

Zoning
TEXT AMENDMENT REQUEST APPLICATION (revised)

(1) Applicant Information:

Name	Vickers Bennett Group, LLC	By: Warren Mitchell and Antonio McBroom
Address	PO Box 935 Pittsboro, NC 27312	Member/Manager Member/Manager 104 Amber Wood Run 62 Raven Ridge Ct. Chapel Hill, NC 27516 Chapel Hill, NC 27517 Chatham County Chatham County
Phone No:	Warren Mitchell (W) & (M) 919-593-1916	

(2) Name of Ordinance for Text Amendment: The Chatham County Zoning Ordinance

- (3) Text of Ordinance to be varied:
- (a) **Sub-Section 5.2 Conditional Zoning Districts, D. Mixed Use Districts, page 6;**
 - (b) **Sub-Section 7.2 Definitions to add definitions of "Cluster Development" and "Cluster Residential;"**
 - (c) **existing sub-Section 10.12 is to be renumbered to "10.12(a)", page 46; and**
 - (c) **new Sub-Section 10.12(b) "CD-MU-CR Mixed Use Cluster Residential" is to be added.**

Existing Language:

Please see: **Attachment A to Zoning Ordinance Amendment Application:**

"Proposed Zoning Text Amendment to Provide for a Mixed Use, Conditional Zoning District to include a single-family Cluster Residential component—CD-MU-CR"

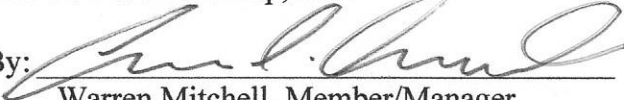
Requested Language Change: Please see Attachment A.

(4) Reasons for the requested text amendment:

The reasons for the request and why it is justified are set forth in the attached document ***"Justification for Proposed Zoning, Subdivision and Watershed Ordinance Amendments."***

I hereby certify that Vickers Bennet Group, LLC owns property in Chatham County, member/managers Antonio McBroom and I are residents of Chatham County, and I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

Vickers Bennett Group, LLC

By: 
Warren Mitchell, Member/Manager
Owner/Authorized Agent

March 27, 2020

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- Enclosures: 1. Proposed Zoning Text Amendment to Provide for a Mixed Use, Conditional District that includes a single-family Cluster Residential component—CD-MU-CR.
2. Justification for Proposed Zoning, Subdivision and Watershed Ordinance Amendments.

Watershed Protection
TEXT AMENDMENT APPLICATION *(revised 3/27/2020)*

(1) Applicant Information:

Name	Vickers Bennett Group, LLC	By: Warren Mitchell	and	Antonio McBroom
Address	PO Box 935 Pittsboro, NC 27312	Member/Manager 104 Amber Wood Run Chapel Hill, NC. 27516 Chatham County		Member/Manager 62 Raven Ridge Court Chapel Hill, NC 27517 Chatham County
Phone No:	Warren Mitchell: (W) & (M) 919-593-1916			

(2) Name of Ordinance for Text Amendment: **The Chatham County Watershed Protection Ordinance**

(3) Text of Ordinance to be varied:

- (1) **Section 302. Watershed Areas Described (E) WS-IV Watershed Area – Protected Area (WS-IV PA). Density and Built Upon Limits [Pages 26-27];**
- (2) **Section 109. General Definitions of “Mixed Use Development”, and Cluster Development; and**
- (3) **Section 303. Cluster Development**

Existing Language:

Please see **Attachment A:**
“Proposed Watershed Protection Ordinance Text Amendment to Provide for Cluster Developments in Mixed-Use Projects.”

Requested Language Change:


The requested changes are deleted or highlighted in **Attachment A.**

(4) Reasons for the requested text amendment:

The reasons for the request and why it is justified are set forth in the attached document:
“Justification for Proposed Zoning, Subdivision and Watershed Ordinance Amendments.”

I hereby certify that Vickers Bennet Group, LLC owns property in Chatham County, member/managers Antonio McBroom and I are residents of Chatham County, and I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

Vickers Bennett Group, LLC

By: 
Warren Mitchell, Member/Manager
Owner/Authorized Agent

March 27, 2020

Enclosures:

- 1. Attachment A: ***“Proposed Watershed Protection Ordinance Text Amendment to Provide for Cluster Developments in Mixed-Use Projects.”***
- 2. ***“Justification for Proposed Zoning, Subdivision, and Watershed Ordinance Amendments.”***

**Subdivision
TEXT AMENDMENT REQUEST APPLICATION**

(1) Applicant Information:

Name	Vickers Bennett Group, LLC	By: Warren Mitchell and Antonio McBroom	
Address	PO Box 935 Pittsboro, NC 27312	Member/Manager 104 Amber Wood Run Chapel Hill, NC 27516 Chatham County	Member/Manager 62 Raven Ridge Ct. Chapel Hill, NC 27517 Chatham County
Phone No:	Warren Mitchell: (W) & (M) 919-593-1916		

(2) Name of Ordinance for Text Amendment: **The Chatham County Subdivision Regulations**

(3) Text of Ordinance to be varied: **A new Sub-Section:
7.8 Single Family Cluster Development Subdivision in a Mixed Use Cluster Residential
Development Conditional District—Alternative Standards for Development**

Existing Language:

There is no existing provision for a Cluster Development Subdivision in a Mixed Use Cluster Residential Development.

Requested Language Change:

Please see **Attachment A:**

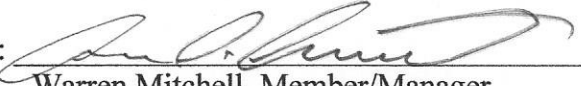
“Proposed Subdivision Text Amendment to Provide Subdivision Regulations for Cluster Development in a Mixed Use, Conditional Zoning District that includes a single family Cluster Residential component—CD-MU-CR”

(4) Reasons for the requested text amendment:

Please see ***“Justification for Proposed Zoning, Subdivision and Watershed Ordinance Amendments.”***

I hereby certify that Vickers Bennet Group, LLC owns property in Chatham County, member/managers Antonio McBroom and I are residents of Chatham County, and I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

Vickers Bennett Group, LLC

By: 
Warren Mitchell, Member/Manager
Owner/Authorized Agent

March 27, 2020

Enclosures: 1. Attachment A: Proposed Subdivision Text Amendment to Provide Subdivision Regulations for Cluster Development in a Mixed Use, Conditional Zoning District that includes a single family Cluster Residential component—CD-MU-CR.
2. Justification for Proposed Zoning, Subdivision and Watershed Ordinance Amendments.