

Lynn Richardson

From: Lynn Richardson
Sent: Tuesday, September 02, 2008 10:51 AM
To: Kay Everage (Kay.Everage@chathamnc.org)
Subject: FW: Parks at Meadowview, Phase 2 Preliminary Plat

From: Keith Megginson
Sent: Tuesday, September 02, 2008 10:21 AM
To: Jason Sullivan; Lynn Richardson
Cc: Benjamin Howell
Subject: FW: Parks at Meadowview, Phase 2 Preliminary Plat

From: Nick Robinson [mailto:robinson@bradshawrobinson.com]
Sent: Tuesday, September 02, 2008 9:44 AM
To: Keith Megginson
Cc: Sally Kost; Munday, Jeffery S; Joe Faulkner; Mark Ashness
Subject: Parks at Meadowview, Phase 2 Preliminary Plat

Dear Mr. Megginson,

This is to follow up on an issue raised at last month's Planning Board meeting regarding the Preliminary Plat application for all of Phase 2 of The Parks at Meadowview. I hope the explanation below will clarify matters so that the Planning Board can be comfortable with recommending approval.

A concern was raised about the fact that the developer had previously received preliminary and final plat approval for a portion of Phase 2 (Phase 2A). The reason the developer accelerated the final plat for Phase 2A is that it had an arrangement to sell all of Phase 2A to a builder. As it turned out, this ahead-of-schedule final plat was never recorded because the buyer never acquired Phase 2A as had been anticipated. So, the developer has returned to the original, approved development schedule. The Phase 2 preliminary plat application presently before the Planning Board for review is both entirely consistent with the sketch design and entirely on schedule with the development plan. In other words, if the ahead-of-schedule Phase 2A plat had never been sought, we would be exactly where we are right now: applying for Phase 2 preliminary plat in accordance with the development schedule. As noted by Mrs. Richardson, all of the necessary permits for the entire phase have been obtained and all of the conditions of approval have been met. The prior approval of Phase 2A really has no bearing on this current request for preliminary plat approval for all of Phase 2.

We will be happy to confer with Attorney Rose about this if that would be helpful, although it is my understanding that you have done so already.

Please feel free to call me with any questions.

Thanks.

Nick Robinson

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