

October 30, 2017

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 twelve (12) 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. Phases III, IIIA and IIIB were all approved by the Board of Commissioners in 2015/2016. As of October 2017, all but 10 of the approved lots have been sold.

Previous Extension Requests

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 and a 3rd extension on 9/21/15. Expiry of current permit is 1/16/18.

Current Request for Extension

Progress is ongoing on the final phase of the Cedar Mountain neighborhood (IIIC). Overall construction is 57% complete and installation of the pumped septic lines is nearing completion as evidenced by these photographs:



We don't anticipate approval of the improvement permits by Chatham County Environmental Health until sometime in early December 2017 in which case we will be unable to present our final plat to the Board of Commissioners before our current extension expires. We therefore respectfully request an extension of 12 months to ensure full approval by Environmental Health

and adequate review by the Chatham County Planning Board before submission to the Board of Commissioners.

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, phase III, Phase IIIA, phase IIIB, phase IIIC.
- NCDOT- Commercial driveway permit
- Chatham County Soil Erosion and Sedimentary Control; preliminary and phases I, II, III, IIIA, IIIB, IIIC

Soil and Erosion control plan is current for phases III, IIIA, IIIB, IIIC.

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.