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March 3, 2024

Via Electronic Mail

Kimberly Tyson, Subdivision Administrator
80 East Street A
Pittsboro, 27312
Email: Kimberly.tyson@chathamcountync.org

Re: Letter Seeking Abandonment of 60' Private RoW;
Phase 1B, Laurel Ridge Final Plat

Dear Ms. Tyson:

This firm represents Laurel Ridge Development, Inc. ("Applicant") in this matter. This is a letter of explanation regarding Applicant's minor requested change to the final plat approved for Lots 27 and 28 of the Laurel Ridge Subdivision. The original and current plats for this subdivision provided for a 60' right of way between Lots 27 and 28 that, if ever constructed, would stub out at adjoining parcel AKPAR #92441 (the "Adjoining Parcel"). At the time of the original approval, this "stub-out" was appropriate because the Adjoining Parcel was a large tract that was possibly landlocked. Since that time, a unity of ownership has arisen between the Adjoining Parcel and Parcel AKPAR # 66108 (the "Connecting Parcel"). The Connecting Parcel has almost 2,000 linear feet of road frontage on Old Graham Road and shares a boundary line of more than 1,000 linear feet such that the Adjoining Parcel is not land-locked. See attached Exhibit.

Applicant has conferred with the owner of the Adjoining Parcel and the Connecting Parcel who has confirmed that the adjoining owner supports elimination of the stub-out to the Adjoining Parcel. Thus, the simple request is for the Planning Board to recommend approval and for the Board of Commissioners to approve the requested plat modification showing elimination of the former stub-out right of way between Lots 27 and 28 as shown on the plat attached to the enclosed Final Plat application. Per your instructions, we have also attached a Final Plat Application for the purposes of getting the review and approval of this revision into the Planning Board/Board of Commissioners cycle for this month.

As is shown on the attached revised plat, the Applicant is also simultaneously hereby seeking approval of a recombination of Lots 27 and 28 but that matter is one which requires only administrative approval by the Staff.

Please let us know if you have any questions.

Letter to Kimberly Tyson, Subdivision Admn.

March 3, 2024

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With best regards,



Nicolas P. Robinson

c: Hadley Kirkland