

Planning Board Update

We have contacted NCDOT attempting to schedule a meeting for finalizing the road scenario. We have been told that we would be able to meet soon, but then subsequently they requested additional information for the fourth time. We continue to be in the same “hurry up and wait” mode. However, the NCDOT District Engineer did agree to issue our Commercial Driveway Permit and our application has now been submitted to them for this permit. This will be a big step forward in helping us obtain our first building permit, but the final details of the road layout must be decided before it will be issued.

We have now been issued a wastewater permit from the Chatham County Health Department. We have also met again with the Planning Department seeking further clarification of certain items and thereafter generated a new development schedule which is attached hereto. This schedule hinges on a final decision or approval by NCDOT by October 31, 2008. At this point, we believe this is a realistic time frame within which to obtain final approval.

In our original approval, received in October 2006, we agreed to additional stream buffers which exceeded the then existing ordinance and to the then proposed lighting ordinance. In that same spirit of cooperation, we have reviewed the proposed corridor ordinance since the last Planning Board meeting. We feel the plan has a number of worthwhile features, but given the uncertainty of the plan at this time, along with being in the final planning stage of our project, we feel it would be inappropriate to incorporate any of its features into our project at this time. We will continue to monitor the plan’s progress and will consider the utilization of its features in our project as we deem appropriate.

After meeting with the Planning Department and being able to further clarify the requirements for obtaining our first building permit, we now feel that this can be accomplished within a one year extension rather than a two year extension. Although our proposed time schedule continues to hinge on NCDOT’s final approval, we feel like we can now see the “light at the end of the tunnel”. We have worked diligently on our project since its original approval. We were initially faced with solving two very challenging matters related to the wastewater treatment and roadway scenario. They were challenging, and frustrating, because solving them depended upon the decision of other parties(NCDOT and Williams Corner) upon which we had no control over the timing of their decisions. We look forward to moving ahead and completing our project. We thank you for your time and consideration of this matter.

Our traffic engineer and wastewater treatment engineer plan to be present at the Planning Board meeting and will be available to answer any questions.