed:

- Construction traffic on Chapel Ridge Drive
- Parks at Meadowview Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Use of areas adjacent to Autumn Chase for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming
- measures, and the like.

Singerman and True Homes brought forward a new petition for the Parks at Meadows in 2024. Our original LOI expired in March, 2024 which leaves CRCA with no protection at all and no apparent willingness of Singerman and True Homes to reenter discussions to reach agreement on a new LOI. Thus, we are back to our original position in 2022.

The results of proceeding without dealing with these issues would leave Chapel Ridge vulnerable to the traffic safety, road maintenance, and congestion concerns and damages satisfactorily addressed in 2022.

Therefore, we ask that you defer your decision to proceed regarding the Singerman and True Homes application until Singerman, True Homes, and CRCA can negotiate a replacement LOI as we successfully did in 2022.

Thank you for your consideration.
William H. Axelrod and Brenda K. Wilner

Dear Mr. Sullivan and Mr. Garrett,

My wife and I live in Chapel Ridge. We are also members of the Chapel Ridge Community Association. We understand that there is a pending application before the Chatham County Planning Board ("CCPB") to approve a new plan by the Parks at Meadowview Developer, Singerman Real Estate ("SRE") and builder True Homes (TRUE"). We are concerned that the current proposed plan application does not present any protections for Chapel Ridge.

As you are aware the previous 2022 proposal contained a negotiated agreement (as instructed by the Chatham County Planning Board) between SRE, True, and Chapel Ridge Community Association. This agreement was designed to address some of the concerns (traffic, noise, sewer and wastewater technology, and increased cost associated with mitigating these issues) of the property owners of Chapel Ridge. Unfortunately, this agreement expired earlier this year which now leaves our Chapel Ridge community unprotected.

Therefore, we respectfully request that the Chatham County Planning Board defer a decision on the application of SRE and True until such time that a new negotiated agreement between SRE, True, and Chapel Ridge can be reached. Please condition your approval of the application upon the execution of a new agreement so that these concerns can be adequately addressed by all.

Thank you,

Steve and Donna Butz
163 Birdie Court

Dear Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought - with NO protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, inclusive of items 2-6 below:

1. CLARIFICATION - repulsive odor from the intended spray field adjacent to our Autumn Chase property - the prevailing SW winds of the summer will push all that odor right into our back and front yards. See attached
2. Construction traffic on Chapel Ridge Drive
3. Parks at Meadowview Resident traffic on Chapel Ridge Drive
4. Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection. (will it take future fatalities to draw attention to this risk?)
5. Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields. (back to point # 1 above)
6. Additional costs to the CRCA for street repairs, traffic calming measures, etc.
7. NEW - Extensive loss of mature hardwood trees and related impact on the wildlife among them

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this VERY important matter.

Sincerely,

James and Irene Rubenacker
239 Autumn Chase
Pittsboro, NC

Dear Mr. Garrett and Mr. Sullivan,

We are (relatively new) property owners and members of the Chapel Ridge Community Association. We have been made aware that there is an application pending before the Chatham County Planning Board to approve a new plan for the Parks at Meadowview. I understand that when the original phases of the Parks were built there was a letter of intent (LOI) entitlements agreement that addressed the concerns of our neighborhood on the impact of the Parks but that this agreement expired in March of this year.

Given that the Parks is adjacent to our neighborhood and we will be impacted by whatever decisions are made, we are asking that you defer any decisions until protections are put in place for our neighborhood.

We believe it would be in the best interest of all parties to be able to work together to compose and accept a new letter of intent that protects all parties.

We thank you for your support for our community.

Lynn and Mark Albert
138 Colonial Trail Court in Chapel Ridge

Mr. Garrett and Mr. Sullivan:

We are writing to you regarding the application before the Chatham Planning Board to approve the new plan by Parks at Meadowview developer SRE and builder True which seeks to develop with no protections for Chapel Ridge. As members of the Chapel Ridge Community Association (CRCA) and residents at 424 Autumn Chase in the Chapel Ridge community, we have several concerns that we are asking the board to consider.

Prior to approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development. These concerns are as follows:

- * Construction traffic on Chapel Ridge Drive
- * Parks of Meadowview resident traffic on Chapel Ridge Drive
- * Traffic congestion on Park Meadow Drive which connect Chapel Ridge to Route 87 and safety concerns at that intersection
- * Using areas adjacent to the Autumn Chase neighborhood for water spray fields (especially since previously designated spray fields already exist in Parks at Meadowview).
- * Additional costs to the CRCA for street repairs, etc

The original letter of intent expired March, 2024 leaving our community with no protection and with no assurances that our concerns will be addressed. We are asking you to defer your decision on the application until a new agreement is reached. We are also asking that you condition your approval on the finalization of this agreement, which will require both parties to work out a new letter of intent.

Thank you for your consideration and support in this very important matter.

Larry and Rebecca Smith

Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association.

The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

- Construction traffic on Chapel Ridge Drive Parks at Meadowview
- Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Richard and Telma Harber
575 Chapel Ridge Drive
Pittsboro, NC 27312

Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

- Construction traffic on Chapel Ridge Drive
- Parks at Meadowview Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Cameron & Karen McNaughton
135 Chapel Ridge Drive
919-360-3107

Mr. Garrett and Mr. Sullivan,

We are writing as property owners and members of the Chapel Ridge Community Association. We would like you to address the concerns of our development, specifically those related to the following:

- *Construction traffic on Chapel Ridge Dr.
- *Parks and Meadowview resident traffic on Chapel Ridge Dr.
- *Traffic congestion on Park Meadow Dr. connecting Chapel Ridge and Rte 87, with safety concerns at that intersection.
- *Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields.

*Additional costs to the Chapel Ridge Community for street repairs, traffic calming measures, etc.

We ask you defer your decision on the application from SRE and True for final approval until a new agreement is reached with Chapel Ridge Home Owners Association. Please condition your approval on the finalization of this agreement to require both parties, Developer SRE & Builder True to come to the table with Chapel Ridge Home Owners Association, to work out a new letter of intent.

Thank you for your support on this important matter.

Sue Bachmann and Bill Neus
926 Golfers View
Pittsboro, Nc 27312

Mr. Garrett and Mr. Sullivan:

We are property owners and members of the Chapel Ridge Community Association with concerns regarding an issue before the Chatham County Planning Board: the new plan by Parks at Meadowview developer and True for the construction of phases 2 & 4. This plan is being sought with no protections for the Chapel Ridge community. Prior to the approval of the original proposal in 2022, the applicant and CRCA entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

- Construction traffic on Chapel Ridge Drive
- Parks at Meadowview Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024 which leaves our community without any protections in regard to these issues. **We respectfully request the County delay the decision on the application by SRE & True for construction on Parks at Meadowview Phase 2 & 4 until an agreement is reached between the Chapel Ridge Community Association and the developer. In addition, we encourage the County condition project approval on the finalization of a new agreement between the developer and the Chapel Ridge Community Association; an agreement that can address the issues outlined above.**

Thank you for your support on this important matter.

Sincerely,
John W. and Nancy L. van der Linden
966 Cabin Creek
Pittsboro, NC

Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

Construction traffic on Chapel Ridge Drive
Parks at Meadowview Resident traffic on Chapel Ridge Drive
Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter .

Enzo Rosas
162 autumn chase
Pittsboro NC 27312

August 2, 2024

Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

Construction traffic on Chapel Ridge Drive

Parks at Meadowview Resident traffic on Chapel Ridge Drive

Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection

Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields

Additional costs to the CRCA for street repairs, traffic calming measures etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Shannon and Matthew Parker
404 Autumn Chase Dr.

Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge even though a set of reasonable protections were agreed upon earlier.

Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

- Construction traffic on Chapel Ridge Drive
- Parks at Meadowview Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. This has left us completely vulnerable without any assurances that our concerns will be addressed, and we ask that you defer your decision on the application until a new agreement is reached.

To that end we ask that you make a condition of your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Clyde and Stacey Saletta
579 Berry Patch Ln

Dear Mr. Garrett and Mr. Sullivan:

I am writing to respectfully request that the decision on the approval of the subject application be deferred by the Chatham County Planning Board until the developer and the Chapel Ridge Community Association come to a new agreement now that the original Letter of Intent has expired (March of this year)..

Without an agreement in place, Chapel Ridge is vulnerable in several crucial areas that have the potential to harm our community, namely: traffic hazard at the already-too narrow Park Meadows Drive that connects Route 87 and Chapel Ridge, wastewater spray fields adjacent to the Autumn Chase block in Chapel Ridge, Parks at Meadowview resident traffic and construction traffic on Chapel Ridge Drive, which runs through our neighborhood, etc.

We seek assurances that our concerns will be addressed and that both parties will meet to work out a new Letter of Intent that keeps the Chapel Ridge homeowners and our property safe.

Your consideration and support will be greatly appreciated.

Sincerely,
Barbara Weisbein
320 Autumn Chase, Chapel Ridge
Pittsboro, NC 27312

I know you are aware of recent issues with further development In the Parks impacting Chapel Ridge. Developer let current agreement mature so they did not have to adhere to its form or content. I hope you do not let them get away with this. Changes they made are not in the best interest of Chapel Ridge or Pittsboro. Traffic will be horrendous and clearing all the trees an issue with current residents. They want what is best for them without considering effect on current residents. Over development is an issue for all neighborhoods..

I hope you decide on what is best for all of us.

Thanks for listening.

John and Diane Gahagan

Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

Construction traffic on Chapel Ridge Drive
Parks at Meadowview Resident traffic on Chapel Ridge Drive
Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
Additional costs to the CRCA for street repairs, traffic calming measures,etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent. Thank you for your support on this important matter.

Malcolm & Donna Rimmer
1346 Golfers View, Pittsboro

Dear Mr Garrett and Sullivan,

We are writing, as property owners and members of the Chapel Ridge Community Association (CRCA), to express our concern regarding the application pending before the Chatham County Planning Board to approve the new plan by Parks of Meadowview Developer SRE and the builder True. This application is being sought with no protections for Chapel Ridge and its property owners.

Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a Letter of Intent (LOI) entitlements' agreement that addressed the concerns of our development, specifically, those related to the following:

1. Construction traffic on Chapel Ridge Drive.
2. Parks at Meadowview resident traffic on Chapel Ridge Drive.
3. Traffic congestion on Park Meadows Drive, connecting Chapel Ridge and Route 87, with safety concerns at that intersection.
4. The use of areas adjacent to the Autumn Chase neighborhood as wastewater spray fields.
5. Additional costs to the CRCA for street repairs, traffic calming measures, and the like.

The original Letter of Intent expired in March 2024, which left our community without any protections. As a result, we feel most vulnerable, without any assurance that our concerns will be addressed.

We ask that you defer your decision on the application until a new agreement is reached.

It would be improper to proceed with a development of this scale without an agreement in place that addresses potential harm to surrounding communities.

We thank you for your support on this crucial matter.

Yours truly,
Stephen C Townsend
Beverly H Townsend

Dear Mr. Garrett and Mr. Sullivan:

We are writing as property owners and members of the Chapel Ridge Community Association (CRCA). The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

Construction traffic on Chapel Ridge Drive;

Parks at Meadowview Resident traffic on Chapel Ridge Drive;

Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection;

Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields;

Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March 2024, leaving our community without any protections. We feel very vulnerable without any assurances that our concerns will be addressed, and respectfully request you defer your decision on the application until a new agreement is reached. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Barbara and Raymond Driver

250 Autumn Chase

Pittsboro, NC 27312

Mr. Garrett and Mr. Sullivan,

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to the new plan Phase 2-4 by developer SRE & builder True is being sought with no protection for Chapel Ridge.

The issues raised by Peter Anderson's email address the concerns on the expired agreement between the developer and True are still valid.

The concern I raise is the amenities areas indicated on the plans serving serve existing area 1 and future areas 2-4. What is being provided for amenities.

Currently the Parks section 1 has been utilizing Chapel Ridge open facilities- tennis courts, soccer fields, basketball courts and even gaining access to the gated pool area (even with a manned gate monitor and card reader access)

Can this be questioned in the upcoming 8/6 board meeting review so there is a clear understanding on what will be provided.

Thank you for your support on this issue.

Sean and Dawn Cross- lot 463 at 31 Hazelwood

Sean Cross

Senior Project Manager, UNCH Surgical Tower
Skanska USA Building Inc.

Dear Mr. Garrett and Mr. Sullivan:

We are Chapel Ridge property owners and members of the Chapel Ridge Community Association (CRCA). We are writing to express our concerns with the application pending before the Chatham County Planning Board to approve the Preliminary Plat Plan for The Parks at Meadowview by developer SRE LANDCO LLC (SRE) and builder TRUE HOMES LLC (TRUE), which is being submitted 7 months later than Chatham County's 2022-specified deadline of December 2023.

After repeated communications and hearings with the Chatham County Planning Board in 2022, CRCA, SRE, and TRUE entered a Letter of Intent (LOI) Entitlements Agreement (a copy of which is enclosed with this email) to address the concerns of the CRCA. Upon full execution of that LOI, Chatham County approved the original proposal. That LOI specifically addressed key issues concerning CRCA and our residents:

- Construction traffic on Chapel Ridge Drive
- Parks at Meadowview Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming measures, etc.

That LOI expired in March 2024, leaving our community vulnerable without any protections and back to our original position in 2022. Without any assurances our concerns will be addressed, we ask that you defer your decision on the application until a new agreement is reached.

To that end we ask that you condition your approval on the finalization of this agreement, which will require SRE, Tru Homes, and CRCA to come to the table to work out a new letter of intent and a final agreement with no expiration date for the duration of phases 2-4 development.

We sincerely thank you for your support on this important matter.

Doug Emmons and Joanne Palaskas
114 Autumn Chase

Dear Mr. Garrett and Mr. Sullivan:

I'm writing as a property owner and member of the Chapel Ridge Community Association.

The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge Community. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

- Construction traffic on Chapel Ridge Drive
Parks at Meadowview Resident traffic on Chapel Ridge Drive Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. I feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end, I ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Kerry

Kerry David
181 Colonial Ridge Drive
Pittsboro, NC 27312

Dear Mr. Garrett and Mr. Sullivan:

We are appealing to you to consider the significant impact on the Chapel Ridge community of the proposed Parks at Meadowview development plan now before you and to delay your decision until the involved parties can reach a workable, mutual agreement.

As residents of Chapel Ridge, we feel strongly that their current proposal will adversely and unfairly affect us, specifically in terms of vehicular traffic and spray fields abutting residences. In your role as practitioners of good governance, please allow time for a fair resolution.

Thank you,

Carla and Gregory Topp

Dear Mr. Garrett and Mr. Sullivan,

We are residents of Pittsboro, and we reside and own property within the CRCA Chapel Ridge Community (non-Parks at Meadowview). We understand that an application is pending with the Chatham County Planning Board (CCPB) for the development plan for phases 2-4 of the Parks at Meadowview. The application is from True Homes and The Parks at Meadowview developer, SRE. We further understand that the new plan by the said builder and developer is being sought with no protections for CRCA.

The original letter of intent expired in March, 2024. We believe and feel that, as CRCA homeowners, we are now vulnerable in multiple areas regarding:

- Construction traffic on the private Chapel Ridge Drive for Parks at Meadowview construction.
- Increased traffic from Parks at Meadowview residents on the private Chapel Ridge Drive. Note, residents of CRCA are not using the roads within Parks at Meadowview due to the gates.
- The costs to the CRCA private roads for street repairs due to increased traffic and hard wear and tear by the first two items coming from CRCA homeowners' pockets-NOT Parks at Meadowview, True Homes or SRE.

There are also safety and traffic congestion concerns at the intersection of Park Meadows Drive and Route 87, as well as concern for the area proposed for wastewater spray fields next to the CRCA Autumn Chase neighborhood.

As your own board accurately stated online in an undated Comments from the Planning Board:

"Our first meeting consisted of opposing public input on this issue. Residents of the Parks at Meadowview were supportive because the new phase would add amenities they would be able to access without increasing the traffic burden in their part of the community. Residents of the rest of Chapel Ridge were against the new plan because they would receive more construction and resident traffic without any benefits."

No burden to Parks at Meadowview. Detriments without benefits to CRCA. Would you feel that this is a fair and equitable situation if this applied to your neighborhood?

Admittedly, without knowing all of the details, True Homes and SRE have appeared to let the LOI expire. We see a lack of effort to maintain good neighbors and good faith. Is this a tactic on their part to stall and ultimately obtain the board's approval, without their having to resolve the issues and concerns brought by CRCA?

We hope to learn more at tomorrow night's meeting. Thank you for your thoughtful consideration of the concerns of our residents.

Paul and Margaret Ruge
159 Lookout Ridge

Dear Mr. Garrett and Mr. Sullivan:

Thank you for your past fair, win-win stewardship, to the extent possible within your authority, of the subject issues addressed prior. As such, your on-going evolving efforts are supportive of our right to the peaceful, safe, and quiet enjoyment of our Chatham County properties/homes and fiscal responsibility.

We are writing as property owners and members of the Chapel Ridge Community Association (CRCA). The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE and builder True is being sought with NO protections for the Chapel Ridge community, whatsoever. Prior to the approval of the original proposal in 2022, the applicant and CRCA entered into a Letter of Intent (LOI) entitlements agreement that addressed the concerns of our long-standing development, inclusive of 2-6 below and 1 which has been addressed by an Environmental authority for said issue in the community in the past with Aqua and 7, a new issue which is going to raze significant resources - mature hardwoods and pines - which remove habitat for wildlife and buffer.

1. CLARIFICATION - repulsive odor from the intended spray field adjacent to our Autumn Chase property - the prevailing SW winds of the summer will push all that odor right into our back and front yards.
2. Construction traffic on Chapel Ridge Drive
3. Parks at Meadowview Resident traffic on Chapel Ridge Drive
4. Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection. (will it take future fatalities to draw attention to this risk?)
5. Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields. (back to point # 1 above)
6. Additional costs to the CRCA for street repairs, traffic calming measures, etc.
7. NEW - Extensive loss of mature hardwood trees and related impact on the wildlife among them

The original LOI expired in March 2024; leaving our community bereft of any protections. Understandably, we feel exceptionally vulnerable without any assurances our concerns will be addressed and request you please defer your decision regarding the application, until such time a new successive agreement is reached. To that end, we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new LOI.

Thank you in advance for your stewardship and support of this exceedingly important issue.

Best,

Eddie & Kathy Betancourt
241 Autumn Chase
919.280.4040

Mr. Garrett and Mr. Sullivan:

My wife Cindy and I are writing as property owners and members of the Chapel Ridge Community Association. Many others from the development have already voiced their concerns and we are writing to endorse those concerns. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

Construction traffic on Chapel Ridge Drive
Parks at Meadowview Resident traffic on Chapel Ridge Drive
Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, and leaves our community without any protections which we believe is inappropriate and unfair. We feel that we need and deserve assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. To that end we ask that you condition any approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent. The true sense of community can only be achieved by collaborative solutions rather than unilaterally imposed conditions.

Thank you for your support on this important matter.

Joseph and Cynthia Wiley
179 Colonial Trail Court
Chapel Ridge

Dear Mr. Garrett and Mr. Sullivan:

Thank you for your past fair, win-win stewardship, to the extent possible within your authority, of the subject issues addressed prior. As such, your on-going evolving efforts are supportive of our right to the peaceful, safe, and quiet enjoyment of our Chatham County properties/homes and fiscal responsibility.

We are writing as property owners and members of the Chapel Ridge Community Association (CRCA). The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE and builder True is being sought with NO protections for the Chapel Ridge community, whatsoever. Prior to the approval of the original proposal in 2022, the applicant and CRCA entered into a Letter of Intent (LOI) entitlements agreement that addressed the concerns of our long-standing development, inclusive of 2-6 below and 1 which has been addressed by an Environmental authority for said issue in the community in the past with Aqua and 7, a new issue which is going to raze significant resources - mature hardwoods and pines - which remove habitat for wildlife and buffer.

1. CLARIFICATION - repulsive odor from the intended spray field adjacent to our Autumn Chase property - the prevailing SW winds of the summer will push all that odor right into our back and front yards.
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4. Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection. (will it take future fatalities to draw attention to this risk?)
5. Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields. (back to point # 1 above)
6. Additional costs to the CRCA for street repairs, traffic calming measures, etc.
7. NEW - Extensive loss of mature hardwood trees and related impact on the wildlife among them

The original LOI expired in March 2024; leaving our community bereft of any protections. Understandably, we feel exceptionally vulnerable without any assurances our concerns will be addressed and request you please defer your decision regarding the application, until such time a new successive agreement is reached. To that end, we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new LOI.

Thank you in advance for your stewardship and support of this exceedingly important issue.

Best,
Eddie & Kathy Betancourt
241 Autumn Chase
919.280.4040

Mr. Garrett and Mr. Sullivan,

We are writing as property owners and members of the Chapel Ridge Community Association. The application pending before the Chatham County Planning Board to approve the new plan by Parks at Meadowview developer SRE & builder True is being sought with no protections for Chapel Ridge. Prior to the approval of the original proposal in 2022, the applicant and CRCA had entered into a letter of intent (LOI) entitlements agreement that addressed the concerns of our development, specifically those related to the following:

- Construction traffic on Chapel Ridge Drive
- Parks at Meadowview Resident traffic on Chapel Ridge Drive
- Traffic congestion on Park Meadows Drive connecting Chapel Ridge and Route 87, with safety concerns at that intersection
- Using areas adjacent to the Autumn Chase neighborhood for wastewater spray fields
- Additional costs to the CRCA for street repairs, traffic calming measures, etc.

The original letter of intent expired in March, 2024, leaving our community without any protections. We feel very vulnerable without any assurances our concerns will be addressed, and ask that you defer your decision on the application until a new agreement is reached. We also feel this is a disingenuous move by the applicant knowing full well the previous concerns that lead to the now expired LOI. To that end we ask that you condition your approval on the finalization of this agreement, which will require both parties to come to the table to work out a new letter of intent.

Thank you for your support on this important matter.

Brian and Tricia Postma
343 High Ridge Ln

August 1, 2024

Dear Chatham Planning Commissioners,

I am writing to appeal to you to conduct a traffic study on Hwy 87. The traffic on this road is at unacceptable levels. The highway has not been upgraded or widened to accommodate this situation. My mailbox is on the opposite side of the highway from my residence. I can attest first hand that it has become a very dangerous situation to cross the highway to get my mail and that the traffic has increased. My concern is that with another equally large development now being considered for approval that will empty traffic onto Hwy 87 this condition will be more dangerous and unacceptable to Chatham residents. I have not found nor heard from anyone I've consulted with, that a traffic study has been performed regarding the current submission by the Parks to the Planning Board. We have heard that a traffic study in 2022 did not include the traffic numbers of Chapel Ridge at their total build out and that Parks Meadowview has increased the number of homes being built.

It is not just the vehicle traffic that concerns us but the large construction traffic that will use Hwy 87 going in and out of the Parks. This type of traffic takes its toll on the Hwy surfaces and also causes mailbox damage and ditches forming along the pavement because the Hwy is not wide enough.

Please include a Highway 87 traffic review to ensure a safe highway for Chatham County residents.

Mr. and Mrs. Jerry Justice

Jerry Justice

Elizabeth Justice

2654 NC Hwy. 87 N Pittsboro N.C.
27312