

July 9, 2015

Ms. Lynn Richardson

Chatham County Planning Department

80-A East St

Post Office Box 54

Pittsboro, North Carolina 27312

Re: Cedar Mountain Subdivision – Request for Extension of Preliminary Plat

Dear Ms. Richardson,

As the owners of the Cedar Mountain subdivision, Lewis Metty Development Inc. is requesting a twenty-four (24) month extension of the preliminary plat approval for the Cedar Mountain subdivision pursuant to Section 4.3(C)(5) of the Chatham County Subdivision Regulations. Please note that the request is made relative to the regulations that were in effect prior to December 2008 under which the original approval was granted.

Background Information

The preliminary plat for the Cedar Mountain subdivision consisting of 65 residential lots was approved by the Board of Commissioners on 7/16/07. Phase I final of Cedar Mountain consisting of 18 lots was approved by the Board of Commissioners on 11/19/07 and construction began immediately. Phase II final consisting of an additional 6 lots was approved by the Board of Commissioners on 6/21/10. As of June 2015, of the 24 approved lots, all have been sold. Additionally, a third phase will be presented for approval to the Board of Commissioners in the next 2 months and of the 10 lots in Phase III, reservations for four of have already been secured.

Initial Extension Request

Subsequent to the approval of the preliminary plat for Cedar Mountain, the real estate market nationwide collapsed. Recognizing the impact to the economy in general and builders and developers specifically, the North Carolina General Assembly passed the Permit Extension act in 2009 which suspended the expiration of all current permits which included Cedar Mountain and effectively extended the permit to January 2013. Subsequent to this approval, Lewis Metty Development Inc. was granted a 2nd extension by the Board of Commissioners on 9/16/13. Expiry of current permit is 1/16/16.

Current Request for Extension

While sales in the subdivision have improved dramatically over the last 12 months, the real estate market has still not fully recovered. Ultimately it is in the best interest of Chatham county and Lewis Metty Development Inc, to continue with the development of the infrastructure to support the remaining 34 lots. We cannot, however, have the infrastructure completed before the current permit is

set to expire and we therefore respectfully request an extension of twenty-four (24) months to the current permit.

Status of Permits and Approvals

The following permits and approvals were obtained for the Cedar Mountain Subdivision:

- NCDOT- road plan approval; preliminary plat, phase I and phase II. Currently requesting a revision to the approved plan for Phase III (approval pending)
- NCDOT- Commercial driveway permit
- Chatham County Soil Erosion and Sedimentary Control; preliminary and phases I, II, III

Soil and Erosion control plan is current for phase III. Before proceeding with any construction subsequent to phase III, a new erosion control plan will be submitted to the county for approval.

We appreciate the County's consideration of our request and look forward to a favorable response.

Sincerely,

Kirk T. Metty, PE., President
Lewis Metty Development Inc.