
**REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: June 28, 2021

Proposed Zoning: CD-CC

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) June 3, 2021, A copy of the written notice is also attached.

The meeting was held at the following time and place: Bradshaw Robinson Slawter LLP 128 Hillsboro St., Pittsboro, NC 27312 for 5:00 p.m. – 7:00 p.m.

The persons in attendance at the meeting were: See attached attendees list.

The following issues were discussed at the meeting: See attached issues list.

As a result of the meeting, the following changes were made to the rezoning petition: _____

1. Southeastern land plan modified to move WWTP and irrigation ponds to more internal location.
2. Laney property acquired by Applicant in order to alleviate proximity to WWTP and irrigation ponds.
3. 100' Perimeter Buffer added to Southwest corner near Driscoll Property
4. 2 Acre parcel on Vickers Road conveyed to Laney's and the 5 single family lots previously shown there were relocated to Jack Bennett Road side

Date: July 1, 2021

Applicant: Vickers Bennett Group, LLC

By: 

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Plummer, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

A receipt or stamp from the US Postal Service that shows the date of the mailings shall also be provided with this application.

Vickers Village
Community Meeting for CCO
June 28, 2021

Concerns/questions brought up during the meeting

1. Community center location
2. Commercial; what will it look like and will there be separate parking?
3. Access to/through Vickers Road
4. Condos avg space
5. What are the hours that construction will take place?
6. Sewage/ waste disposal
 - Who will manage the sewer treatment?
7. Aqua is proposed to be the sewer plant management company.
 - The plant is proposed to be 35-45K GPD facility
8. Can mosquitos be controlled?
9. Fertilization/ Spray Irrigation/ Herbicide usage
10. Waste pond placement.
11. Concerned about 24-hour lighting along natural trails in the open space
12. Jordan Lake for a water source.
13. Runoff/storm water drainage/flooding.
14. Rental or purchase of homes. Is there affordable housing?
 - prices/price range
15. WWTP location.
16. Waste treatment plant and irrigation ponds beside Laney family.
17. Can others use the waste treatment plant or only Vickers Village?
18. Widening of Jack Bennett Road and sidewalks.
19. Impervious surface limits and permeable material
20. Can additional phases be added after the project is approved (on dark green)?
21. Will the trees be removed for the meadow areas?
22. Rainwater flooding
23. How many driveways?
24. Will the valley change? Will it be leveled or left natural?
25. Will each unit have their own driveway?
26. Lot size?
27. Will homes be rental or for sale?
28. Will there be homes located in the back?

29. Is 15-501 going to be the main entrance?
30. 3-5 Driveways on Vickers is on a curve, plans on dealing with traffic?
31. Time frame for building?
32. Odor concerns from the pond/waste center
33. Placement of the pond/waste management building
34. Mosquitos and critters in ponds
35. Is the open space only for residents i.e. Briar Chapel is open to the public
36. County water or storage well water?
37. Who are the builders?
38. Why is there only a 50 ft buffer adjacent to existing homes?
39. The commercial will be about one-half the size of the Veranda commercial.
40. Any plans for a pedestrian crossing on US 15-501?
41. Concerns over stoplights
42. Overview of property
 - a. how many acres
 - b. Percentage left for green space

Name	Email	Total Attendance	30
Phillip Laney Sr		421 Jack Bennet Road	Adjoiner
Malissa Jackson		2836 Chapel Hill	N/A
Tina Nickerson		89 Henley Rd	N/A
Nallely Salgad	N-Ely123@hotmail.com	212 Jack bennet Rd	N/A
Matt Artman	Matthrewartman@gmail.com	520 Vicker's Rd	N/A
Bob Aiello	Aiellobuilders@gmail.com	517 Vicker's RD	N/A
Robert Waldrop	Rdubaya1@gmail.com		N/A
Peter Buch	peterbuch@hotmail.com		N/A
Nancy Shaw	curtandnancy@hotmail.com	534 Vicker's RD	N/A
Curtis Person		534 Vicker's RD	
Erin Carter	erintouiscarter@gmail.com	34 Hucker's Way	Yes
Patricia Vanhoy	pat.vanhoy@gmail.com	120 Middleton	N/A
Janet Elmers	0edward@att.net	1182 Jack Bennet	N/A
Becky Lee	lee.becky53@gmail.com	61 Hunters way	N/A
Simon Vaney	Simonvaney@gmail.com	34 Hunters way	Yes
Karen Vettri	Karvettri@gmail.com	561 Jack Bennet	yes
Sharion Pierce *	sharionp@yahoo.com	1030 Jack Bennet	N/A
Nancy Moore	dowdallmoorecreative@gmail.com	110 Blackberry Cove	N/A
Thea Sawyer	Theas18@yahoo.com	496 Vicker's RD	N/A
Laura Mckelvey	lauradmckelvey@gmail.com	155 Wineyman RD	N/A
Donna Sukkar	Dasukkar@gmail.com		N/A
Richard Sukkar	RAasukkar@gmail.com		N/A
Amy Ko		115 Hatch RD*	N/A
Phil Scotton		1198 Geese Grove RD	
Phillip Laney Jr		421 Jack Bennet RD	N/A
Meta Tibke	Metarealtu1@gmail.com		N/A
Bonnie Strowd	Bonnie@bonniestrowd.com	21 Danbury Gr	N/A
Timothy Dowdall			Yes
Carolyn Wood	Woodcarolyn52@gmail.com	160 Mcgregor Woods RD	N/A
Gladys Laney			N/A
Dewitt Driscoll*	Coachd.driscoll@gmail.com		Yes

THE VICKERS BENNETT GROUP, LLC

Antonio McBroom
Warren Mitchell
Andrew Greene
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:
Antonio McBroom
(919) 548-4153
antonio@iccbenjerry.com

DIRECTIONS TO HALL-LONDON HOUSE
(LAW OFFICES OF BRADSHAWROBINSON SLAWTER LLP)
128 Hillsboro Street
Pittsboro, NC 27312

Head north from the Pittsboro traffic circle toward Chapel Hill on Hillsboro Street/15-501. The hall London House is two blocks north of the traffic circle at the corner of Hillsboro Street and Thompson Street. Parking available in the lot behind the Hall- London House.

List of Parcel Numbers Included in Vickers Village

AKPAR NUMBER

18847

18914

60653

89206

18856

87996

89272

18857

69057

66592

89281

80493

60719

87093

89395

93157

93156

93155

93154

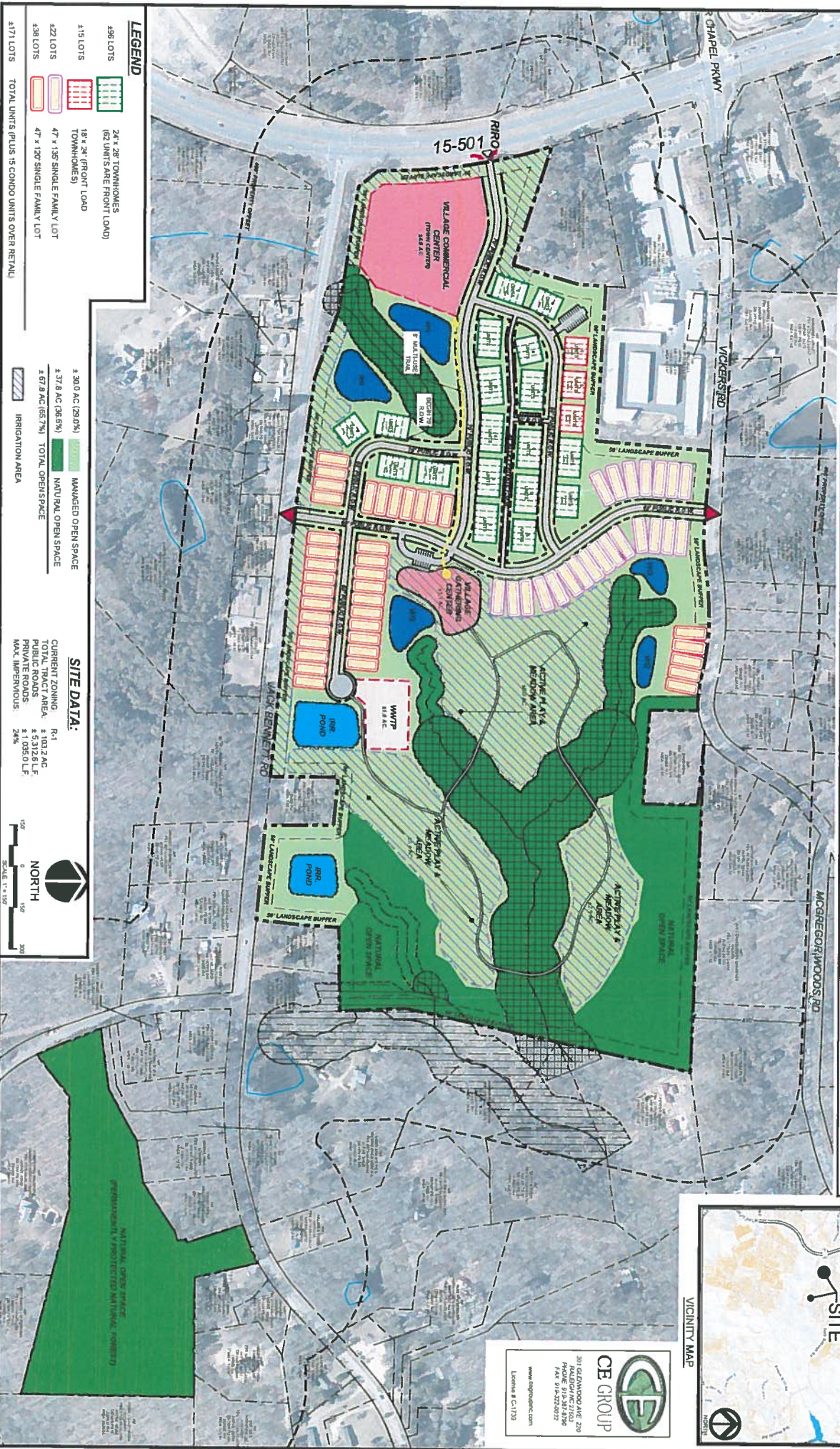
97288

79965

18636

VICKERS VILLAGE COMPACT COMMUNITY CONCEPT PLAN

CHATHAM COUNTY, NC
MAY 27, 2021



LEGEND

196 LOTS	24' x 28' TOWNHOMES (62 UNITS/AC FRONT LOAD)
115 LOTS	18' x 24' (RPT. LOAD TOWNHOMES)
122 LOTS	47' x 135' SINGLE FAMILY LOT
138 LOTS	47' x 120' SINGLE FAMILY LOT
171 LOTS	TOTAL UNITS (PLUS 15 CONDO UNITS OVER RETAIL)

3.30 AC (29.0%)	MANAGED OPEN SPACE
3.378 AC (29.9%)	NATURAL OPEN SPACE
4.679 AC (41.7%)	TOTAL OPENS SPACE
	IRRIGATION AREA

SITE DATA:

CURRENT ZONING	R-1
TOTAL TRACT AREA	4,103.2 AC
PUBLIC ROADS	4,531.6 L.F.
PRIVATE ROADS	3,705.0 L.F.
MCC INTERVIEWS	24



CE GROUP

301 GLENWOOD AVE 200
RALEIGH, NC 27603
TEL: 919.272.0022
FAX: 919.272.0022

www.cegroupinc.com
Lynch & Co., LLC

MAP SHOWING WHERE COMPACT COMMUNITIES MAY BE ALLOWED (CURRENT)

CHATHAM COUNTY, NC MAY 27, 2021



VICINITY MAP

CE GROUP
 301 GLENNWOOD AVE 270
 PHONE 919-367-8799
 FAX 919-377-0037
 www.cegroupinc.com
 License # C-1729



LEGEND

- EXISTING CHATHAM COUNTY COMPACT COMMUNITY AREA
- PROJECT BOUNDARY

SITE DATA:

- CURRENT ZONING: R-1
- TOTAL TRACT AREA: ± 91.0 AC

SCALE 1" = 200'

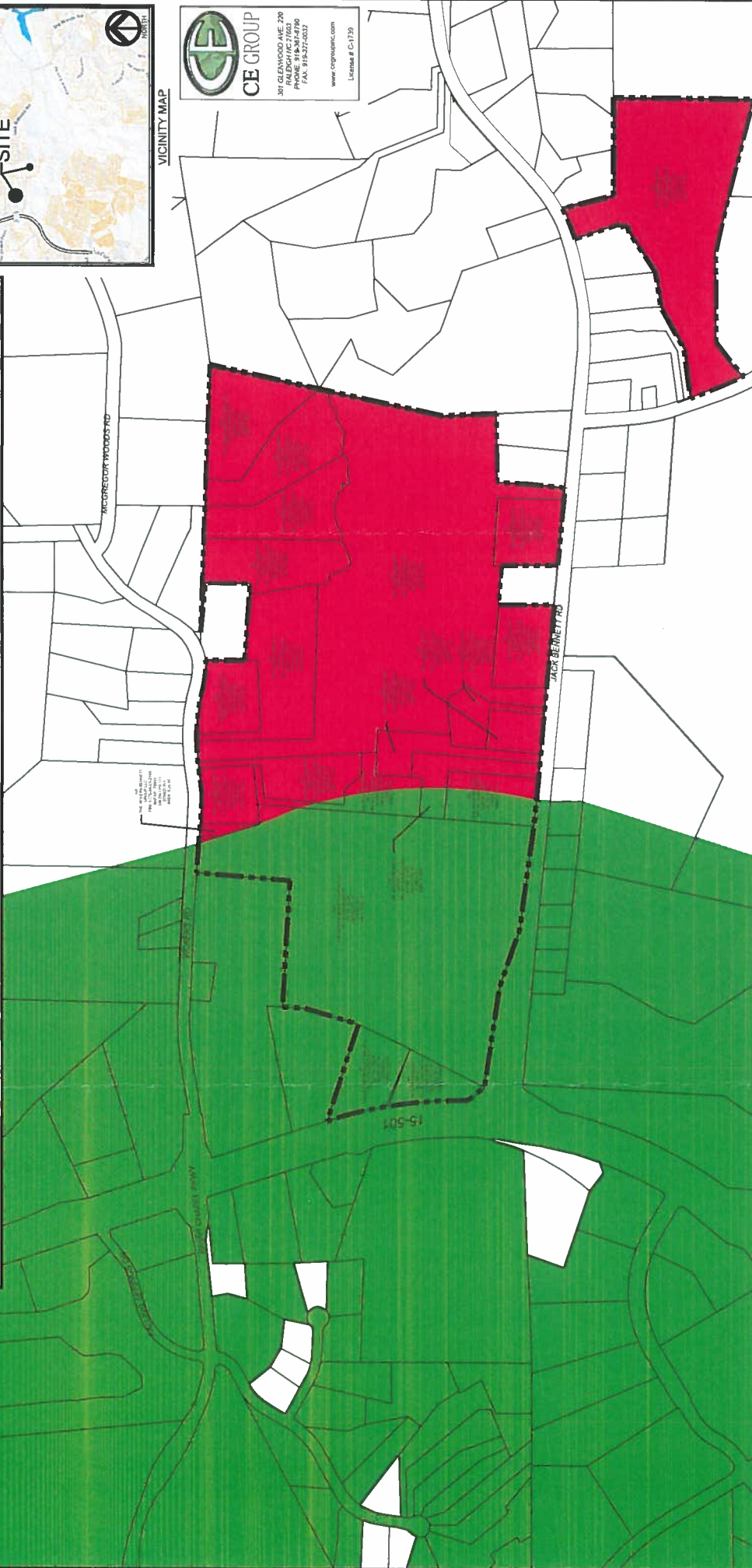
NORTH

MAP SHOWING WHERE COMPACT COMMUNITIES MAY BE ALLOWED (PROPOSED ADDITIONS)

CHATHAM COUNTY, NC MAY 27, 2021



CE GROUP
 301 GLENWOOD AVE. 200
 RALEIGH, NC 27603
 P. 919.777.7000
 F. 919.777.9033
 www.cegroupinc.com
 License # C-1739



LEGEND

- EXISTING CHATHAM COUNTY COMPACT COMMUNITY AREA
- AREA TO BE ADDED TO COMPACT COMMUNITY AREA
- PROJECT BOUNDARY

ADDED AREAS TO COMPACT COMMUNITY

89206 (REMAINING PARCEL)	89281	93154
18856 (REMAINING PARCEL)	80493	93155
87996 (REMAINING PARCEL)	18847	93156
89272 (REMAINING PARCEL)	60719	93157
18857 (REMAINING PARCEL)	87093	18636
69057	79288	72288
66592	79965	86395

SITE DATA:

B-1
 4,91.0 AC

CURRENT ZONING:
 TOTAL TRACT AREA

SCALE 1" = 200'

NORTH

THE VICKERS BENNETT GROUP, LLC
P.O. Box 935
Pittsboro, NC 27312

Nicolas P. Robinson
PO Box 607
Pittsboro, NC 27312

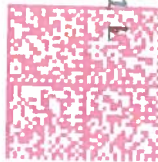
27312-060707



GREENSBORO NC 270

4 JUN 2021 PM 11

FIRST-CLASS



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6-7-2021