

October 25, 2017

Mr. Michael D. Harvey, AICP, CFM, CZO  
Current Planning Supervisor  
**Orange County Planning Department**  
131 West Margaret Lane  
Hillsborough, NC 27278

Re: Settler's Point – request to formally remove District 3 from the MPD-CZ application

Dear Michael:

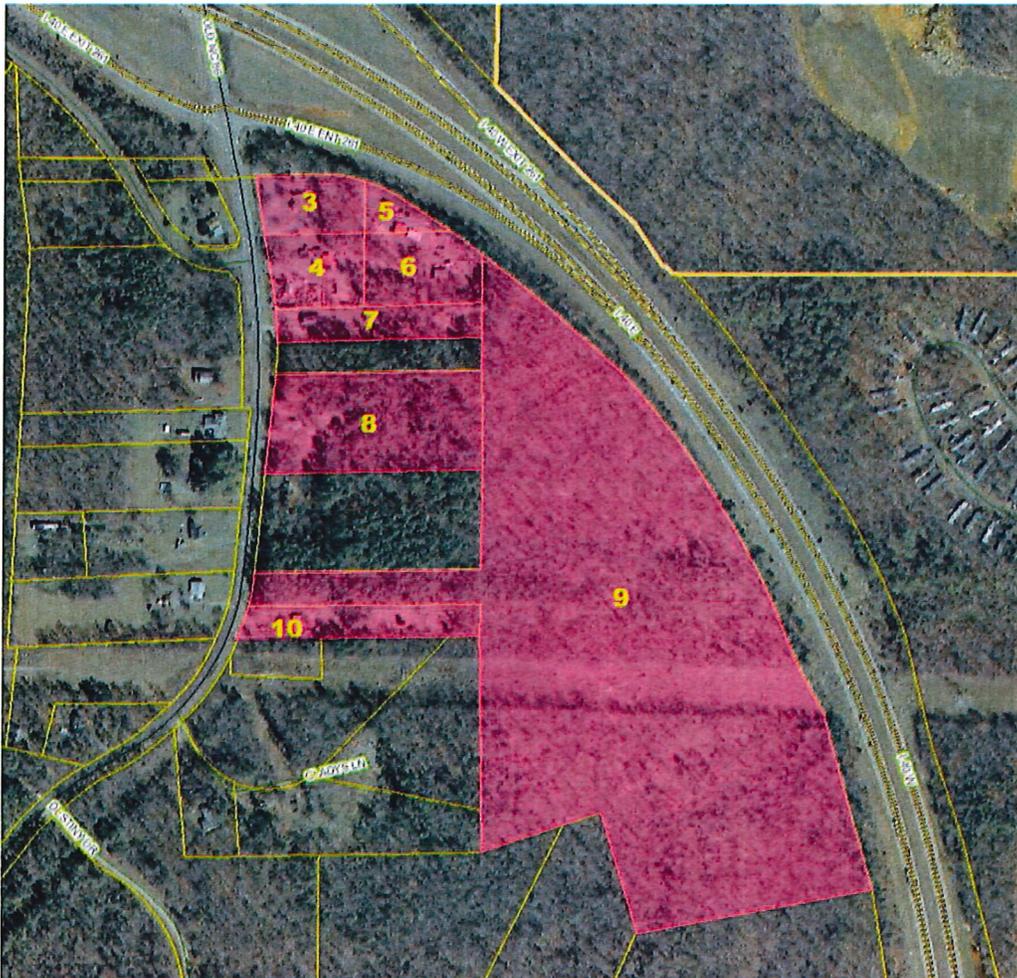
I am formally requesting that District 3 be removed from the current application and that any and all action on our request only involve Districts 1 and 2. This is to formalize our request made at the October 4, 2017 Orange County Planning Board meeting.

As you are aware earlier in 2017 we submitted the aforementioned MPD-CZ application involving approximately 272 acres of property allowing for a mixed-use development project including industrial/manufacturing, commercial, and residential: continuing care land uses. The project was further broken down into the following separate development areas:

**District 1: Light Industrial/Manufacturing and Research** - The district is located west of Old NC 86 accessed via Service Road and south of Interstate 40 intended to provide for light industrial/manufacturing and research operations. The District is approximately 148 acres in area involving 2 existing parcels of property (PINs 9863-71-8857 and 9863-91-6573) and is depicted within the submitted application narrative as follows:



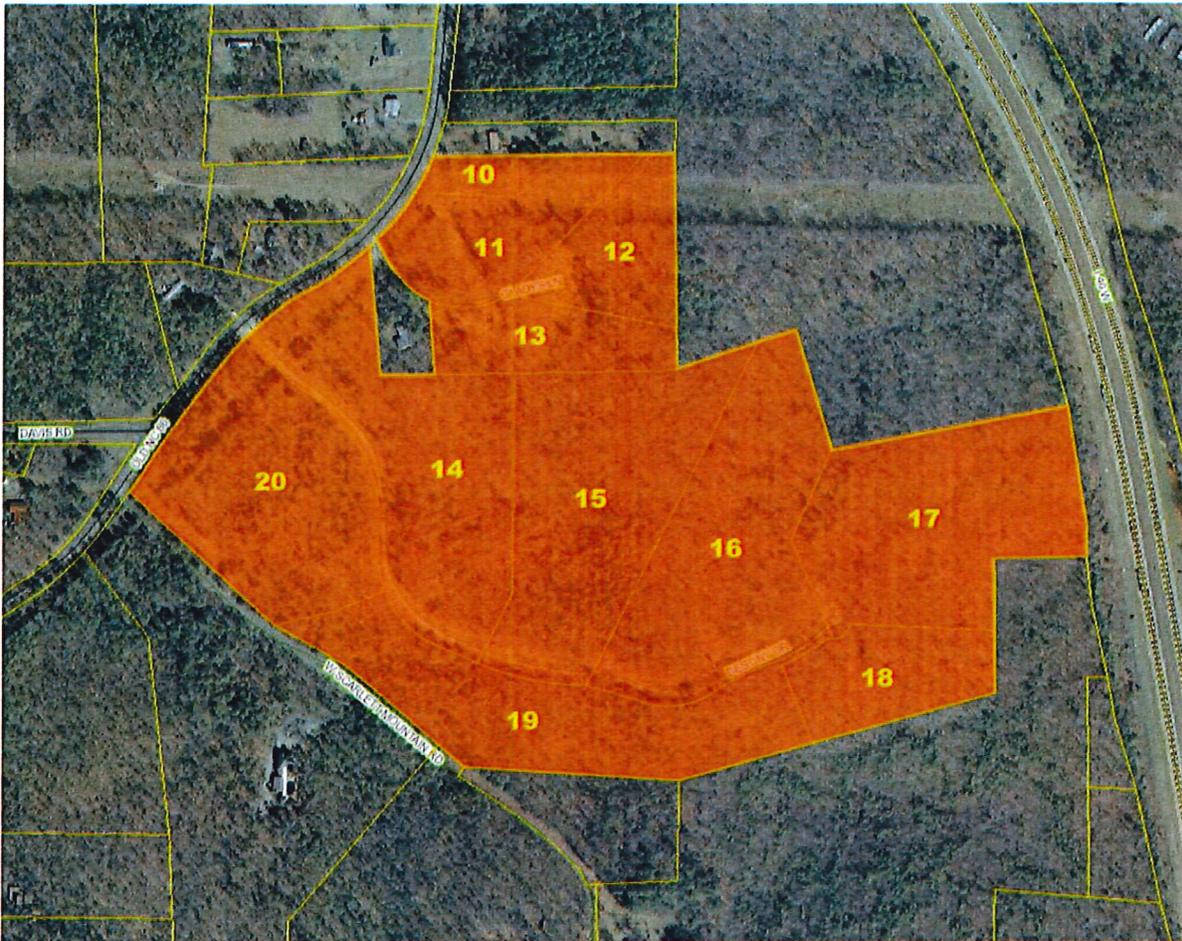
**District 2: Commercial** – The district is located within the central most portion of the property, along Interstate 40 intended to provide for high intensity office uses and supporting retail and services. The District is approximately 47 acres in area involving 8 parcels of property (PINs 9873-11-4636, 9873-11-5415, 9873-11-7506, 9873-11-9450, 9873-11-7247, 9873-10-7937, 9873-20-2388, and 9873-10-4310) and is depicted within the submitted application narrative as follows:



**District 3: Residential: Continuing Care** – The district is broken down into 2 distinct areas, namely:

- a. The Multi-Family District: Located within the southern portion of the project along Old NC 86, and Gladys Lane intended to provide for low to moderate intensity office uses as well as multi-family residential uses with a maximum allowable density of 10 units per acre.
- b. Single Family District: Located within the southeastern most portion of the project along Old NC 86 and north of Destiny Drive, intended to provide for single family residential (continuing care) uses.

As currently proposed, development would be limited to continuing care/assisted living facilities and single-family housing for the elderly. The District is approximately 76 acres in area involving 10 parcels of property (PINs 9873-10-4230, 9873-10-8103, 9872-19-6844, 9872-19-3549, 9872-19-8336, 9872-29-2222, 9872-29-8289, 9872-28-6779, 9872-18-7626, and 9872-09-8324) and is depicted within the submitted application narrative as follows:

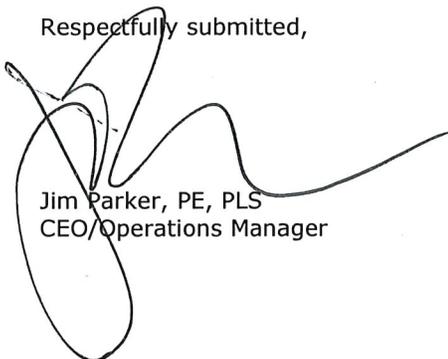


As we understand the situation there are concerns from the Town of Hillsborough about serving a residential development south of the Interstate. As a result County initiated amendments to the Future Land Use Map of the Comprehensive Plan and the Water and Sewer Management, Planning, and Boundary Agreement (WASMPBA) in support of our project were tabled. This, ultimately, limited our ability to move forward with the project as originally submitted.

To that end, and as previously indicated herein, we formally requested District 3 be eliminated from our MPD-CZ application. Our current plan is to meet with County and Town officials to understand their concerns in an attempt to facilitate moving forward with the residential: continuing care portion of the project as proposed within our original application.

It is our hope to have a revised application/narrative submitted to the County in time for review by the Planning Board at its April 2018 regular meeting.

Respectfully submitted,



Jim Parker, PE, PLS  
CEO/Operations Manager