

ATTACHMENT:

Item 5c & 5d

Nisbet Presentation

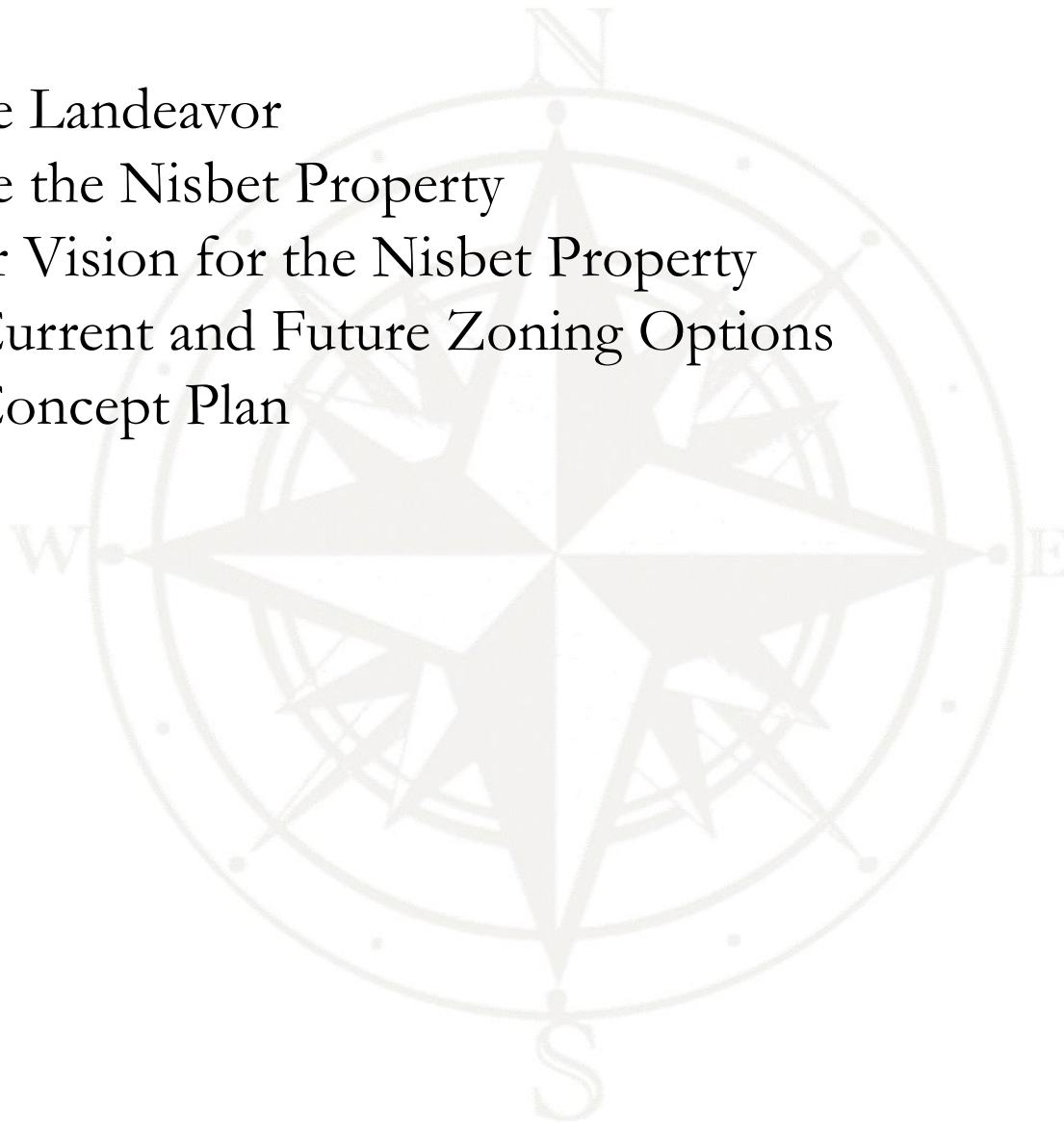
LANDEAVOR

Envisioning for The Nisbet Family Property-Lancaster, South Carolina

CONFIDENTIAL INFORMATION

Materials contained within are conceptual and meant to provide thought and direction for community development.

- 1) Introduce Landeavor
- 2) Introduce the Nisbet Property
- 3) Share our Vision for the Nisbet Property
- 4) Review Current and Future Zoning Options
- 5) Review Concept Plan



Landeavor, LLC is a one of the nation's premier private residential real estate development companies with decades of investing, development and operations experience. **We provide a local hands-on approach to master plan development** from site selection to managing multi-builder programs, including centralized sales and marketing. **Personality of place and character of people are the foundation upon which Landeavor communities thrive.** From golf, to gardening, education, swim teams and community Directors of Fun, it's the social fabric that extends from each home and builds a sense of community beyond four walls. Landeavor is developing the next great places people call home.

While unique in geography and consumer mix, all Landeavor communities have common cornerstones that elevate and distinguish each masterplan from its competition. **They all are irreplaceable places where families connect and live their best lives.**



Oakland Park - Winter Garden, FL

A traditional neighborhood development on the shores of Lake Apopka. The popular West Orange bisects the community connecting the community with nearby Winter Garden. The preservation of native oak trees and vegetation is an important backdrop of this vibrant community.



The River Club - Atlanta, GA

A high-end golf course community along banks of Chattahoochee River. Here, homes surround the Audubon-certified golf course. Great effort was made to minimize earth moving during the planning and construction process. The result is a community that follows the natural contours of the hills in northern Atlanta.



MillBridge - Waxhaw, NC

The quaint town of Waxhaw inspired Landeavor to embark on programming efforts to support a "back to basic lifestyle". This created a connected community.

Whether you're the outdoorsy type or a bookworm by nature, you'll find a haven in our 900-acre master planned community. The center of our community begins at the community house where residents sip on a latte at the coffee bar, or escape with a book by the fire while the kids color or enjoy story time.

Based on the connectivity, the programming efforts and the amenities, MillBridge is award-winning in so many ways.

2022 Community of the Year

2022 Developer of the Year

2022 Best Lifestyle Program

2019 Humanitarian Award – MillBridge Teen Council Project

2019 Greater Charlotte Community of the Year

2019 Marketing Professional of the Year - Kelley Archer

2018 Charlotte Developer of the Year - Landeavor

2017 North Carolina Community of the Year

2017 Greater Charlotte Community of the Year

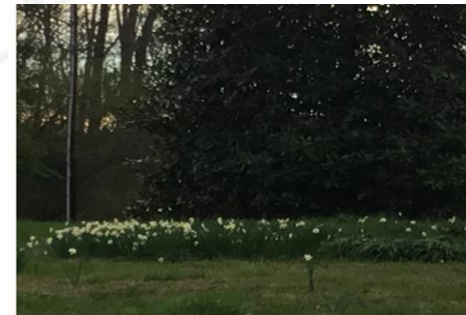
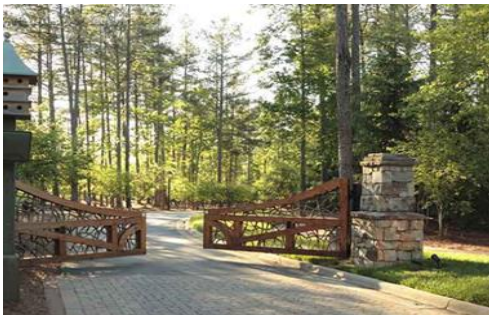


We plan to institute an environmentally sensitive design and “cluster development” to leave significant open and undisturbed areas to strategically take advantage of the lay of the land. We will ensure that there are significant buffers and landscaping along Van Wyck Road to maintain the tree-laden integrity of the streetscape.

Nisbet will be a community inspired by the rich history of the land, and the culture along the Catawba River. The community will be a living legacy of the Nisbet family that for years lived and farmed on the land. Our vision for Nisbet encompasses two broad goals.

Connect to the Land—The Nisbet property is not only rich in history and significance but rich in character with its abundant wildlife, historic landscape, and the peaceful waters of the Catawba River. Trails and paths will connect villages and residents. **The Historic Massey-Doby-Nisbet Home will be the center of the community as a sales and information center and a host to a community weekend farmer's market.** Open space will be plentiful, thus aligning conservation and recreation.

Connect to the History— The legacy of the Nisbet family dates back to the 1890's. The history of the land will help shape the development of the community, village by village and program by program.



- The **incorporation of Oliver's Lodge and Fish Camp** as a gathering area for residents and their visitors will help to establish a sense of place as well as set a level of lifestyle future residents and guests can expect.
- Passing the **picturesque shore of the Catawba River**, a wandering trail will entice residents to explore the outdoors -whether walking, jogging, biking or simply meeting friends. This landmark amenity will deliver access to walkways, trails and preserved wetlands, while connecting residents to nature.
- The **development of an integrated trail network** connecting residents and amenity destinations.
- **Dedicated open space and preserved areas** will provide recreation, relaxation and passive connection between homes with a **large working community garden** being a significant piece of the fabric of the community.



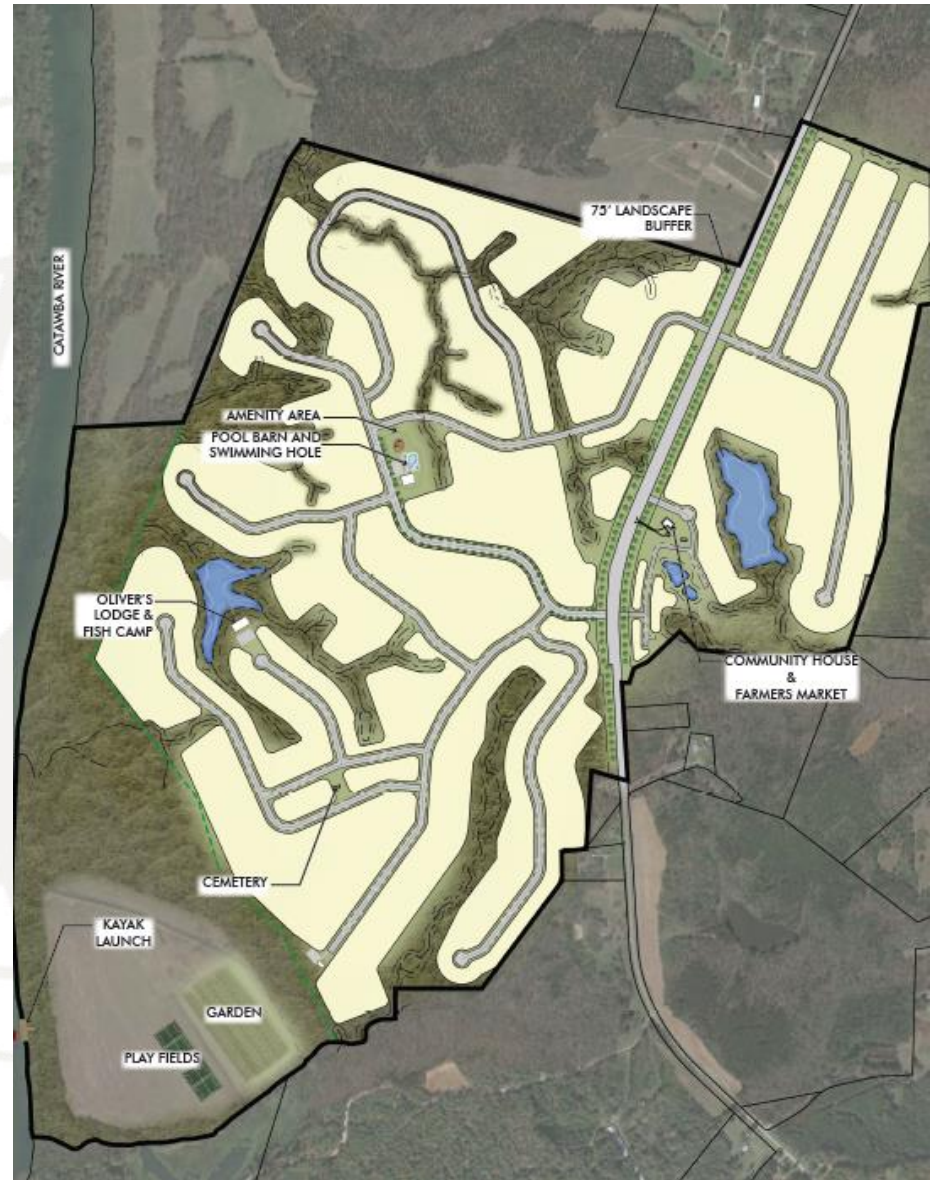
In addition to the natural beauty, the Nisbet Family Property has a documented rich heritage in Van Wyck, South Carolina. Plantation operations along the Catawba River in the early 1800's produced crops such as corn, wheat and livestock. Corn was popular as a food for people and livestock but was also excellent for making whiskey which was readily marketable and easy to transport.

In the early 1900's, cotton, corn, and soybeans were the major crops grown on the Nisbet property, but the floods of 1929 and 1930 destroyed all the corn in the river bottom land. Today the property retains the natural beauty along the Catawba River that first attracted the Nisbet family in 1895.

Community Gardens, Farm to Table events, Sustainability and Preservation efforts, and Education of the historical elements of the property will all be integrated into the programming of Nisbet. All of this will be part of the lifestyle of the Community.



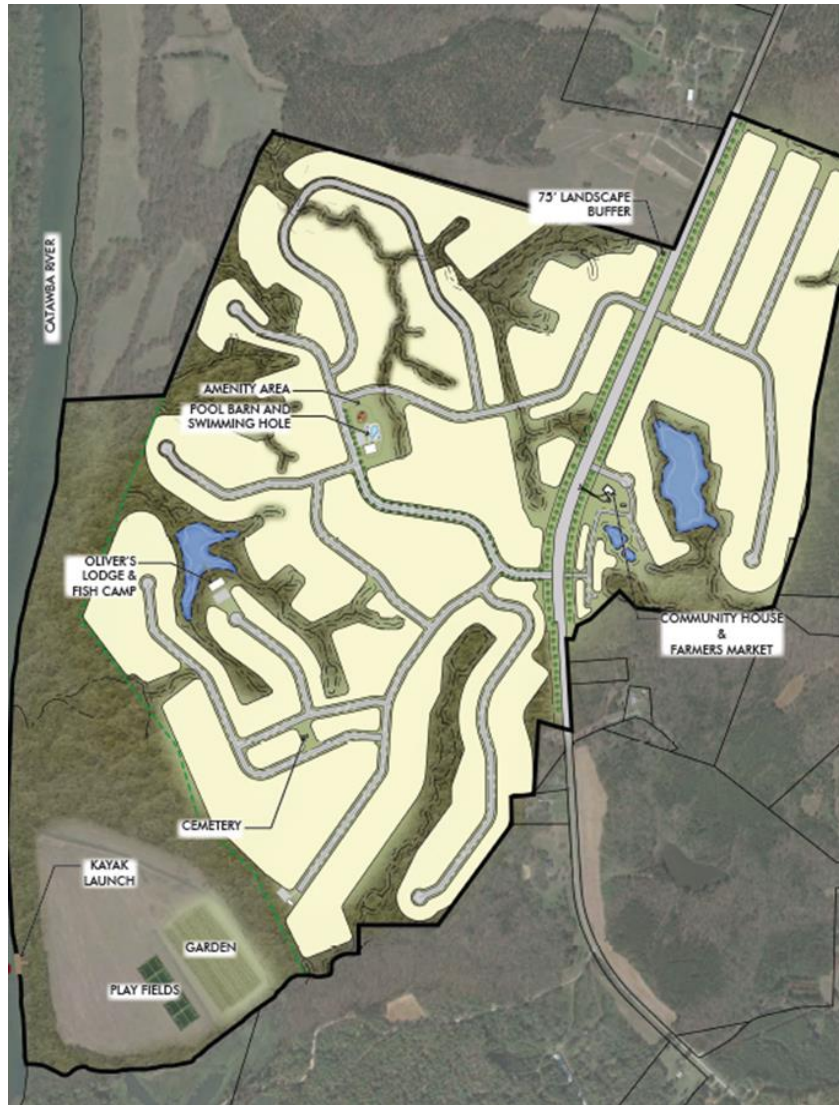
- The Nisbet site is currently zoned Rural Neighborhood (RN)
- RN Zoning allows 1 unit per acre with 1-acre minimum lots
- RN Zoning does not require curb and gutter development
- RN Zoning **does not require any minimum open space**
- RN Zoning potentially allows a larger development footprint compared to MDR Cluster (see by-right concept example)
- **We don't believe the current zoning provides the best use for the site and negatively impacts the site's character and environmental features.**



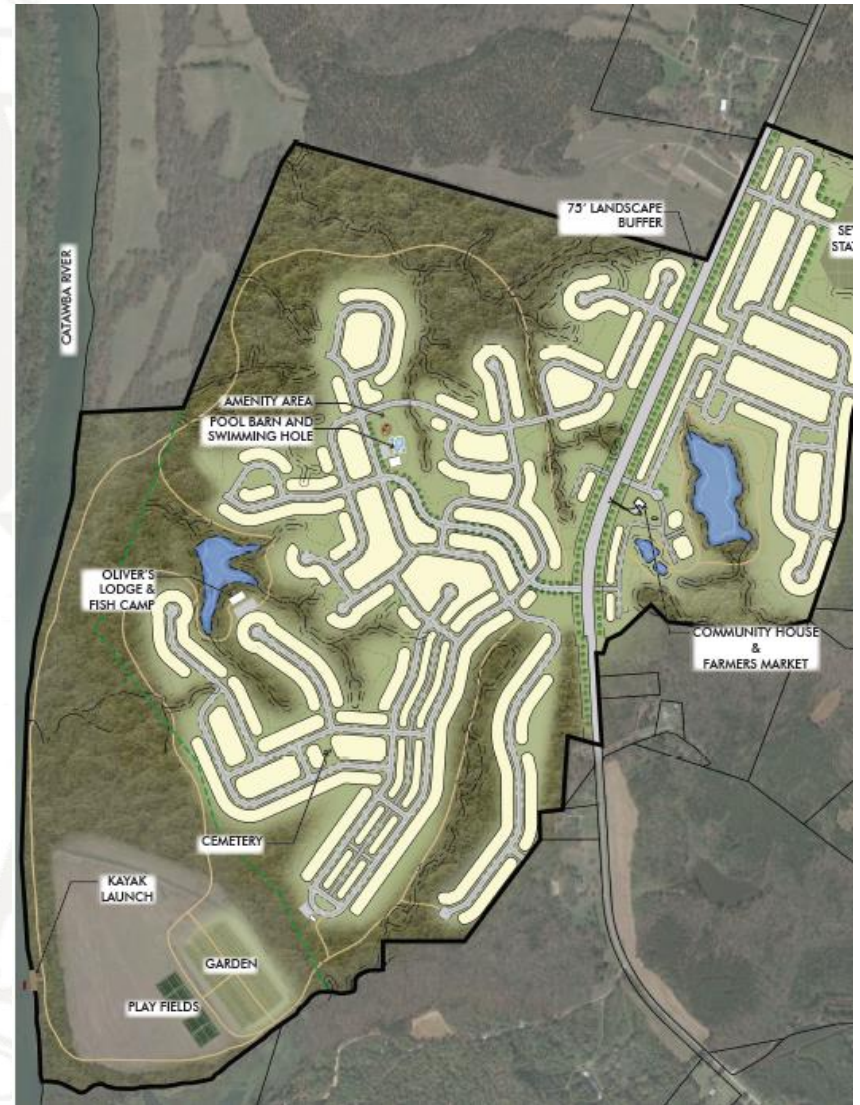
- We believe the MDR CSO zoning is preferred over the current zoning
- Allows for variation in lot sizes to support multiple builders/buyer segments; providing non-homogenous community and streetscape
 - ✓ Proposing 50', 60', and 70' lots
- Requires minimum of 25% Open Space
 - ✓ Proposing approx. **50+% Open Space**
- MDR CSO allows 2.5 units per acre
 - ✓ Proposing approx. **1.3 units per acre** or less, just .3 units per acre above current zoning and well below MDR
- **MDR CSO Zoning** allows us to truly “Cluster” development to minimize site and environmental impacts, limit the development footprint, and significantly increase open space (see example).



BY - RIGHT



MDR CSO



- Low dense community (approx. 1.3 units per acre)
- Multiple builders, products, and lot sizes
- High quality product – we select our builders and manage the process
- Significant Open Space (approx. 50+%) and recreational areas
- Highly programmed and amenitized
 - Community Gardens
 - Hiking and Biking Trails
 - Swimming Pool and Barn
 - Parks and Lakes
 - Oliver's Lodge and Fish Camp
 - Community House and Farmer's Market
 - Kayak Launch
 - Playfields



- We want this community to make the Nisbet Family and Lancaster County proud

