

R. A. Yancey Lumber Corporation
Special Exception Request SE 2021-_____

I am writing to provide an update on the special exceptions granted for the above request.

On July 14, 2020 and August 19, 2020, the Board of Supervisors approved several special exceptions requested by the R. A. Yancey Lumber Corporation ("Yancey"), for Tax Map Parcels 55-111B and 55-12 (the "Property"), subject to certain conditions.

On January 6, 2021, the Board of Supervisors granted Yancey's request to extend the deadline to complete Condition 2 of the Special Exceptions, from February 1, 2021 to October 1, 2021. We are making significant, steady progress toward completing this work, and we hope to meet the extended deadline. However, our contractors have informed us there is a possibility that this work will not be completed by October 1, 2021. For this reason, we are submitting this request to extend the deadline from October 1, 2021 to December 15, 2021.

We felt it was wise to submit this request at this time, to allow for Staff review and action by the Board of Supervisors before the October 1, 2021 deadline. If the work is completed in time to comply with the deadline, Yancey will withdraw this request.

Update on Setback Mitigation Projects required by Original Special Exception Approvals:

Number	Item	Deadline/timing	Status	Deadline Satisfaction
1	Bldg around Stacker	15-Oct-20	Completed 10-15-20	On time
2	Swales Fence adjacent to S/S (457')	17-Nov-20	Completed 10-5-20	43 days early
3	Swales fence toward Rt 250 (220')	17-Dec-20	Completed 10-8-20	70 days early
4	Noise test for Stacker	10/15/2020 +	Completed 10-15-20	On time
5	Fence along Yancey Mill Lane 250-270'	16-Jan-21	Completed 10-30-20	77 days early
6	Sorter construction	After passing Stacker noise test	Completion expected September 1, 2021	N/A
7	Bldg around Sorter	After Sorter construction	Not yet begun	N/A
8	Noise test for Sorter	After Sorter Bldg completed	Not yet begun	N/A

Condition 2 of the Special Exceptions – fire suppression systems needed for Certificates of Occupancy (COs):

Condition 2, as amended, mandates that "for any existing structure that is not issued a CO by October 1, 2021, the owner must cease use of the structure until such time as a CO is obtained." The structures in question are our sawmill, planer mill, and fuel station – any interruption in their operations would put the company's existence in jeopardy.

Yancey continues to work diligently to satisfy the CO requirements by the deadline of October 1, 2021. We have now completed the renovation of the fuel station, and we have made significant progress on the fire suppression systems.

Given that continued operation of these structures is critical for our business, and given the significant progress we have made toward completion of the necessary improvements, I am writing to request an extension of that deadline from October 1, 2021 to December 15, 2021.

Reasons for my request:

The two systems which triggered my extension request are the same as those for the prior extension request: 1) a heat detection system throughout the planer and sawmill buildings; and 2) water curtains in both mills to effectively shrink the space. Both of these systems must be installed in both the planer and sawmill buildings before a CO can be issued as required by Condition 2. As noted in our prior extension request, the mill production must continue unabated throughout the construction/installation process. Our contractors continue to work around our production schedule as much as possible, which has meant nights and weekend work. The contractors continue to make good progress, but the limitations on when they can work adds to both the duration of the projects and the costs. We have also experienced significant delays in acquiring materials due to the ongoing disruption to the supply chain caused by the COVID-19 pandemic, and in maintaining a construction work force, also related to the pandemic, and other unforeseen delays.

Work on both the heat detection system and the water curtains is ongoing, and substantial progress on these improvements has been made. Our progress to date includes the following:

- We have completed construction of the catwalk system in the sawmill and planer mill that provides a way to install and maintain the fire suppression systems. The catwalk system was not originally anticipated as part of the project, and it had to be completed before the other components could begin. Completion of this system has allowed work on the heat detection system and water curtains to finally get underway.
- The necessary wiring for the heat detection system has been installed in the sawmill, and is underway in the planer mill. This system will detect heat above a certain level which would indicate a fire, which would then trigger an automatic alarm that would sound in our business office and also alert the fire department using an automated telephone dialing system. This automated system required that we run two dedicated fiber lines to each of the planer mill and the sawmill. Installation of these fiber lines is underway now and expected to be complete in the coming weeks.
- The water curtain system also requires the installation of a water pumphouse and a custom water tank at each of the sawmill and planer mill. This also requires the construction of a concrete pad for all of the structures, and the installation of plumbing to serve all four structures. The interior plumbing is being installed at the planer mill now, and it is expected to be completed this week, and then the interior plumbing installation at the sawmill will begin. Once the pump houses are complete, the interior piping will be connected.
- We have broken ground on the pump house at the sawmill and will break ground for the planer mill pump house immediately thereafter. We expect construction to be complete within the next few weeks.
- The safety renovations to the fuel station is completed. These repairs included the complete removal of the existing combustible construction and construction of a new non-combustible roof and framing system and the construction of a concrete block fire separation wall between the fueling station and the adjacent shop building.

- The current schedule projects that the water curtain and heat detection systems will be ready for final inspection and completion in early September if the work progresses as planned. Despite our efforts to complete these projects promptly, our contractors have informed us that they cannot guarantee completion by October 1, 2021 (although this deadline remains the goal). If we were to incur any further delays for any reason (such as continued or exacerbated supply chain disruptions), we would risk missing the October 1, 2021 deadline, and at that time it would be too late to apply for an extension request and have it be considered by the Board on or before September 15, 2021 (the last Board meeting prior to October 1, 2021). Given the continuing challenges and uncertainty regarding supply chain delays and other challenges in the construction industry, I thought it was prudent to request this extension now to avoid having to shut down our operations for failure to meet the deadline.

In conclusion:

I continue to work very hard to meet or exceed all the deadlines and terms to which we agreed, but these two projects, and the associated components of each, exceed my ability to be certain that we will meet the October 1, 2021 deadline. I did not plan to return to you for another deadline extension request, but circumstances beyond my control have made this my only option to avoid a shut down.

Thank you for your consideration of our request to amend Condition 2 to a December 15, 2021 deadline to obtain the Certificates of Occupancy for existing structures.

Patrick May, President
R A Yancey Lumber Corporation