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October 16, 2014

Mrs. Angela Birchett
Chatham County Planning Department
80-A East Street
Pittsboro, NC 27312

RE: Alternative Site Plan/Sketch Design for The Legacy at Jordan Lake

Dear Mrs. Birchett:

At the public hearing on the application of F-L Legacy Owner, LLC to amend the conditional use permit for The Legacy at Jordan Lake, several citizens testified against relocating the amenity area. After the public hearing, the applicant held a third community meeting with owners of property in The Legacy concerning the application. At this meeting, property owners expressed both opposition to and support for the relocation of the amenity area.

For the reasons stated in the application, in the evidence at the public hearing and in the community meetings, the applicant believes it would be advantageous to the community to relocate the amenity area. However, the applicant also acknowledges that there are advantages to leaving the amenity in its existing location.

In response to the testimony at the public hearing and concerns expressed at the last community meeting, the applicant has prepared an alternative site plan/sketch design that Mark Ashness has delivered to you. This alternative plan would leave the amenity in its currently approved location, leave the total number of residential units in the planned unit development at 463, reduce the number of lots in Phase 4, known as "Legacy Village," by seven lots to approximately 109 lots and eliminate approximately 2,000 linear feet of roadway and associated utilities.

I want to emphasize that submitting this alternative site plan/sketch design is not intended as an amendment to the pending application nor as additional evidence. It is simply an illustration of an alternative plan that is provided by the applicant in response to the testimony at the public hearing to assist the Planning Board and Board of Commissioners in their deliberations. If the Planning Board is inclined to recommend, and the Board of Commissioners is inclined to approve, the pending application leaving the amenity area in its current location, I would suggest that they do so by adopting this alternative rendering as the approved site

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plan/sketch design with a condition that the amenity area remain in its current location. Assuming there are no other changes or conditions that are not currently anticipated, the applicant would not object to such a condition.

We look forward to discussing the proposal for improvements to the sketch design for The Legacy with you and the Planning Board at its November 3 meeting. Please let me know if there is any way that we can assist your evaluation of the application and the evidence at the public hearing before then.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'PEB', written in a cursive style.

Patrick E. Bradshaw

PEB:jbs

c: Andrew Smith
Mark P. Ashness, PE