

THE VICKERS BENNETT GROUP, LLC

Antonio McBroom
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Partners

June 7, 2021

The Vickers Bennett Group, LLC
P.O. Box 935
Pittsboro, NC 27312

Re: **Development Input Meeting for Vickers Village Compact Community, Text/Map Amendment and First Plat**
Project located on 15-501 North between Jack Bennet Road and Vickers Road, and a +/- 11.78 acre Hardwood Preserve east of Henley Road and South of Jack Bennett Road.
Meeting Date: Monday, June 28, 2021 from 5:00 p.m.-7:00 p.m.
Format: In-Person Open House

Dear Adjacent or Nearby Property Owner:

We invite you to an open house neighborhood community meeting regarding our forthcoming project. We are planning a vibrant, mixed-use compact community named "Vickers Village." This village is planned to have a mix of residential housing, a village commercial area, a community gathering place, pedestrian/bike pathways, and approximately 67 of the total 103 acres is to be dedicated to use as permanently preserved natural or managed open space, including the Henley Road portion that will be permanently preserved forest. The village is located on approximately 91 acres of our property with frontage on 15-501 North between Jack Bennet Road and Vickers Road; and a +/- 11.78 acre Hardwood Preserve east of Henley Road and south of Jack Bennett Road (please see, the enclosed concept plan). The parcel numbers of the properties included in Vickers Village are set out in the enclosure.

The open house will be held on Monday, June 28, 2021. We invite you to drop-in any time between 5:00 p.m. and 7:00 p.m:

OPEN HOUSE: Monday, June 28, 2021 from 5:00 p.m. – 7:00 p.m.
Location: Hall-London House (Offices of Bradshaw
Robinson Slawter LLP)
128 Hillsboro Street
Pittsboro, NC 27312

MASKS AND SOCIAL DISTANCING REQUIRED

Weather permitting, we will have an indoor and an outdoor information station.

The project will be served by Chatham County water and a private wastewater system, with an average lot size of +/- 3,000 s.f. In order to create this village as a Compact Community, we will also request an amendment to the Compact Communities Ordinance in order to include the eastern portion of the project. This meeting will be addressing the rezoning for the conditional district compact community (including extension of the area map), and the First Plat subdivision application. Conceptual plans for Vickers Village will be shown and you will have the opportunity to ask questions of people knowledgeable about the proposals and voice any concerns you may have. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County subdivision and zoning processes; however County staff will not participate in the meeting. We plan to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We hope that you will attend this *open house* and give us the benefit of your thoughts. If you have questions before the meeting you may contact Antonio McBroom. A copy of the map showing our proposed concept plan is enclosed and can also be viewed on the Chatham County web site at www.chathamcountync.gov/planning under the Planning Links & News, Concept Plans.

Sincerely,



Antonio McBroom,
The Vickers Bennett Group, LLC

For More Information, Please Contact:
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