Memorandum of Understanding **March 7, 2026**

For: Burke County Board of Commissioners (ATTN: Brian Epley, County Manager)

Purpose: The purpose of this memorandum is to propose a collaborative approach to bringing vital workforce housing solutions to Burke County through the ongoing *Chestnut Springs* Development Project, while also mitigating the impact of a strategic sewage capacity shortfall.

1. Background:

a. Scott and Travis Mann, U. S. Army Veterans and co-founders of Pisgah Brothers Developments, have been working on housing development solutions in Western North Carolina and the Piedmont since 2008. Scott and Travis learned of Burke County's shortfalls through the Housing Needs Assessment as well as through several engagements with select local and County Leaders.

b. On 28 September 2025, Scott and Travis secured a property by contract and began their due diligence for a development project of approximately 85 home sites to be known as "Chestnut Springs". As part of the effort to ensure a close partnership with Burke County, and as part of the due diligence process before purchasing the land, Scott and Travis met with county planners to address re-zoning concerns as well as access to sewer and water.

c. During this meeting, Scott and Travis outlined the plan to Burke County Planners for Chestnut Springs to serve as a cutting-edge workforce housing initiative that would provide quality housing in a mixed-use, family-focused environment. This was met with enthusiasm from the planners and other Burke County Officials.

d. After receiving verbal assurances to proceed and encouragement to accelerate the development of a Master Plan that could be put forward for rezoning, Pisgah Brothers purchased the land at 3637 Miller Bridge Road on an accelerated timeline and began preliminary work for engineering, design, and construction.

e. This included conducting a meeting in December 2025 for the adjoining landowners, local businesses, and county officials to provide information for the upcoming rezoning request and changes to their community. Scott and Travis addressed these landowners and committed to working closely with them through all stages of development and in addressing their concerns wherever possible. This meeting was attended by County Commissioners Brian Barrier and Mike Stroud, as well as Tonia Stephenson from the Burke County Chamber of Commerce.

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f. On 17 February 2026, after formal submission of the Master Plan for Chestnut Springs, Scott and Travis were informed that there was up to a four-year delay in the development of Chestnut Springs due to a sewer capacity issue.

g. Scott and Travis have revised a phasing plan for Chestnut Springs that allows for forward momentum to address the workforce housing shortfall, keep the existing deal financially healthy enough to sustain onward progress, and still meet other local sewer allocation needs.

2. Recommendation:

While Burke County Leadership pursues resource options for a long-term sewer access solution, Pisgah Brothers will re-focus their phasing for Chestnut Springs as follows:

a. Phase I: (2026) -Allocate septic usage for 12 x new homes in Chestnut Springs.

b. Phase II: (2027) -Allocate septic usage for 24 x new homes in Chestnut Springs.

c. Phase III: (2028) - Allocate septic usage for 24 x new homes in Chestnut Springs.

d. Phase IV: (2029) - Remaining 25 homes moved into Chestnut Springs in close coordination with Burke County Leadership on revised septic capabilities.

3. Additional Considerations: Below is the initial timeline that would set this revision in motion.

March 16th: Present the MOU solution to Burke County Commissioners

March 26th. Planning Board Meeting

May 18, 2026: Master Plan Approved and permits in place

June 1st, 2026. Horizontal construction is underway.

July 1st, 2026: First 2 of 12 homes for 2026 arrive.

4. Conclusion: Scott and Travis Mann intend to be partners with Burke County Leaders and Residents for a long time to address this workforce housing challenge. We believe the public - private cooperation contained within this proposal will enable us to work together to tackle this tough problem for the men and women who keep Burke County all about advancing! We are grateful for your attention and collaboration at this important time!

Points of Contact for this Memorandum are the Undersigned

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