



Chatham County Planning Department
 80 East Street
 P.O. Box 54, Pittsboro, NC 27312-0054
 Phone: 919-542-8204
Fee: \$250.00

Major Subdivision Extension Application

Name of Subdivision/Phase: The Legacy at Jordan Lake - Phase 3

Property Owner/Applicant:

Name: F-L Legacy Owner, LLC
 Address: 500 Boylston Street, Suite 2010
Boston, MA 02116
 Phone: (W) 904-274-4310 (Andrew Smith)
 (H) _____
 (C) 904-718-5739 (Andrew Smith)
 Email: ats@freeholdcommunities.com

Representative (Surveyor, Engineer, Etc.):

Name: Patrick E. Bradshaw
 Company Name: Bradshaw Robinson Slawter LLP
 Address: PO Box 607/128 Hillsboro Street
Pittsboro, NC 27312
 Phone: (W) 919-542-2400x1
 (C) 919-545-1258
 Email: bradshaw@bradshawrobinson.com

Who should staff contact (circle one)? **Property Owner/Applicant**

Consultant


PROPOSAL : Attached a detailed explanation of the extension request including status of required permits along with names and addresses of all adjoining property owners. If more than 10 adjoining property owners, provide mailing labels.

Parcel # (AKPAR): 92463 & 89438 Zoning District: R-1

Flood Map # 3710977300J & 3710978200K Zone: X Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): S.R.# 1716 Big Woods Road

County water available: YES NO


 Patrick E. Bradshaw **Applicant/Agent Signature**

June 12, 2020
Date

<i>For office use</i>	
Application received by _____	Date: _____
Fee _____	Date Paid: _____
Extension request approved YES <input type="checkbox"/> NO <input type="checkbox"/>	Date: _____ By _____
Date Extended from: _____	to _____

Explanation of Extension Request

F-L Legacy Owner, LLC requests an extension of time to submit final plats for Phase 3 of The Legacy at Jordan Lake from May 31, 2021, to May 31, 2023. The previous deadline for submission of final plats for The Legacy at Jordan Lake established by Chatham County was December 31, 2020, approved in December 2014. That time was extended by adoption of Senate Bill 704, adopted by the General Assembly and approved by the Governor in response to the COVID-19 crisis, for five months to May 31, 2021.

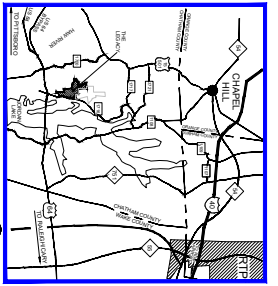
All required permits for Phase 3 have been obtained. Copies of permits and dates of approval were provided with the preliminary subdivision application for Phase 3.

The Legacy at Jordan Lake is a Planned Unit Development approved for 463 lots on 626 acres. As shown on the attached Master Plan dated June 8, 2020, final plats for 334 lots have been recorded. Final plats for 33 lots in Phase 4A3 have been approved and are expected to be recorded in June 2020. Final plats for 27 lots in Phase 6A1 are expected to be recorded by December 2020. The 69 lots in Phase 3 are the final lots to be platted in the PUD and are the only lots for which an extension is requested.

The preliminary plat for Phase 3 was approved by the Board of Commissioners on January 21, 2020, just weeks before the onset of the COVID-19 global pandemic. The social and economic effects of that crisis, which are still being revealed, have already been severe. Many thousands have been sickened or died. Various levels of quarantine and states of emergency have been required all over the country in attempts to protect the populace from the disease. As a result, many businesses have been required to close or drastically alter operations. Unemployment has surged to record levels.

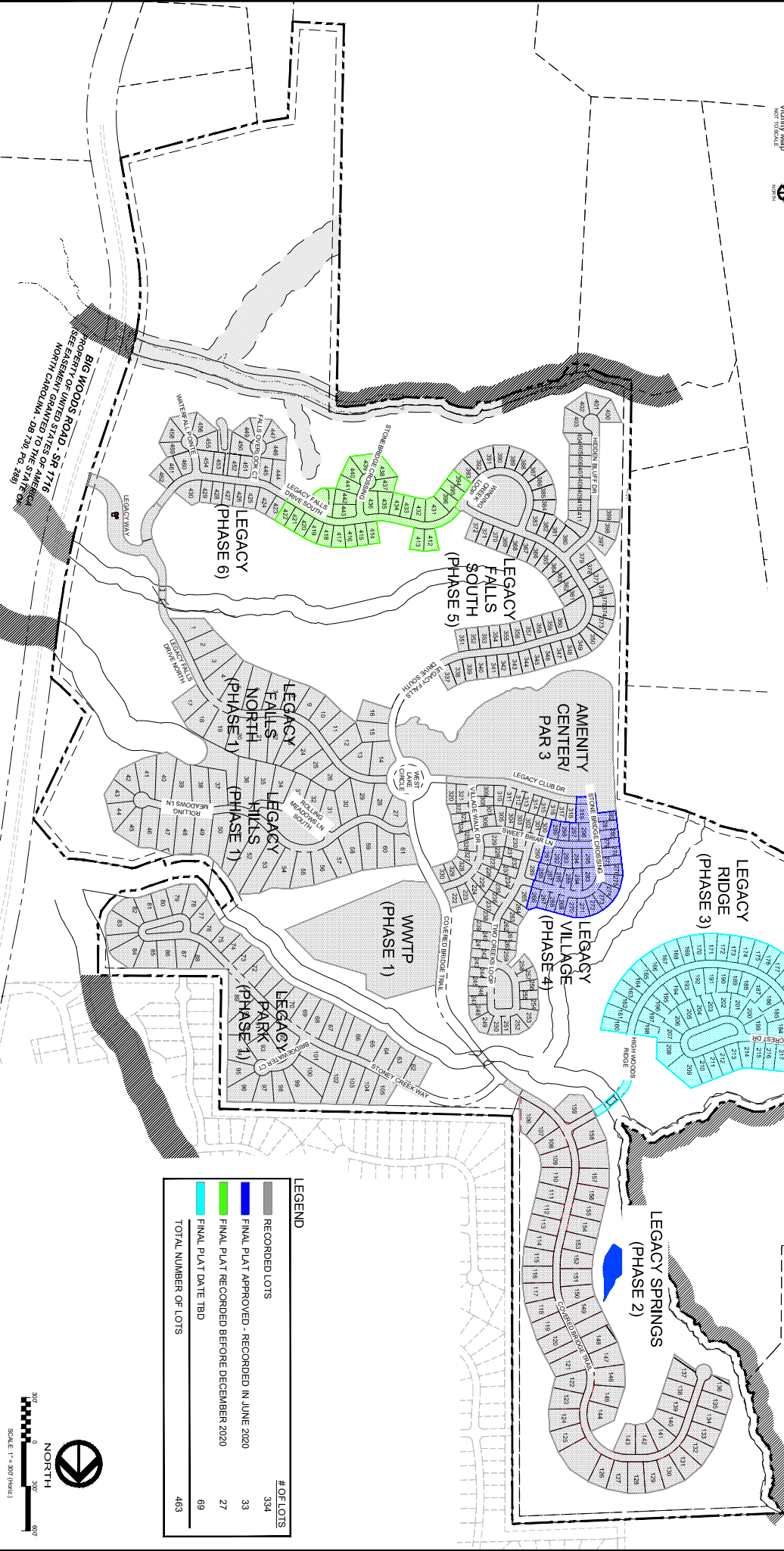
Not surprisingly, the health and economic impacts of COVID-19 have had dire effects on some sectors of the real estate market, as was recognized implicitly by the General Assembly and the Governor in the small relief offered by Senate Bill 704. The experience of the owner of The Legacy at Jordan Lake has been that sales of lots to homebuilders and consumers rapidly ground to a halt. To require the owner to complete the infrastructure development necessary to plat the final 69 lots, for which there currently is no market, by May 2021 would impose a serious financial hardship. On the other hand, granting the requested extension will create no hardship for the residents and property owners in The Legacy at Jordan Lake or the County generally. It will give the owner a reasonable opportunity to weather the current difficulties and find a market for these last lots. Granting the extension will also be of significant benefit to the residents and owners of property in The Legacy at Jordan Lake, because if these 69 lots are not developed as a result of enforcement of the current deadline for final plats, a critical portion of the income stream required to support the very substantial private infrastructure and amenities in The Legacy at Jordan Lake will be lost permanently, seriously undermining the long term viability of those systems and the financial stability of the owners' association charged with operating and maintaining them.

The requested extension is a reasonable response to the unprecedented crisis with which we are all grappling, and the owner respectfully requests that it be granted.



THE LEGACY MASTER PLAN

CHATHAM COUNTY, NORTH CAROLINA
JUNE 8, 2020



PROPERTY OF UNITED STATES OF AMERICA
 THESE EASEMENTS GRANTED TO THE STATE OF
 NORTH CAROLINA, DB 7261, PG. 249)

LEGEND

	# OF LOTS
RECORDED LOTS	334
FINAL PLAN APPROVED - RECORDED IN JUNE 2020	33
FINAL PLAN RECORDED BEFORE DECEMBER 2020	27
FINAL PLAN DATE TBD	69
TOTAL NUMBER OF LOTS	463



Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

Legal notices are mailed to these owners so please type or write neatly

- (1) F-L Legacy Owner, LLC
500 Boylston Street, Suite 2010
Boston, MA 02116
- (2) Legacy at Jordan Lake Homeowners Association Inc.
4112 Blue Ridge Rd, Suite 100
Raleigh, NC 27612-4652
- (3) Jeremy B. Powell and Kendra D. Powell
591 Covered Bridge Trl
Chapel Hill, NC 27517-6912
- (4) Henry Terrell and Sandra Terrell
586 Covered Bridge Trl
Chapel Hill, NC 27517-6912
- (5) Patrick D. Walker and Kristin M. Walker
558 Covered Bridge Trl
Chapel Hill, NC 27517-6912
- (6) Chadrakant Patel and Asmitaben Patel
567 Covered Bridge Trl
Chapel Hill, NC 27517-6912
- (7) Joretta Riggs Hayes
428 Cedar Ln
Mebane, NC 27302