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July 10, 2009

Mrs. Lynn Richardson  
Chatham County Planning Department  
Post Office Box 54  
Pittsboro, NC 27312

VIA HAND DELIVERY

Re: Extension of Development Schedule for The Bluffs, Phase 1B (8 Lots) and The Bluffs, Phase 2A (10 Lots)

Dear Mrs. Richardson:

This is a request by Laurel Ridge Development, Inc. for an eighteen month extension of the development schedule for Phases 1B and 2A of The Bluffs subdivision. An eighteen month development schedule extension for Phase 1B would extend the final plat deadline from December 31, 2009 through June 30, 2011. An eighteen month extension of time for Phase 2A would extend the final plat deadline from December 31, 2010 through June 30, 2012.

In making this pared down and improved repeat request, our clients have come to realize two things: (1) they did not adequately address the Planning Board and Commissioners' concerns about buffers for Dry Creek on these five acre average lots; and (2) the three year extension request was longer than the routine extensions of one year to two years in length.

In light of the foregoing, developer has decided to expand the buffer on Dry Creek from fifty feet to one hundred feet on each side and on all Phases of The Bluffs, including the phase for which a final plat has already been recorded (Phase 1A). We are simultaneously submitting an extension request for the last phase of the Estates at Laurel Ridge subdivision as well and that request will also include agreement to an expansion of the fifty foot buffer to one hundred feet on Dry Creek.

The developer has decided to modify and expand this buffer irrespective of whether the Commissioners agree to the development schedule extension requested herein. It is an unconditional decision on their part. This means that there will be a continuous 100 foot buffer on all of this developers' property beginning well west of Old Graham Rd. and traveling along Dry Creek through the entirety of The Glens Subdivision (formerly McBane), The Bluffs and The Estates at Laurel Ridge.

Letter to Ms. Richardson  
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Please see the map attached hereto showing the additional buffer along the entire length of Dry Creek, including the segments for which final plats have already been approved. Our plan is to re-record the final plat for Phase 1A such that it shows the expanded one hundred foot buffer.

The basis for the extension request has not changed. That is, the utility has not yet been willing to finalize conveyance of the utility infrastructure from Laurel Ridge Development, Inc. as a result of the slow-down of development at The Parks at Meadowview. Under those circumstances, building more roads and installing more sewer and water lines is imprudent. At its core, the slow-down at The Parks at Meadowview is an economic issue to be sure. Please recognize, however, that Laurel Ridge Development, Inc., despite the economic crisis, has done everything it has been required to do in terms of expenditures and construction, at a cost in the millions of dollars.

Thank you for putting this request on the next Planning Board agenda.

Very truly yours,

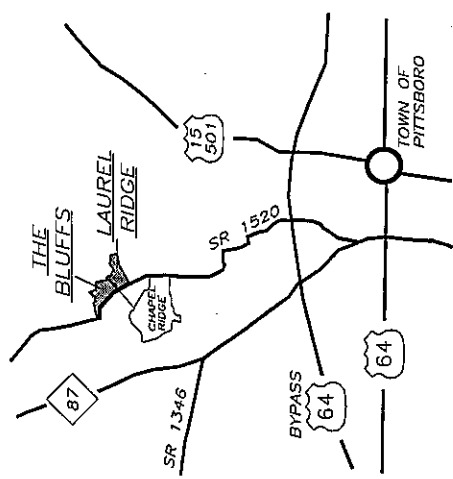
A handwritten signature in black ink, appearing to read 'N. Robinson', with a stylized flourish at the end.

Nicolas P. Robinson

NPR: amm

Enclosure

c: Cheryl Everette



VICINITY MAP

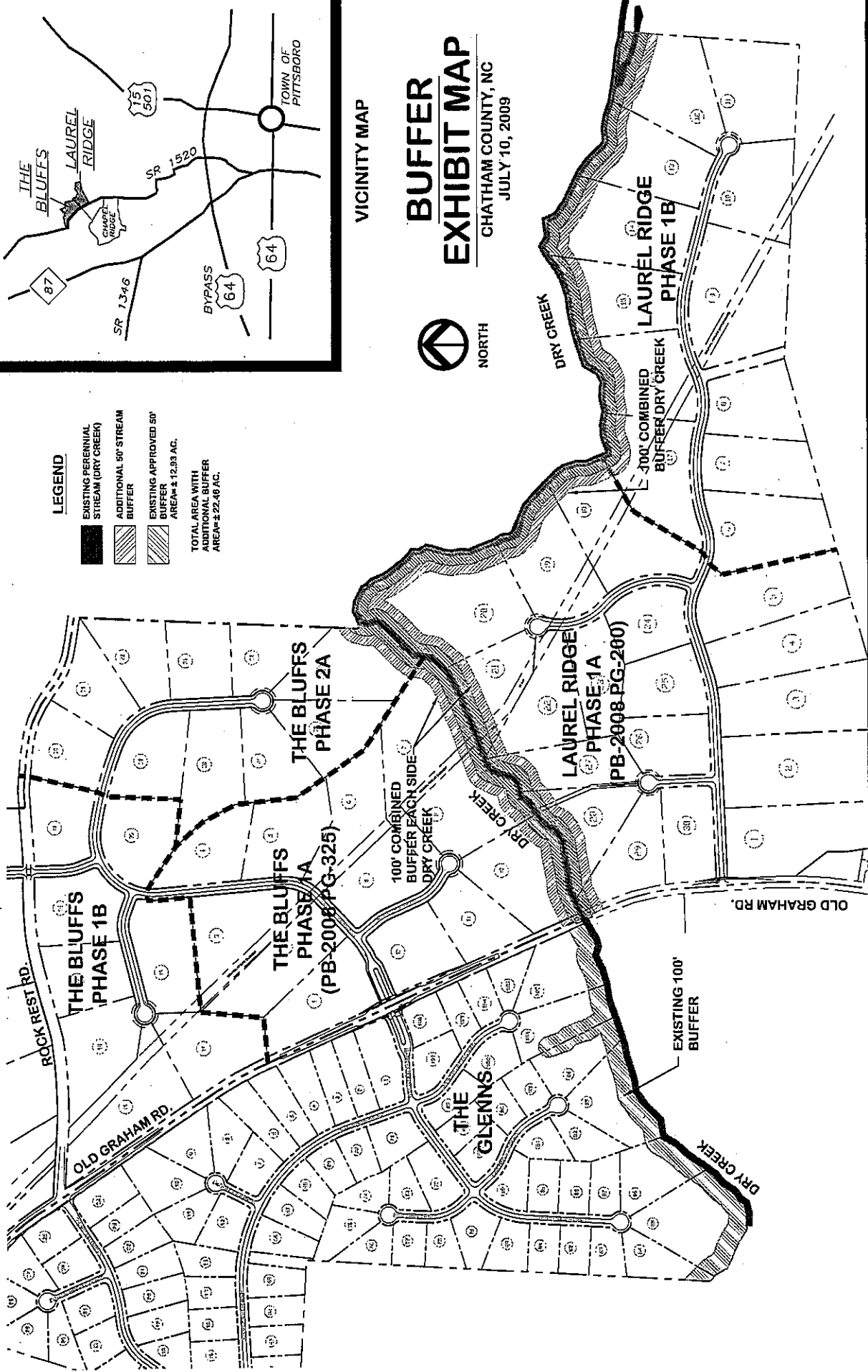
# **BUFFER** **EXHIBIT MAP**

CHATHAM COUNTY, NC  
JULY 10, 2009



## **LEGEND**

- EXISTING PERENNIAL STREAM (DRY CREEK)
- ADDITIONAL 50' STREAM BUFFER
- EXISTING APPROVED 50' BUFFER AREA= 12.93 AC.
- TOTAL AREA WITH STREAM BUFFER AREA= 22.48 AC.



THE BLUFFS  
ADJOINING PROPERTY OWNERS

1. Chatham Partners LLC  
Polk-Sullivan LLC  
1000 St. Albans Drive  
Raleigh, NC 27609  
Parcel #10919 and #85448
2. Timothy B. Morgan  
403 Rock Rest Road  
Pittsboro, NC 27312  
Parcel #10921
3. Robert Thomas Marriott  
Alice Banks  
633 Rock Rest Road  
Pittsboro, NC 27312  
Parcel #10960
4. Patricia A. Kenlan  
994 Rock Rest Road  
Pittsboro, NC 27312  
Parcel #10964
5. Jerry L. Markatos  
Cathy Markatos  
800 Rock Rest Road  
Pittsboro, NC 27312  
Parcel #10956