



Chatham County Planning Department
 PO Box 54/80-A East Street
 Pittsboro, NC 27312
 Ph: (919) 542-8204
 Fax: (919) 542-2698

**CHATHAM COUNTY APPLICATION
 FOR CHANGE IN GENERAL USE
ZONING DISTRICTS**

Applicant Information:

NAME: The Retreat on Haw River, LLC
 ADDRESS: 227 W. Trade St., Suite 1000
Charlotte, NC 28202
 CONTACT PH: (864) 710-3989
 EMAIL: smunday@crescentcommunities.com

Landowner Information:

NAME: Same
 ADDRESS: _____
 CONTACT PH: ()
 EMAIL: _____

PROPERTY IDENTIFICATION

Physical (911) Address: 308 Bynum Ridge Road, Pittsboro, NC 27312 PARCEL (AKPAR) Nos.: 3027, 3029, 87217, 86946, 81274 and 86878 – 86944 and 86945

Township: Baldwin Total Acreage: +/- 650 Acreage to be Rezoned: +/- 650

CURRENT ZONING DISTRICT/CLASSIFICATION: CU – RA -90

PROPOSED ZONING DISTRICT/CLASSIFICATION: **R-5 (inside River Corridor) and R-1 (outside River Corridor)**

- R-1 Residential R-2 Residential R-5 Residential O & I Office & Institutional
 NB Neighborhood Business CB Community Business Regional Business IL Light Industrial
 IH Heavy Industrial

FEMA Flood Map Information:

Flood Map No. : 3710976300J and 3710975300J Map Date: 02/02/2007 Flood Zone: A & E

WATERSHED Information:

Current Watershed Classification: WS IV PA and River Corridor Within Jordan Lake Buffer Area: Yes No Unknown

APPLICATION SUBMITTAL REQUIREMENTS

Attach the following as required in Section 19.4.C of the zoning ordinance:

- Map of the property showing the parcel or portions thereof that are affected by this rezoning request.
- Written legal description of such land
- Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment
- The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary
- The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof
- List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment
- All other information required on this application or as offered by the applicant in support of the request

Please provide 16 sets of this application submittal with all supporting documentation, maps, summaries, etc.
No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. For the purposes of calculating this application fee, use the following:

Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)



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PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)

(1) I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

Signature *Scott Monday* Date 5-1-14
Print Name For: Scott Monday
Print Name For: The Retreat on Haw River, LLC

The owner must sign the following if someone other than the owner is making the application.

(2) I hereby certify that (please print) _____ is an authorized agent for said property and is permitted by me to file this application.

Signature _____ Date _____
Print Name _____

(3) I acknowledge that I am not the landowner OR authorized agent of the property for which this application is being made, but I do live within the zoned area of the county.

Signature _____ Date _____
Print Name _____

FOR OFFICE USE ONLY

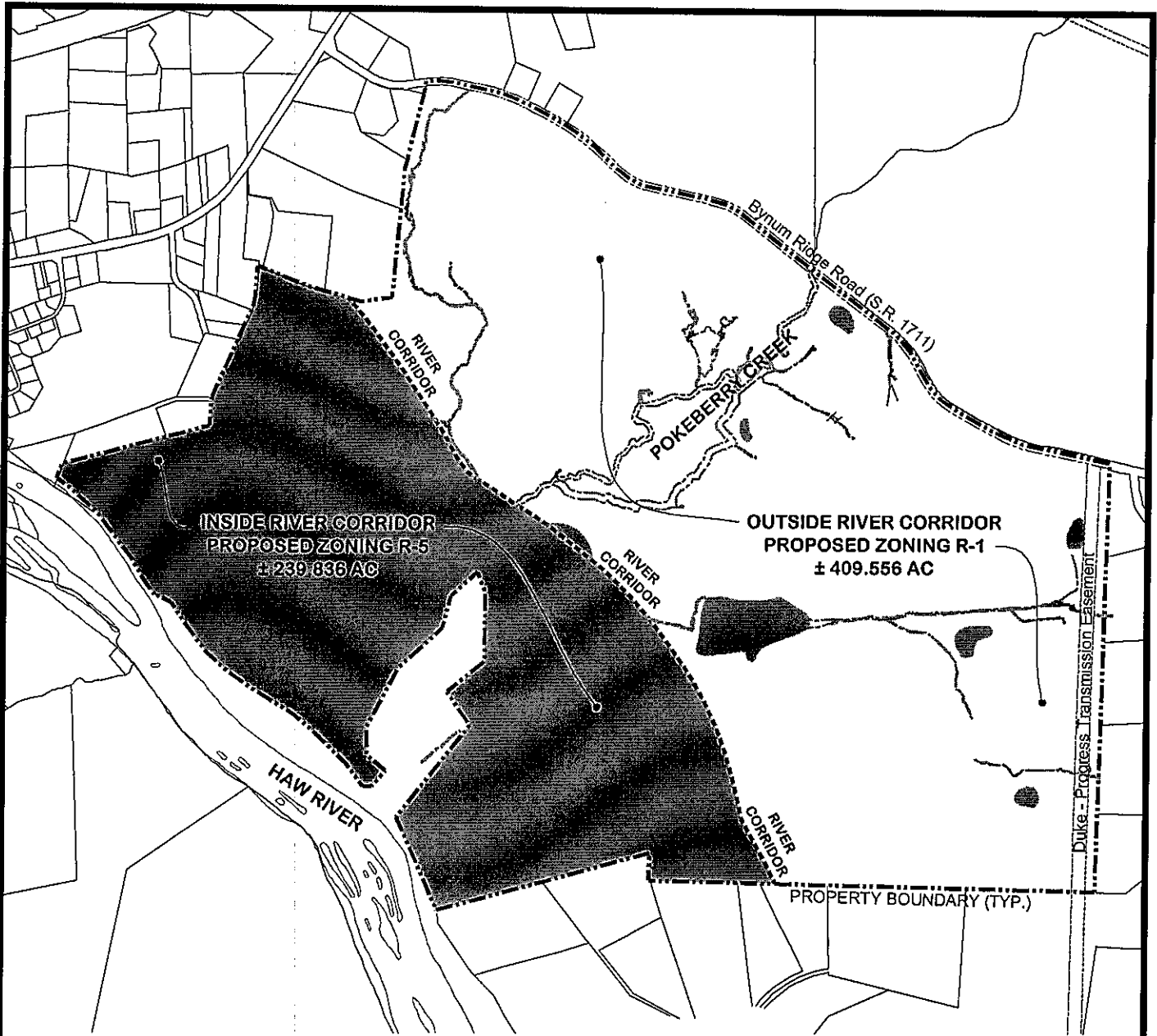
Application No.: PL20 Date Received: _____ 20__

Payment Received: \$ _____

Check No. _____ Cash Credit Card Money Order

Planning Department

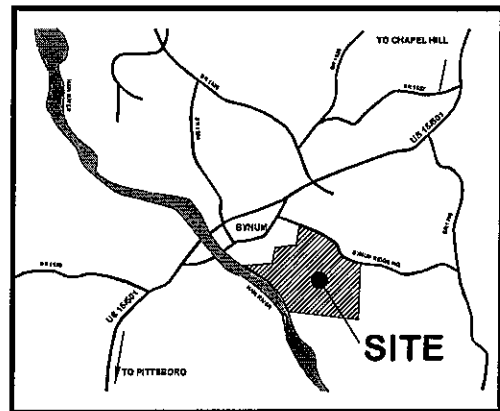
Revised Feb. 4, 2014 apb



PROPOSED ZONING EXHIBIT

MAY 1, 2014

THE RETREAT AT HAW RIVER SUBDIVISION
 PROPERTY OF THE RETREAT ON HAW RIVER, LLC
 C/O CRESCENT RESOURCES, LLC



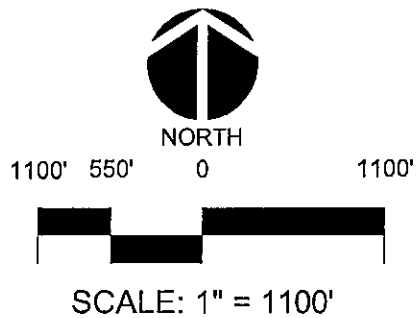
VICINITY MAP
 NOT TO SCALE

 INSIDE RIVER CORRIDOR

NOTE: THIS IS NOT A SURVEY



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**The Retreat at Haw River Subdivision
Proposed Rezoning Land Description
Outside River Corridor (R-1)**

Being a portion of The Retreat at Haw River Subdivision, containing 409.556 acres, more or less, owned by Retreat on Haw River, LLC c/o Crescent Resources, LLC (reference DB 1529 PG 56, DB 1296 PG 975, and DB 1329 PG 534); as shown on Plat Book 2004 Page 176 and Plat Book 2004 Page 196 recorded in Chatham County Registry. Said zoning area being more particularly described as follows:

Beginning at an Intersection of the Zoning Corridor line and the Existing Property line per references listed above; Thence With A Curve Turning To The Left With An Arc Length Of 174.03', With A Radius Of 2460.00', With A Chord Bearing Of N 27°03'12" W, With A Chord Length Of 173.99' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 125.26', With A Radius Of 2460.00', With A Chord Bearing Of N 28°28'37" W, With A Chord Length Of 125.25' To A Point Thence With A Compound Curve Turning To The Left With An Arc Length Of 115.98', With A Radius Of 2460.00', With A Chord Bearing Of N 29°15'42" W, With A Chord Length Of 115.97' To A Point Thence With A Compound Curve Turning To The Left With An Arc Length Of 121.72', With A Radius Of 2460.00', With A Chord Bearing Of N 28°34'07" W, With A Chord Length Of 121.71' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 72.66', With A Radius Of 2460.00', With A Chord Bearing Of N 11°33'09" W, With A Chord Length Of 72.66' To A Point Thence With A Compound Curve Turning To The Left With An Arc Length Of 128.99', With A Radius Of 2460.00', With A Chord Bearing Of N 13°28'15" W, With A Chord Length Of 128.98' To A Point; Thence N 13°26'34" W A Distance Of 25.02' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 71.03', With A Radius Of 2460.00', With A Chord Bearing Of N 14°16'12" W, With A Chord Length Of 71.03' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 597.94', With A Radius Of 2460.00', With A Chord Bearing Of N 20°11'11" W, With A Chord Length Of 596.47' To A Point; Thence N 27°08'59" W A Distance Of 13.48' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 148.94', With A Radius Of 2460.00', With A Chord Bearing Of N 28°53'03" W, With A Chord Length Of 148.92' To A Point; Thence N 30°37'07" W A Distance Of 11.68' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 132.93', With A Radius Of 2460.00', With A Chord Bearing Of N 32°10'00" W, With A Chord Length Of 132.91' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 217.53', With A Radius Of 2460.00', With A Chord Bearing Of N 35°44'44" W, With A Chord Length Of 217.46' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 69.73', With A Radius Of 2460.00', With A Chord Bearing Of N 37°19'46" W, With A Chord Length Of 69.73' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 115.15', With A Radius Of 2460.00', With A Chord Bearing Of N 37°19'08" W, With A Chord Length Of 115.14' To A Point; Thence N 38°39'35" W A Distance Of 12.80' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 25.32', With A Radius Of 2460.00', With A Chord Bearing Of N 38°57'17" W, With A Chord Length Of 25.32' To A Point; Thence N 39°14'58" W A Distance Of 15.56' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 5.53', With A Radius Of 2460.00', With A Chord Bearing Of N 39°18'50" W, With A Chord Length Of 5.53' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 182.47', With A Radius Of 2460.00', With A Chord Bearing Of N 40°50'38" W, With A Chord Length Of 182.43' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 286.30', With A Radius Of 2460.00', With A Chord Bearing Of N 45°32'26" W, With A Chord

Length Of 286.14' To A Point; Thence N 48°52'29" W A Distance Of 18.24' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 272.24', With A Radius Of 2460.00', With A Chord Bearing Of N 52°02'42" W, With A Chord Length Of 272.10' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 406.58', With A Radius Of 2460.00', With A Chord Bearing Of N 54°25'50" W, With A Chord Length Of 406.11' To A Point; Thence N 59°09'55" W A Distance Of 11.70' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 60.71', With A Radius Of 2460.00', With A Chord Bearing Of N 59°52'20" W, With A Chord Length Of 60.70' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 85.66', With A Radius Of 2460.00', With A Chord Bearing Of N 57°22'26" W, With A Chord Length Of 85.66' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 37.61', With A Radius Of 2460.00', With A Chord Bearing Of N 56°18'46" W, With A Chord Length Of 37.61' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 21.67', With A Radius Of 2460.00', With A Chord Bearing Of N 55°49'49" W, With A Chord Length Of 21.67' To A Point; Thence N 56°04'57" W A Distance Of 14.33' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 132.36', With A Radius Of 2460.00', With A Chord Bearing Of N 57°37'26" W, With A Chord Length Of 132.35' To A Point; Thence N 59°09'55" W A Distance Of 11.70' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 29.33', With A Radius Of 2460.00', With A Chord Bearing Of N 59°30'25" W, With A Chord Length Of 29.33' To A Point; Thence N 59°50'54" W A Distance Of 16.13' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 25.30', With A Radius Of 2460.00', With A Chord Bearing Of N 60°08'35" W, With A Chord Length Of 25.30' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 83.71', With A Radius Of 2460.00', With A Chord Bearing Of N 54°28'11" W, With A Chord Length Of 83.71' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 103.66', With A Radius Of 2460.00', With A Chord Bearing Of N 40°06'49" W, With A Chord Length Of 103.66' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 149.09', With A Radius Of 2460.00', With A Chord Bearing Of N 28°04'49" W, With A Chord Length Of 149.07' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 33.70', With A Radius Of 2460.00', With A Chord Bearing Of N 29°21'09" W, With A Chord Length Of 33.70' To A Point; Thence N 29°44'42" W A Distance Of 16.12' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 159.66', With A Radius Of 2460.00', With A Chord Bearing Of N 31°36'15" W, With A Chord Length Of 159.63' To A Point; Thence N 33°27'48" W A Distance Of 21.57' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 81.85', With A Radius Of 2460.00', With A Chord Bearing Of N 34°25'00" W, With A Chord Length Of 81.85' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 12.85', With A Radius Of 2460.00', With A Chord Bearing Of N 33°32'25" W, With A Chord Length Of 12.85' To A Point; Thence N 33°41'24" W A Distance Of 14.42' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 118.25', With A Radius Of 2460.00', With A Chord Bearing Of N 35°04'02" W, With A Chord Length Of 118.24' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 138.36', With A Radius Of 2460.00', With A Chord Bearing Of N 32°53'05" W, With A Chord Length Of 138.34' To A Point; Thence N 34°29'46" W A Distance Of 24.26' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 17.06', With A Radius Of 2460.00', With A Chord Bearing Of N 34°41'41" W, With A Chord Length Of 17.06' To A Point; Thence N 34°53'36" W A Distance Of 24.37' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 29.36', With A Radius Of 2460.00', With A Chord Bearing Of N 35°14'07" W, With A Chord Length Of 29.36' To A Point; Thence N 35°34'38" W A Distance Of 17.27' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 9.49', With A Radius Of 2460.00', With A Chord Bearing Of N 35°41'16" W, With A Chord Length Of 9.49' To A Point; Thence With A Compound Curve

Turning To The Left With An Arc Length Of 75.19', With A Radius Of 2460.00', With A Chord Bearing Of N 35°52'27" W, With A Chord Length Of 75.18' To A Point; Thence N 34°53'36" W A Distance Of 9.14' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 95.46', With A Radius Of 2460.00', With A Chord Bearing Of N 36°00'18" W, With A Chord Length Of 95.46' To A Point; Thence With A Compound Curve Turning To The Left With An Arc Length Of 32.81', With A Radius Of 2460.00', With A Chord Bearing Of N 36°09'52" W, With A Chord Length Of 32.80' To A Point; Thence N 36°32'47" W A Distance Of 3.19' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 72.12', With A Radius Of 2460.00', With A Chord Bearing Of N 35°47'39" W, With A Chord Length Of 72.11' To A Point; Thence N 36°38'03" W A Distance Of 9.97' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 80.84', With A Radius Of 2460.00', With A Chord Bearing Of N 37°34'32" W, With A Chord Length Of 80.84' To A Point Thence N 38°31'01" W A Distance Of 25.68' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 179.88', With A Radius Of 2460.00', With A Chord Bearing Of N 40°36'42" W, With A Chord Length Of 179.84' To A Point; Thence S 73°45'20" E A Distance Of 102.08' To A Point; Thence N 82°15'17" E A Distance Of 226.74' To A Point; Thence N 05°11'21" E A Distance Of 645.24' To A Point; Thence N 05°11'21" E A Distance Of 295.88' To A Point; Thence N 13°43'57" E A Distance Of 65.02' To A Point; Thence N 13°43'57" E A Distance Of 494.38' To A Point; Thence N 10°19'03" E A Distance Of 50.37' To A Point; Thence N 10°19'03" E A Distance Of 31.98' To A Point; Thence N 80°01'48" E A Distance Of 14.79' To A Point; Thence N 86°59'22" E A Distance Of 100.76' To A Point; Thence S 83°46'20" E A Distance Of 73.96' To A Point; Thence S 78°59'41" E A Distance Of 104.86' To A Point; Thence S 78°24'39" E A Distance Of 207.01' To A Point; Thence S 71°03'52" E A Distance Of 171.30' To A Point; Thence S 63°17'43" E A Distance Of 234.75' To A Point; Thence S 61°45'29" E A Distance Of 100.80' To A Point; Thence S 59°17'38" E A Distance Of 110.13' To A Point; Thence S 55°50'30" E A Distance Of 113.91' To A Point; Thence S 52°14'59" E A Distance Of 118.60' To A Point; Thence S 48°59'18" E A Distance Of 103.80' To A Point; Thence S 46°54'27" E A Distance Of 115.49' To A Point; Thence S 48°44'32" E A Distance Of 60.43' To A Point; Thence S 54°16'03" E A Distance Of 58.63' To A Point; Thence S 61°34'43" E A Distance Of 53.63' To A Point; Thence S 69°03'31" E A Distance Of 54.62' To A Point; Thence S 74°28'46" E A Distance Of 54.11' To A Point; Thence S 77°40'58" E A Distance Of 112.62' To A Point; Thence S 78°33'39" E A Distance Of 117.74' To A Point; Thence S 78°12'40" E A Distance Of 114.37' To A Point; Thence S 77°36'38" E A Distance Of 112.93' To A Point; Thence S 74°29'56" E A Distance Of 108.54' To A Point; Thence S 68°20'55" E A Distance Of 55.84' To A Point; Thence S 62°29'30" E A Distance Of 58.95' To A Point; Thence S 55°57'55" E A Distance Of 54.25' To A Point; Thence S 52°35'43" E A Distance Of 107.22' To A Point; Thence S 51°47'45" E A Distance Of 112.46' To A Point; Thence S 52°00'04" E A Distance Of 133.84' To A Point; Thence S 51°52'24" E A Distance Of 117.32' To A Point; Thence S 52°04'33" E A Distance Of 142.32' To A Point; Thence S 52°12'19" E A Distance Of 106.34' To A Point; Thence S 52°13'16" E A Distance Of 116.48' To A Point; Thence S 52°30'27" E A Distance Of 117.14' To A Point; Thence S 52°17'19" E A Distance Of 166.17' To A Point; Thence S 52°17'51" E A Distance Of 110.70' To A Point; Thence S 52°01'35" E A Distance Of 112.45' To A Point; Thence S 49°52'56" E A Distance Of 57.95' To A Point; Thence S 46°30'45" E A Distance Of 54.25' To A Point; Thence S 38°13'37" E A Distance Of 142.60' To A Point; Thence S 29°56'17" E A Distance Of 77.94' To A Point; Thence S 28°12'55" E A Distance Of 111.45' To A Point; Thence S 29°55'19" E A Distance Of 50.81' To A Point; Thence S 33°34'29" E A Distance Of 51.10' To A Point; Thence S 38°41'40" E A Distance Of 50.96' To A Point; Thence S 44°16'53" E A Distance Of 51.01' To A Point; Thence S 49°39'39" E A Distance Of 51.19' To A Point; Thence S 54°42'27" E A Distance Of 50.20' To A Point; Thence S 57°42'43" E A Distance Of 52.65' To A Point; Thence S 60°19'40" E A Distance Of 84.79' To A Point; Thence S 60°57'04" E A Distance Of 106.46' To A Point; Thence S

61°49'30" E A Distance Of 102.61' To A Point; Thence S 61°56'09" E A Distance Of 52.86' To A Point; Thence S 63°38'20" E A Distance Of 55.42' To A Point; Thence S 66°08'18" E A Distance Of 53.11' To A Point; Thence S 68°56'08" E A Distance Of 51.12' To A Point; Thence S 72°42'01" E A Distance Of 59.62' To A Point; Thence S 75°12'42" E A Distance Of 52.58' To A Point; Thence S 77°22'04" E A Distance Of 105.55' To A Point; Thence S 78°06'42" E A Distance Of 101.88' To A Point; Thence S 78°05'35" E A Distance Of 101.00' To A Point; Thence S 78°13'02" E A Distance Of 103.20' To A Point; Thence S 77°43'47" E A Distance Of 101.28' To A Point; Thence S 78°13'52" E A Distance Of 83.25' To A Point; Thence S 01°37'40" W A Distance Of 74.09' To A Point; Thence S 01°35'28" W A Distance Of 596.54' To A Point; Thence S 01°34'50" W A Distance Of 618.01' To A Point; Thence S 01°35'12" W A Distance Of 605.39' To A Point; Thence S 01°35'01" W A Distance Of 654.13' To A Point; Thence S 01°34'19" W A Distance Of 580.06' To A Point; Thence N 88°36'57" W A Distance Of 1484.71' To A Point; Thence N 88°37'04" W A Distance Of 87.07' To A Point; Thence N 88°37'04" W A Distance Of 401.69' To A Point; Thence N 88°37'04" W A Distance Of 374.91' To A Point; which is the point of beginning, having an area of 17,840,255.93 Square Feet, 409.556 Acres, more or less.

**The Retreat at Haw River Subdivision
Proposed Rezoning Land Description
Inside River Corridor (R-5)**

Being a portion of The Retreat at Haw River Subdivision, containing 239.836 acres, more or less, owned by Retreat on Haw River, LLC c/o Crescent Resources, LLC (reference DB 1529 PG 56, DB 1296 PG 975, and DB 1329 PG 534); as shown on Plat Book 2004 Page 176 and Plat Book 2004 Page 196 recorded in Chatham County Registry. Said zoning area being more particularly described as follows:

Beginning At a point in the Intersection of the Zoning Corridor line and Existing Property line per references listed above; Thence N 88°37'04" W A Distance Of 123.16' To A Point; Thence N 88°37'04" W A Distance Of 156.26' To A Point; Thence N 88°37'04" W A Distance Of 649.84' To A Point; Thence N 01°24'09" E A Distance Of 200.07' To A Point; Thence S 75°01'10" W A Distance Of 821.76' To A Point; Thence S 75°01'10" W A Distance Of 799.87' To A Point; Thence N 24°03'04" W A Distance Of 736.94' To A Point; Thence N 38°26'19" E A Distance Of 860.02' To A Point; Thence N 34°45'01" W A Distance Of 300.18' To A Point; Thence N 50°38'56" E A Distance Of 359.90' To A Point; Thence N 00°00'43" E A Distance Of 499.86' To A Point; Thence N 21°59'58" W A Distance Of 139.99' To A Point; Thence N 21°59'58" W A Distance Of 19.99' To A Point; Thence S 48°00'31" W A Distance Of 80.90' To A Point; Thence S 48°00'31" W A Distance Of 179.05' To A Point; Thence S 13°54'13" W A Distance Of 242.95' To A Point; Thence S 47°44'45" W A Distance Of 431.17' To A Point; Thence S 27°50'37" W A Distance Of 499.33' To A Point; Thence S 01°45'08" E A Distance Of 199.91' To A Point; Thence S 49°20'38" E A Distance Of 180.02' To A Point; Thence S 41°27'35" W A Distance Of 150.15' To A Point; Thence S 88°43'01" W A Distance Of 69.87' To A Point; Thence N 35°58'50" W A Distance Of 198.50' To A Point; Thence N 45°27'18" W A Distance Of 326.60' To A Point; Thence N 48°58'49" W A Distance Of 217.14' To A Point; Thence N 58°24'59" W A Distance Of 358.66' To A Point; Thence N 55°14'04" W A Distance Of 147.89' To A Point; Thence N 52°52'38" W A Distance Of 114.04' To A Point; Thence N 47°25'41" W A Distance Of 157.63' To A Point; Thence N 38°00'32" W A Distance Of 235.68' To A Point; Thence N 33°44'44" W A Distance Of 210.59' To A Point; Thence N 61°55'36" W A Distance Of 108.16' To A Point; Thence S 53°24'22" W A Distance Of 21.30' To A Point; Thence N 36°41'01" W A Distance Of 153.44' To A Point; Thence N 30°55'04" W A Distance Of 176.80' To A Point; Thence N 37°57'39" W A Distance Of 434.48' To A Point; Thence N 48°58'59" W A Distance Of 250.36' To A Point; Thence N 54°46'32" W A Distance Of 126.01' To A Point; Thence N 20°08'04" E A Distance Of 113.77' To A Point; Thence N 75°27'43" E A Distance Of 1121.60' To A Point; Thence N 04°21'45" E A Distance Of 209.97' To A Point; Thence N 23°46'33" E A Distance Of 586.13' To A Point; Thence N 25°29'32" E A Distance Of 124.26' To A Point; Thence N 12°59'20" E A Distance Of 91.99' To A Point; Thence N 04°10'17" E A Distance Of 228.79' To A Point; Thence S 67°49'29" E A Distance Of 33.35' To A Point; Thence S 68°20'04" E A Distance Of 336.92' To A Point; Thence S 73°40'42" E A Distance Of 144.66' To A Point; Thence S 73°45'20" E A Distance Of 183.29' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 179.88', With A Radius Of 2460.00', With A Chord Bearing Of S 40°36'42" E, With A Chord Length Of 179.84', To a Point; Thence S 38°31'01" E A Distance Of 25.68' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 80.84', With A Radius Of 2460.00', With A Chord Bearing Of S 37°34'32" E, With A Chord Length Of 80.84', To a Point; Thence S 36°38'03" E A Distance Of 9.97' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 72.12', With A Radius Of 2460.00', With A Chord Bearing Of S 35°47'39" E, With A Chord Length Of 72.11', To a Point; Thence S 36°32'47" E A Distance Of 3.19' To A Point; Thence With A

Curve Turning To The Right With An Arc Length Of 32.81', With A Radius Of 2460.00', With A Chord Bearing Of S 36°09'52" E, With A Chord Length Of 32.80', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 95.46', With A Radius Of 2460.00', With A Chord Bearing Of S 36°00'18" E, With A Thence With A Curve Turning To The Right With An Arc Length Of 75.19', With A Radius Of 2460.00', With A Chord Bearing Of S 35°52'27" E, With A Chord Length Of 75.18', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 9.49', With A Radius Of 2460.00', With A Chord Bearing Of S 35°41'16" E, With A Chord Length Of 9.49', To a Point; Thence S 35°34'38" E A Distance Of 17.27' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 29.36', With A Radius Of 2460.00', With A Chord Bearing Of S 35°14'07" E, With A Chord Length Of 29.36', To a Point; Thence S 34°53'36" E A Distance Of 24.37' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 17.06', With A Radius Of 2460.00', With A Chord Bearing Of S 34°41'41" E, With A Chord Length Of 17.06', To a Point; Thence S 34°29'46" E A Distance Of 24.26' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 138.36', With A Radius Of 2460.00', With A Chord Bearing Of S 32°53'05" E, With A Chord Length Of 138.34', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 118.25', With A Radius Of 2460.00', With A Chord Bearing Of S 35°04'02" E, With A Chord Length Of 118.24', To a Point; Thence S 33°41'24" E A Distance Of 14.42' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 12.85', With A Radius Of 2460.00', With A Chord Bearing Of S 33°32'25" E, With A Chord Length Of 12.85', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 81.85', With A Radius Of 2460.00', With A Chord Bearing Of S 34°25'00" E, With A Chord Length Of 81.85', To a Point; Thence S 33°27'48" E A Distance Of 21.57' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 159.66', With A Radius Of 2460.00', With A Chord Bearing Of S 31°36'15" E, With A Chord Length Of 159.63', To a Point; Thence S 29°44'42" E A Distance Of 16.12' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 33.70', With A Radius Of 2460.00', With A Chord Bearing Of S 29°21'09" E, With A Chord Length Of 33.70', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 149.09', With A Radius Of 2460.00', With A Chord Bearing Of S 28°04'49" E, With A Chord Length Of 149.07', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 103.66', With A Radius Of 2460.00', With A Chord Bearing Of S 40°06'49" E, With A Chord Length Of 103.66', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 83.71', With A Radius Of 2460.00', With A Chord Bearing Of S 54°28'11" E, With A Chord Length Of 83.71', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 25.30', With A Radius Of 2460.00', With A Chord Bearing Of S 60°08'35" E, With A Chord Length Of 25.30', To a Point; Thence S 59°50'54" E A Distance Of 16.13' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 29.33', With A Radius Of 2460.00', With A Chord Bearing Of S 59°30'25" E, With A Chord Length Of 29.33', To a Point; Thence S 59°09'55" E A Distance Of 11.70' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 132.36', With A Radius Of 2460.00', With A Chord Bearing Of S 57°37'26" E, With A Chord Length Of 132.35', To a Point; Thence S 56°04'57" E A Distance Of 14.33' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 21.67', With A Radius Of 2460.00', With A Chord Bearing Of S 55°49'49" E, With A Chord Length Of 21.67', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 37.61', With A Radius Of 2460.00', With A Chord Bearing Of S 56°18'46" E, With A Chord Length Of 37.61', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 85.66', With A Radius Of 2460.00', With A Chord Bearing Of S 57°22'26" E, With A Chord Length Of 85.66', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 60.71', With A Radius Of 2460.00', With A Chord Bearing Of S 59°52'20" E, With A Chord Length Of 60.70', To a Point; Thence S 59°09'55" E A Distance Of

11.70' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 406.58', With A Radius Of 2460.00', With A Chord Bearing Of S 54°25'50" E, With A Chord Length Of 406.11', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 272.24', With A Radius Of 2460.00', With A Chord Bearing Of S 52°02'42" E, With A Chord Length Of 272.10', To a Point; Thence S 48°52'29" E A Distance Of 18.24' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 286.30', With A Radius Of 2460.00', With A Chord Bearing Of S 45°32'26" E, With A Chord Length Of 286.14', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 182.47', With A Radius Of 2460.00', With A Chord Bearing Of S 40°50'38" E, With A Chord Length Of 182.43', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 5.53', With A Radius Of 2460.00', With A Chord Bearing Of S 39°18'50" E, With A Chord Length Of 5.53', To a Point; Thence S 39°14'58" E A Distance Of 15.56' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 25.32', With A Radius Of 2460.00', With A Chord Bearing Of S 38°57'17" E, With A Chord Length Of 25.32', To a Point; Thence S 38°39'35" E A Distance Of 12.80' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 115.15', With A Radius Of 2460.00', With A Chord Bearing Of S 37°19'08" E, With A Chord Length Of 115.14', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 69.73', With A Radius Of 2460.00', With A Chord Bearing Of S 37°19'46" E, With A Chord Length Of 69.73', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 217.53', With A Radius Of 2460.00', With A Chord Bearing Of S 35°44'44" E, With A Chord Length Of 217.46', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 132.93', With A Radius Of 2460.00', With A Chord Bearing Of S 32°10'00" E, With A Chord Length Of 132.91', To a Point; Thence S 30°37'07" E A Distance Of 11.68' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 148.94', With A Radius Of 2460.00', With A Chord Bearing Of S 28°53'03" E, With A Chord Length Of 148.92', To a Point; Thence S 27°08'59" E A Distance Of 13.48' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 597.94', With A Radius Of 2460.00', With A Chord Bearing Of S 20°11'11" E, With A Chord Length Of 596.47', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 71.03', With A Radius Of 2460.00', With A Chord Bearing Of S 14°16'12" E, With A Chord Length Of 71.03', To a Point; Thence S 13°26'34" E A Distance Of 25.02' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 128.99', With A Radius Of 2460.00', With A Chord Bearing Of S 13°28'15" E, With A Chord Length Of 128.98', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 72.66', With A Radius Of 2460.00', With A Chord Bearing Of S 11°33'09" E, With A Chord Length Of 72.66', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 121.72', With A Radius Of 2460.00', With A Chord Bearing Of S 28°34'07" E, With A Chord Length Of 121.71', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 115.98', With A Radius Of 2460.00', With A Chord Bearing Of S 29°15'42" E, With A Chord Length Of 115.97', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 125.26', With A Radius Of 2460.00', With A Chord Bearing Of S 28°28'37" E, With A Chord Length Of 125.25', To a Point; Thence With A Compound Curve Turning To The Right With An Arc Length Of 174.03', With A Radius Of 2460.00', With A Chord Bearing Of S 27°03'12" E, With A Chord Length Of 173.99', To a Point; which is the point of beginning, having an area of 10,447,263.62 Square Feet, 239.836 Acres, more or less.

REASONS FOR REQUESTED MAP AMENDMENTS

The Retreat on Haw River, LLC ("Crescent") is the developer of the The Retreat on Haw River project ("Retreat"). Prior to the approval of this project in approximately 2005, the zoning of the property was split between RA-5 (1 unit per 5 acres) in the approximately 240 acres within the River Corridor and RA-40 (one unit per every .92 acres) for the approximately 410 acres outside the River Corridor. Simultaneously with the 2005 approval, the zoning was changed to convert the entire 650 acres to an RA-90 (one unit per approximately 2 acres) designation. The project was approved for 185 lots, each with its own septic area for wastewater treatment.

Crescent is in the process of making an amazing and bold application to convert the currently approved project into a Conservation Subdivision that will allow for Conservation Space of 428 acres or approximately 66% of the site. In doing so, Crescent also desires to re-zone the property back to its original split zoning designation. Namely, returning the approximately 240 acres within the River Corridor to R-5 and the remaining approximately 410 acres to R-1 zoning (using current nomenclature under the revised Zoning Ordinance).

This rezoning is filed prior to the Conservation Subdivision application in order to make the procedural timing synchronized such that the rezoning request and the subdivision request arrive before the Planning Board and the Board of Commissioners simultaneously. The rezoning request is contingent upon the approval of the forthcoming Conservation Subdivision request.

Crescent has consulted with Planning Staff and has fashioned a consensus around a request for the zoning map changes requested herein.

As part of the rezoning application, the following subjects need to be addressed:

- 1. Alleged error in the Ordinance, if any, which would be remedied by the proposed amendment.**

This application does not relate to an error in the ordinance but merely a map change.

- 2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary.**

The option of a Conservation Subdivision was not provided in the Subdivision Ordinance when the Retreat was originally approved. The Subdivision was subsequently amended to add the option. In addition, as a result of the housing recession, a subdivision with smaller lots and significant conservation area has become more viable.

- 3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof**

This requested rezoning is entirely consistent with the intent and purpose of the Land Conservation and Development Plan (the "Plan"). This request will result in the land being

returned to the zoning classifications it had when the Plan was adopted. One of the Major Policies of the Plan, set out on page one is to “develop an integrated approach to protecting and promoting high-quality open space, recreation, historic and tourism locations.” (Plan, p. 1, Policy No. 4). In addition, a Major Recommendation of the Plan is to develop a program to promote reuse measures. (Plan, p. 4, Recommendation No. 20). The Plan further recommends and supports “promoting more efficient use of water by . . . increasing reuse of reclaimed water.” (Plan, p. 38, Water and Wastewater Infrastructure). The Plan goes on to specifically promote “efficient reuse of reclaimed water.” (Plan, p. 68).

Among others, the requested rezonings will facilitate meeting the following Goals of the Plan:

- An increased proportion of land is preserved as open space in areas under development.
- A wide variety of housing options (categories, densities, locations and prices) is available.
- The county’s land use planning emphasizes clustered and mixed use developments.
- Chatham County’s natural resources are identified, conserved and protected.
- Chatham County’s surface and underground water resources are effectively protected.
- Natural scenic areas are preserved.

(Plan, p. 9)

The requested map changes are reasonably related to necessary for the promotion of the public health, safety and general welfare.

4. List all other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment

This rezoning application is supported by a multitude of reasons including (1) returning to the original zoning; (2) making a significant Conservation Subdivision proposal possible; (3) possibly facilitating the preservation approximately 428 acres; and (4) protecting the watershed; facilitating recreational opportunities within proximity of the Haw River.

Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

Legal notices are mailed to these owners so please type or write neatly

See Attached

(1) _____

(2) _____

(3) _____

(4) _____

(5) _____

(6) _____

(7) _____

(8) _____

(9) _____

(10) _____

(11) _____

(12) _____

(13) _____

(14) _____

(15) _____

(16) _____

(17) _____

(18) _____

(19) _____

(20) _____

(21) _____

(22) _____

(23) _____

(24) _____

(25) _____

(26) _____

ADJOINING PROPERTY OWNERS FOR THE RETREAT ON HAW RIVER

Larry Crum
P. O. Box 235
Bynum, NC 27228
AKPAR: 1980

Chatham County
P. O. Box 1809
Pittsboro, NC 27312
AKPAR: 65205, 72940

James L. Dean
Katherine Gales Dean
1521 Old Sanford Rd.
Moncure, NC 27559-9477
AKPAR: 86603

Michael Trent Cooper
Lisa H. Cooper
189 Williams Pond Rd.
Pittsboro, NC 27312
AKPAR: 2080

Tami Morris Gales
186 Williams Pond Rd.
Pittsboro, NC 27312
AKPAR: 2079

Dan F. Harris
Walter F. Harris
P. O. Box 207
Pittsboro, NC 27312
AKPAR: 2073, 2076

Joseph K. Suttles
1650 Mitchell Chapel Rd.
Pittsboro, NC 27312
AKPAR: 2077, 2078

Jeffrey Talton Herndon
P. O. Box 95
Bynum, NC 27228
AKPAR: 2074

Deborah N. Tripp
1076 Bynum Rd.
Pittsboro, NC 27312
AKPAR: 60595

Jennifer K. Hughes
Quinn L. Minshall
1085 Bynum Rd.
Bynum, NC 27228
AKPAR: 2072

Cadle Cooper
1918 Russells Chapel Rd.
Pittsboro, NC 27312
AKPAR: 2067

Cadle Cooper
Sarah Cooper
1918 Russells Chapel Rd.
Pittsboro, NC 27312
AKPAR: 1920

John R. Winecker
Ruth E. Winecker
1106 Bynum Rd.
Pittsboro, NC 27312
AKPAR: 2066

Dale R. Minge
Diane L. Minge
30 Sunny Ridge Ln.
Pittsboro, NC 27312
AKPAR: 2064

Ann K. Griffin
34 Sunny Ridge Ln.
Bynum, NC 27228
AKPAR: 2063

Gregory T. Wolf
Susanne H. Wolf
602 Laurel Hill Rd.
Chapel Hill, NC 27514
AKPAR: 2065

I F O Hawk Wind LLC
1228 Bynum Rd.
Pittsboro, NC 27312
AKPAR: 67847

Alexander Protzman
Alys Protzman
1228 Bynum Rd.
Pittsboro, NC 27312
AKPAR: 2059

George M. Benscoter, Jr.
Pamela B. Benscoter
114 Bynum Ridge Rd.
Pittsboro, NC 27312
AKPAR: 79376

Robert Lee Matthews
Lesley D. Matthews
94 Bynum Ridge Rd.
Pittsboro, NC 27312
AKPAR: 79375

Robert James Williams
Melissa Mitchell Williams
46 Williams Pond Rd.
Pittsboro, NC 27312
AKPAR: 75561

John Bynum
Angela Williams Hill
55 Bynum Ridge Rd.
Pittsboro, NC 27312
AKPAR: 75560

Teddy L. Williams
4210 Trotter Ridge Rd.
Durham, NC 27707
AKPAR: 84333, 3028

Danny Young Jones
119 Amber Ln.
Pittsboro, NC 27312-5009
AKPAR: 3026

Ashley Williams Bryant
261 Ruth Ln.
Pittsboro, NC 27312
AKPAR: 2049

Lambert Mountain Associates LLC
261 Ruth Ln.
Pittsboro, NC 27312
AKPAR: 88193

Pace Family Properties LLC
319 Yadkin Dr.
Raleigh, NC 27609
AKPAR: 2902

Chatham Land & Timber Management LLC
981 Old Graham Rd.
Pittsboro, NC 27312
AKPAR: 87341, 3025, 87357, 87356, 87355, 87354

Norman Benesch
Claudia Benesch
1396 Bynum Ridge Rd.
Pittsboro, NC 27312
AKPAR: 2975

Robert S. Strain
176 Paul Green Rd.
Pittsboro, NC 27312
AKPAR: 2976

Karl R. Rogers
Robin A. Raymer
824 Pokeberry Ln.
Pittsboro, NC 27312
AKPAR: 3040

Mark E. Shultz
884 Buteo Ridge Rd.
Pittsboro, NC 27312
AKPAR: 69128

George A. Mason
Joann L. Mason
104 Poplar Ln.
Pittsboro, NC 27312
AKPAR: 68504

John M. Foss
Sharon L. Foss
55 Poplar Ln.
Pittsboro, NC 27312
AKPAR: 69125

John J. Dolmat, Trustee
Gloria A. Dolmat, Trustee
1956 Redbud
Pittsboro, NC 27312
AKPAR: 69124

David Deininger
Catherine Deininger
124 Goldberry Ln.
Pittsboro, NC 27312
AKPAR: 3052

James B. Pringle, Trustee
Martha P. Pringle, Trustee
205 Paul Green Rd.
Pittsboro, NC 27312
AKPAR: 3041

Parker Leigh Grace
Rae Grace Hutchins
c/o Sean M. Rooney
875 Pokeberry Ln.
Pittsboro, NC 27312
AKPAR: 3032

Frances E. Porter
8512 Sawyer Dr.
Raleigh, NC 27613
AKPAR: 69443

Peter M. Renfro
Deborah Jean Preston
75 Poplar Ln.
Pittsboro, NC 27312
AKPAR: 69127

Edilberto Bermudez
Elizabeth Gross Bermudez
7620 Indian Wells Rd.
Cary, NC 27519
AKPAR: 68973

William Kent Pearson
Martha Pearson
2300 Redbud
Pittsboro, NC 27312
AKPAR: 69442

Ricky Van Spoon
Melissa Kay Moody
2475 Redbud
Pittsboro, NC 27312
AKPAR: 68972

State of North Carolina
c/o UNC Prop Office CB#1060
103 Airport Dr., Ste. 128
Chapel Hill, NC 27599-1060
AKPAR: 74679