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Attachment # 1

May 2, 2012

(VIA E-MAIL AND U. S. MAIL)

Jason Sullivan, Planning Director
Lynn Richardson, Subdivision Administrator
Chatham County Planning Dept.
P.O. Box 54
Pittsboro, NC 27312

Dear Jason and Lynn:

I represent Parkers Springs LLC in connection with their request that Chatham County accept the relinquishment of the prior County approvals for Parkers Springs Subdivision pursuant to the Permit Extension Act. I appreciate your input and assistance in previously discussing this matter.

As you know, Parkers Springs Subdivision was granted preliminary subdivision plat approval by Chatham County on May 5, 2008 allowing a maximum of 50 lots upon 87 acres. The developer has been unable to complete the development of the Property and with its lender is cooperating to make the land more marketable. The developer is requesting the County accept its relinquishment of the preliminary plat approval granted in 2008 and allow the property to revert to previous status as raw, undeveloped land. It is willing to relinquish all prior County approvals, including, without limitation, sketch design approval, preliminary plat approval, and County concessions regarding waterline construction granted at the August 1, 2011 Board of Commissioners' meeting, with respect to the Parker Springs Subdivision. A similar process was followed on behalf of The Glens and Legacy at Jordan Lake developments some time ago.

A water availability fee in the amount of \$175,000 was paid as a part of the development approval process by the developer. My client believes that this fee should be refunded pursuant to the County's Water System Availability Fee Ordinance since payment was made less than 5 years ago in consideration of its relinquishment of that capacity in order to make it available for the public and other future development.

There are also several roads depicted upon the preliminary plat which the developer intends to withdraw its offer of dedication as a part of the relinquishment process. The road names would then become available for other development.

This request is justified under the following circumstances. It will not adversely impact or delay the future development potential of the property and in fact, it will make

it more marketable and provide a purchaser with a fresh opportunity. The Permit Extension Act already extends the time to otherwise complete this development until 2013. I do not believe this relinquishment will adversely impact the property tax valuation of or ad valorem tax revenue to the County from the property since it is currently valued as undeveloped land.

I have enclosed a draft resolution for the consideration of the Chatham County Board of Commissioners which speaks to all of the items set forth in this letter since the Board has considered such matters in the past. However, if these matters can be dealt with on an administrative basis, or if, upon further review, you have any questions or concerns, please let me know.

Thank you again for your assistance and cooperation.

Very Truly Yours,

GUNN & MESSICK, LLP



Paul S. Messick, Jr.

PSMJR/ngp
Enclosures