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June 11, 2008

Ms. Lynn Richardson  
Chatham County Planning Department  
Post Office Box 54  
Pittsboro, North Carolina 27312

VIA E-MAIL AND HAND DELIVERY

RE: Norwood/Felton Subdivision; Request for Extension of Development Schedule

Dear Lynn:

On behalf of Harrison Pond, LLC and the Norwoods and Feltons, this is to request a one-year extension of the development schedule deadlines for the Norwood/Felton Subdivision. We believe the reasons for the request are compelling, in the best interests of all and are as follows:

1. The original development schedule only allowed for one year from approval to submit preliminary plat which is effectively no different than what is already allowed under the subdivision ordinance. The subdivision was approved in July of 2007. The development schedule calls for a preliminary plat submission on or before July 31, 2008. The development schedule could easily have originally provided for a preliminary submission on July 31, 2009 – a schedule that would have been very reasonable for a 51-lot subdivision.

2. Due to the drought, Harrison Pond, LLC was unable to get accurate delineation and stream calls for the regulated wetlands until February 2008. In order to ensure minimal impact to the wetlands, Harrison Pond, LLC has refrained from completing necessary survey work and roadway layout until these important stream calls were made. The survey work has been now been completed and Harrison Pond, LLC intends to use those designations as a design tool for the preliminary plat. The Corps of Engineers' calls may well change the road layout and water line design. As is clear from the original sketch design that included buffers well in excess of the existing regulatory minimums, Harrison Pond, LLC would rather make good use of the U.S. Army Corps of Engineers' calls and desires to account for the Corps' calls in its preliminary design. Harrison Pond, LLC requests to be given adequate time to respond to those calls in designing and potentially redesigning portions of the subdivision.

3. Because these environmental reviews have taken so much longer, this has an impact on all of the designs including water, sewer and roads and delays the ability of Harrison Pond, LLC to obtain the permits necessary for preliminary approval. These delays, in turn, made it impossible to submit for preliminary plat approval by the end of July 2008.

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4. The developer and the landowners (the Norwoods and Feltons) are in favor of and are jointly seeking the requested one-year extension.

5. Extensions of development schedules have recently been given for similar requests based on the process of providing an environmental impact assessment. In this case no environmental impact assessment was required because the developer had agreed to certain significant buffers in the sketch design process. However, the new calls from the Army Corps of Engineers will require review and possible accommodations. As such, the delayed review from the Corps has had the identical impact on this project as the lengthy process of environmental impact assessment drafting has had on the other projects with approved development schedule extensions.

Because the requested extension could easily have been approved at the initial filing and because the regulatory reviews warrant the extension, we very much appreciate your review of this request and, hopefully, your recommendation of approval.

Very truly yours,



Nicolas P. Robinson

NPR:jbs

C: Mr. and Mrs. Kenneth E. Norwood  
Mr. and Mrs. John L. Felton