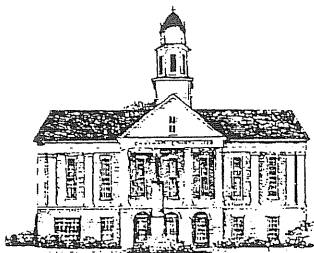


COUNTY OF CHATHAM

PLANNING DEPARTMENT
POST OFFICE BOX 54
PITTSBORO, N. C. 27312-0054



PHONE: 919-542-8204
FAX: 919-542-0527
email: keith.megginson@ncmail.net

ORGANIZED 1770

707 SQUARE MILES

January 22, 2003

David Edwards, General Manager
Jordan Lake Preserve Corporation
PO Box 490
128 The Preserve Trail
Chapel Hill, NC 27517

Dear Mr. Edwards:

During their regular meeting January 21, 2003, the Chatham County Board of Commissioners considered your request as described below:

Request by Jordan Lake Preserve Corporation for subdivision sketch approval of "**Buck Mountain Golf Community**" consisting of 700 lots and an 18 hole golf course on 792 acres on the west side of Old Graham Rd. (SR 1520) in Center Township.

After considering your written request and recommendations of the County Planning Department and Planning Board, the Board of Commissioners approved your request for subdivision sketch design approval as submitted with the following 13 conditions.

1. The water line that will be constructed and conveyed to the Town of Pittsboro upon acceptance shall be built to the Town of Pittsboro standards. The remaining water lines that will be constructed and conveyed to a regulated utility shall be built to the Chatham County minimum standards unless the County agrees otherwise. There shall be a water storage tank with a capacity of at least 500,000 gallons.
2. The developer shall install and make available to law enforcement, fire and emergency personnel an all weather-surfaced road from NC 87 to the development. Said road shall be available prior to final approval of lots in phase two as proposed, or the issuance of building permits for 50 houses, whichever occurs first.

3. The developer shall provide access for additional public roads at the circle end of the public road as shown.
4. A detailed stormwater management plan shall be provided and approved by the County Public Works Department for conformance with applicable County regulations.
5. The state required environmental monitoring reports shall be provided to the Chatham County Public Library.
6. Prior to preliminary plat approval at any specific phase, all lots within said phase shall be verified to be outside the regulated 100 year FEMA flood plain based on published maps and best available data.
7. Sidewalks shall be provided along the public roads from Old Graham Road to the club house recreation area and ultimately, along the road to the public recreation area if one is approved by the County.
8. An environmental impact assessment shall be provided at the time of preliminary submittal. The assessment will include documentation of using an integrated pest management plan to minimize potential pollution from the golf course and include groundwater impacts addressing specifically recharge and potential contamination. The information supplied for any item needs to be reasonably accurate and adequate.
9. The County shall make a decision on the issue of public recreation fees and/or facilities at or prior to the time of final plat consideration.
10. Turn lanes shall be provided at the entrance of the development with Old Graham Road as recommended in the traffic impact analysis by Ramey Kemp and Associates.
11. Other than road and trail crossings, to the extent possible, retain stream side buffers in a natural undisturbed state.
12. A market analysis and financial statement shall be provided at the time of preliminary submittal.

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Jordan Lake Preserve Corporation
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13. Applicant shall have a period of twenty-four (24) months following the date of sketch approval by the Board of Commissioners within which to submit for approval of a preliminary plat for Phase 1 of the development and an additional twenty-four (24) months within which to submit for approval of a preliminary plat for Phase 2 of the development.

Minutes of the meeting are available from Ms. Sandra Lee, Clerk to the Board of County Commissioners, at 542-8200. If you have any questions about the Board's action or would like to discuss uses of your land, please call me at 542-8205.

Sincerely yours,



Keith Megginson, Planning Director
Chatham County

KM/ke

PC: Nicolas P. Robinson, Attorney

Commissioner Pollard moved, seconded by Commissioner Outz, to set June 21, 2004 as the date on which to hold a public hearing on the Mental Health Interlocal Agreement. The motion carried four (4) to zero (0).

PLANNING AND ZONING

Subdivision Preliminary Design Approval of "Park Pointe West": Consideration of a request by Landco Realty for subdivision preliminary design approval of "Park Pointe West", consisting of 16 lots on approximately 102 acres, off SR #1700 (North Pea Ridge Road), New Hope Township

As per the Planning Department and Planning Board recommendation, Commissioner Morgan moved, seconded by Commissioner Outz, to grant preliminary approval of the plat and approval of the road names "Ellis Creek Drive and Timberline Drive" with the following condition:

1. Water hazard setbacks to be increased from 50 feet to 100 feet for lots 11 and 12 along Ellis Spring Branch.

The motion carried four (4) to zero (0).

Subdivision Preliminary Approval of "Buck Mountain Golf Community, Phase One (Sections A-I)": Consideration of a request by Jordan Lake Preserve Corporation on behalf of Chatham Partners, LLC and Polk Sullivan, LLC for subdivision preliminary approval of "Buck Mountain Golf Community, Phase One" (Sections A-I), consisting of 302 lots on approximately 177 acres on the west side of Old Graham Road (SR #1520) in Center Township

As per the Planning Board and Planning Department recommendation, Commissioner Morgan moved, seconded by Commissioner Outz, granted preliminary approval of "Buck Mountain Golf Community, Phase One, (Sections A-I); approval of the request to allow the roadway from Old Graham Road (State Road #1520) be changed from a public, State-maintained road to a private (non-gated) road and the new proposed roadway from NC Highway #87 be designated as a public, State-maintained roadway; and approval of the road names as listed above with the following conditions:

(Conditions #1 and #2 have been satisfied as stated above in the list of other agency approvals.)

1. No construction of the private utilities (Heater Utility off-site water lines, water tank or on-site utility lines) shall commence until all permits have been received from NCDENR, Division of Water Quality.
2. No construction of the Wastewater Collection System shall commence until all permits have been received from NCDENR, Division of Water Quality.
3. New entrance roadway from NC Highway #87 shall be constructed to the North Carolina Department of Transportation public road standards prior to final approval of lots in Phase II or the issuance of building permits for 50 houses whichever occurs first.
4. Sidewalks shall be provided along the public road from NC Highway #87 and along the private road from Old Graham Road, State Road #1520, to the clubhouse recreation area and ultimately, along the road to the public recreation area if the County approves one.

The motion carried four (4) to zero (0).

Subdivision Final Approval of "Buck Mountain Golf Community, Phase One (Sections A-E): Consideration of a request by Jordan Lake Preserve Corporation on behalf of Chatham Partners, LLC and Polk Sullivan, LLC for subdivision final approval of "Buck