



## MEMORANDUM

Date: April 11, 2005

To: Lynn Richardson  
Chatham County Planning Department

From: Rob Boening  
Executive Director

Re: Carolina Meadows' Request for Creation of a Non-Residential Subdivision Lot

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The purpose of this memo is to provide greater detail and clarification to the Planning Department personnel for our attached request to expand and convert Tract 1A to a non-residential subdivision lot. The current tract is approximately .92 acre; we are providing additional bufferage around the plant, which will bring it to a 3.56-acre lot. The current site (.92 acre) is the location of our wastewater treatment plant with a current capacity of 180,000 gallons per day. The purpose of carving out this as a separate lot is to allow Carolina Meadows to sell the plant to a third-party operator, Aqua North Carolina. Aqua is one of the largest wastewater treatment system providers in the nation and has recently acquired Heater Utilities, one of the best North Carolina providers of such services. Operating a wastewater treatment plant was a necessity for Carolina Meadows' development; however, it is very ancillary to our business, and we are pleased to have this opportunity to divest our self of this operation and sell it to a quality third-party provider.

Permits for the maximum capacity of the plant—up to 350,000 gallons per day—and an Authorization to Construct as approved by DENR to expand the plant to that capacity will also be conveyed to Aqua North Carolina. The majority of the new plant will fit in the existing small one-acre tract. There will be a small amount of bufferage consumed to accommodate it, but most of the illustrated bufferage will remain in place. The access road is being conveyed with the land, and there are no plans for any changes to its access to State Road 1726 (Farrington Mill Road). While Carolina Meadows owns the land, the physical assets of the plant are currently owned jointly by Carolina Meadows and Chatham Water Reclamation Company, LLC. Chatham Water Reclamation Company owns and operates a separate plant at Governors Club. It is my understanding that Aqua is acquiring the Governors Club plant simultaneously with the acquisition of our plant and will be operating them both. Our plant currently serves Carolina Meadows, Governors Village (both residential and commercial), Governors Park, and Governors Forest. As you will see on the survey detail, the plant is in the far



corner of our property, bordering on our property, the Corps of Engineers, and State Road 1726. There are no other adjacent landholders.

We believe this sale will bring better expertise in the operation and on-going maintenance of the plant, provide better service to the current users of the plant, and provide additional adequate buffers from both State Road 1726 and Carolina Meadows' adjacent property.

I'd be happy to answer any question staff may have regarding this request. I can be reached at 370-7123 or [rob@carolinameadows.net](mailto:rob@carolinameadows.net).