

**From:** [Nick Robinson](#)  
**To:** [Jason Sullivan](#); [Lynn Richardson](#); [Karl Ernst](#); [ppcanterbury@yahoo.com](#); [Phil Bienvenue](#); [Donna Kelly](#); [cecil wilson](#); [goaglen@embarqmail.com](#); [mikegrigg@yahoo.com](#); [cathywright1234@gmail.com](#); [elzaji@earthlink.net](#); [Brian Bock](#)  
**Subject:** Chatham Partners Requested Unified Development Schedule  
**Date:** Tuesday, September 10, 2013 10:05:32 AM  
**Attachments:** [Fact Correction Regarding Timbering Morris Long Letter 9 4 2013.pdf](#)

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Dear Planning Staff and Planning Board Members,

To facilitate tonight's meeting please see the attached letter from our clients' certified forester. At the prior meeting, one of the adjoiners falsely stated that the slopes of the Haw River property "were completely ignored by the developers as they went in and clear cut and left areas that were open to erosion." The opponent also showed you photographs from 1997 and 2010 falsely depicting "Developer's Demonstrated Lack of Protection of Sensitive Areas." Members of the Planning Board were concerned about these allegations and, thus, it is important that we correct the record.

The attached letter demonstrates that the clear cutting evidenced by the photographs occurred before Chatham Partners ever owned the property and was done by the paper company that previously owned the property. It is our further understanding that the adjoiner has since retracted the inaccurate statement that the property was cleared up to the river's edge. Although Chatham Partners had nothing to do with the clearing depicted, we appreciate that clarification.

The applicant, like any other person or entity appearing before the Planning Board, is entitled to a recommendation that is based on truthful facts.

We look forward to tonight's meeting. Please let me know if you have any questions.

Nick Robinson

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Nicolas P. Robinson  
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\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 8783  
(20130910) \_\_\_\_\_

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

September 4, 2013

Nicolas P. Robinson  
Bradshaw & Robinson, LLP  
128 Hillsboro Street  
Pittsboro, NC 27312

Dear Mr. Robinson:

My name is William M. Long, Jr. and I am the forester for Chatham Partners LLC (“Chatham Partners”) and Swain Land & Timber LLC. My clients asked me to respond to false allegations were made at a recent Planning Board meeting about timbering and buffers along the steep slopes adjacent to the Haw River on Parcel No. 79194, a 215.33 acre parcel acquired by Chatham Partners from SP Forestry, LLC on or about August 20, 2001 (the “Property”).

My connection as a forester to the Property is extensive. From 1980 until 1995 I was engaged as forester by a paperboard company that was a prior owner of the Property. Between 1995 and September of 2001, I was not the forester as the Property was owned by a different paperboard company. Chatham Partners bought the Property on or about September 14, 2001. At that time, I was engaged by Chatham Partners to resume managing the Property for forestry purposes from that time until the present.

I want one thing to be clear: the Property, including the slopes along the Haw River, was heavily timbered by the paper company (or its subsidiary) that owned the Property prior to Chatham Partners' purchase of the Property. Since Chatham Partners acquired the Property in September 2001, other than very minor thinning operations and mowing of open areas, there has been no more cutting on the Property. I am certain that the photographs submitted to the Planning Board at its meeting on August 6, 2013 (attached) depict the timbering that took place before Chatham Partners owned the Property. Although the clear cutting was done by the prior owner, nevertheless, I think it is important to point out that it is not true that the prior owner cleared the Property to the Haw River's edge, but rather a compliant buffer was left in place.

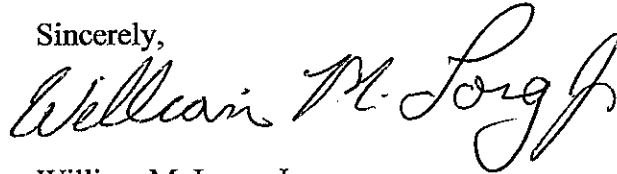
In the time that I have been managing the Property for Chatham Partners, with the exception of a minor technical issue about whether a permit was necessary (described in the next paragraph), there have not been any erosion control or other violations related to management of the Property on behalf of Chatham Partners.

In 2006, it was necessary to cut a logging road across the Property to perform some thinning on adjoining parcels. Although no County erosion control permit is necessary for a logging road, and although the logging road that we installed met all applicable forestry standards for erosion control protection, after a complaint was lodged by an adjoining landowner, Chatham Partners decided to go ahead and get a Chatham County erosion control permit in connection with the logging road. Chatham Partners instructed me to put the logging

road in the same location where a subdivision road will ultimately be developed in the future so as to keep from removing a swath of trees in two separate locations. Chatham Partners obtained the Chatham County erosion control permit and operated in compliance with it, without violation throughout. So, although there was a disagreement about whether an erosion control permit was actually required (and Chatham Partners agreed to obtain one in order to resolve the issue), there has never been a notice of violation with respect to the actual erosion control structures or protections that were in place throughout, to my knowledge.

I hope this letter has been helpful to create an accurate understanding of the forestry management of the Property by Chatham Partners LLC and also to repair false impressions created by the previous inaccurate representations. Please let me know if you have any questions.

Sincerely,

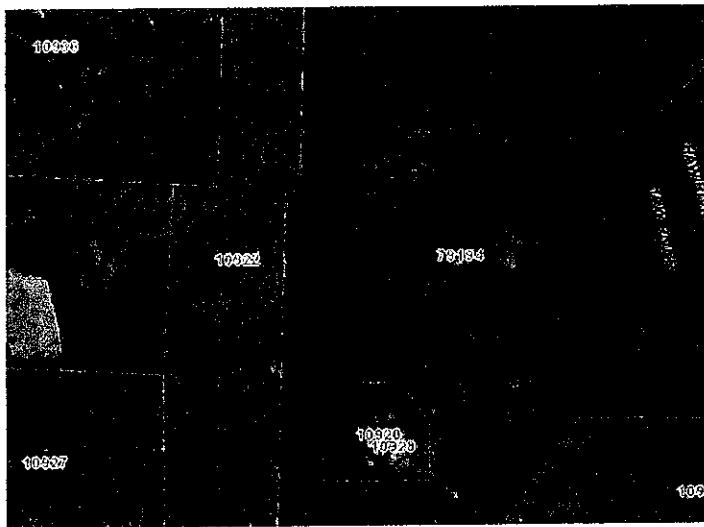
A handwritten signature in black ink that reads "William M. Long, Jr." The signature is written in a cursive, flowing style with a large, prominent initial 'W'.

William M. Long, Jr.

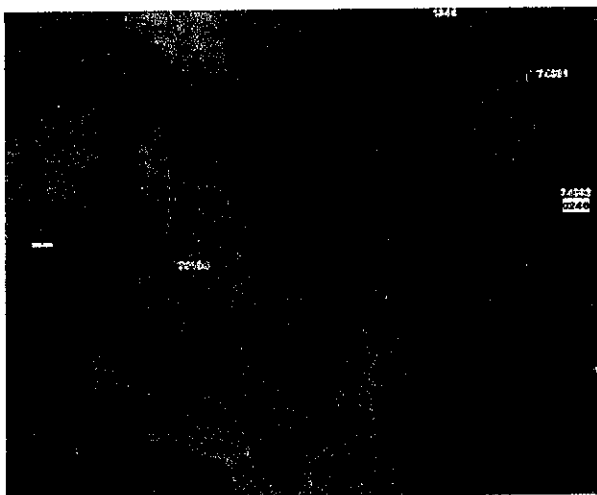
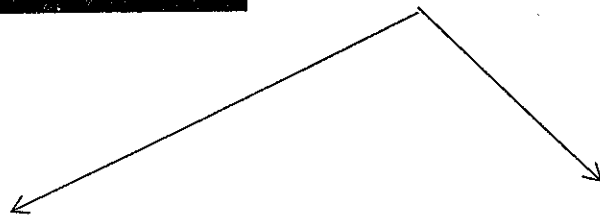
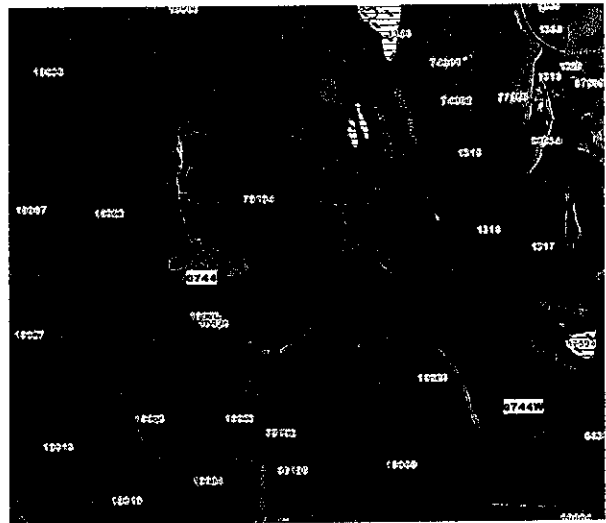
# Developer's Demonstrated Lack of Protection of Sensitive Areas

Clearing done on steep slopes above the Haw River and around wetlands.

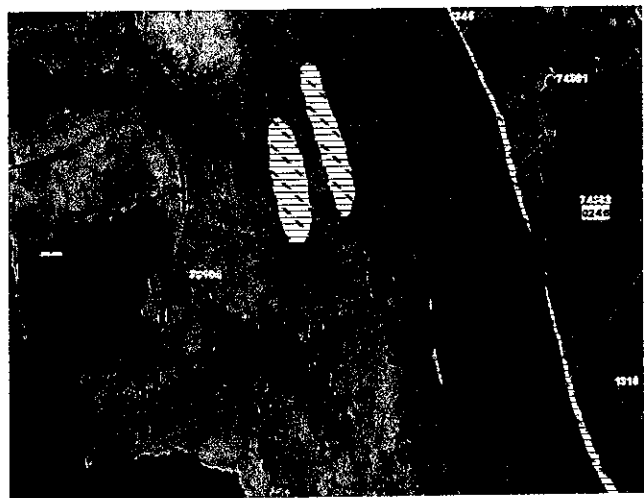
1997



2010



W



<b>DEVELOPMENT</b>	<b># of LOTS</b>	<b>ORIGINAL APPROVAL DATE</b>	<b>CURRENT PLAT EXTENSION</b>	<b># of ALLOWED DEVELOPMENT YEARS</b>	<b>Avg. # of months/lot</b>
Cattail Creek	72	11/2004	11/2015	11 Years	1.83 months/lot
Legend Oaks	60	04/2005	07/2015	10.25 Years (approx.)	2.0 months/lot
Cooper	43	03/2006	6/2015	9.25 Years (approx.)	2.6 months/lot
Cedar Mountain	65	07/2006	1/2016	9.5 Years (approx.)	1.75 Months/lot

Average: 2.0 months/lot

Current Polk Sullivan request essentially seeks a 14 year development period for 308 Lots. Most of these lots were originally approved in mid-2006. This amounts to only .54 months per lot.

Information compiled from County website in August 2013.