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February 21, 2007

VIA E-MAIL and U.S. MAIL

Lynn Richardson
Chatham County
Land Use Administrator
Post Office Box 54
Pittsboro, NC 27312

**RE: *Lystra Road Subdivision, located off SR-1721, Lystra Road,
Williams Township***

Dear Ms. Richardson:

As you know, the Dornoch Group has filed a new subdivision application in regard to its revised plans to develop the 143.59-acre property located on Lystra Road. In this new application, the Dornoch Group has redesigned the subdivision to minimize the impact of the development and to preserve the natural features of the property.

The new plans are substantially different from the first subdivision application that was denied by the Commissioners in that the density for the subdivision has been reduced, no lots are located in the Herndon Creek Ravine Natural Heritage Area, the development will be moved away from the areas with steep slopes, and the lots are located 218 feet away from Herndon Creek. Specifically, the differences between the first application and the revised application are as follows. Regarding the number of lots, the first subdivision application created 90 lots, while the revised application creates 69 lots. The density was 1.59 acres per unit in the first application as compared to 2.08 acres per unit in the revised application. Regarding the lot sizes, in the first application, the average lot size was 51,158 square feet and the maximum lot size was 99,325 square feet, as compared to an average lot size of 51,560 square feet and a maximum lot size of 127,992 square feet in the revised application. In regard to the setback distance from Herndon Creek, in the first application, the lots were located 100 feet from Herndon Creek, while the lots are located 218 feet from Herndon Creek in the revised application.

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In the first application, some of the lots encroached into the Natural Heritage Area; however, all of the lots are located completely outside the Natural Heritage Area in the revised application.

Please let me know if you have any questions or need additional information.

Very truly yours,

A handwritten signature in cursive script, appearing to read "KK Kemerait".

Karen M. Kemerait