

Thanks for allowing me to speak before the Chatham County Commissioners tonight. My name is Susan DeLaney and I am a property owner at 630 Vickers Road in Chapel Hill.

First, I do want to thank the developers for their compromise with adjacent landowners and making a few changes to their original plans. And secondly, I want to encourage both the developers and the County Commissioners to “do the right thing” and work together to make this project more environmentally safe for the residents to be and for the community at large.

In this process of working together with other community members I have learned that some developers in this county have not kept their commitments, not fixed the problems they have created and continue to expand when there is an agreement not to do so. I understand that the county does not have the financial or personnel to take these developers to court, leaving the public left with issues that they must now remediate or suffer under forever! Here is a list of the environmental concerns from the adjacent property at Briar Creek.

The wastewater record at Briar Chapel consists of 33 sewage spills with a total of 89,000 gallons of sewage spilled and 72,000 gallons spilled into Pokeberry Creek; 23 notices of Violation issued by the NCDEQ in the past 18 months, 526 resident complaints; and of these complaints 390 were for odor surrounding the waste water treatment system.

These are real concerns for their community but more importantly they are issues of public health concern to me and up front we must work to prevent them from occurring in the new proposed development of Vickers Village. I have concerns about the location of the wastewater treatment plant and the holding lagoons for the processed sewage being so close to the proposed housing. Typically, what is know as a spray field is just that, a large field located in an agricultural area. Here it is right beside the housing and is even being used in the yards of the residents.

Of concern to me is “we don’t know what we don’t know and that is concerning the bacterial and viral content of the treated sewage which is then being aerosolized in the yards close to homes of adults and children. Currently UNC is tracking outbreaks of Covid by examining the contents of the sewage from each dormitory. And they are finding the covid virus. Could that potentially be sprayed on the grounds on these home owners and cause illness? And what about other viruses and bacteria, common ones like hepatitis, flu and shingles? Then these waters also contain hormone disruptors and other medications that people flush down their toilets.

This is especially of concern to me due to the high density of housing. With 180 units plus 15 condos above the commercial areas, totally 196 units. Multiply by 3 that’s 588 people in a very small area. That doesn’t include people visiting the area or doing commercial business. THAT’s a lot of “POOP” to be recycled and sprayed on a small area. Such a high density makes sense in a city where services can transport the sewage far away and be treated properly and then discharged. But this high density will create a problem for this community without really making sure we are doing the right thing. You only have to look across the road at Briar Chapel, and they have much more land and space, to see what the future WILL look like at Vickers Village.

In closing I am not opposed to this idea in general as I support the development of affordable housing for people in this county. It is the environmental concerns that should make us all pause and say we need to get this right, BEFORE we build it and create more environmental problems for the community.

We all will suffer as a result of unsafe and unsound development practices, which do not adequately treat the environment as an important aspect of our health and well-being. Thanks for listening.

Sincerely,

Susan R. DeLaney August 16, 2021

August 13, 2021

Angela Plummer  
Chatham County's Zoning Administer and Planner  
P.O. Box 54  
Pittsboro, NC 27312

Greetings Angela,

My name is Sherry Andrews, and I was raised in Chatham County, attending Pittsboro Elementary, Horton Middle School, and Northwood High School. After graduating from North Carolina State University, I began working at Chatham Middle School teaching both language arts and history. From there, I taught English and various social studies at Northwood High School. Once I completed my graduate work at NCSU in counseling, I transferred to Chatham Central High School to serve as the school's only school counselor for 27 years, which is where and how I come to know Antonio McBroom. To simply say I am invested in Chatham County would be an understatement. After retiring in 2013 (having completed a total of 33 years in education), I started a college planning business based in Chatham. I am proud to tell anyone and everyone that I am from Chatham County.

I first met Antonio McBroom when he was in the 8<sup>th</sup> grade. I was immediately impressed with his maturity, intelligence, and deep determination. Even as an 8<sup>th</sup> grader, I knew he was headed for greatness. As Antonio matriculated through Chatham Central High School, I witnessed a young man of integrity and passion grow and develop into a wise and prolific individual. He earned not only the Morehead Scholarship from UNC Chapel Hill, which he accepted, but also numerous other scholarships, such as the Park Scholarship at NCSU (he turned it down), the Discover scholarship, and gained national recognition from the Coca Cola Scholarship – just to name a few. He is who he says he is: a man of his word, a young man from humble beginnings with big dreams, and a man who's handshake is as good as his word.

For the past four years, I have served on Antonio's advisory team. I have watched him develop the Vickers Village project from its very beginnings. The residential and commercial development planned for this Chatham County land is well thought out and determined with living accommodations, work aspects, shopping, and recreation facilities. In the current climate, it is the exact type of family living that is sought by families of all ages. Having lived in the North Chatham area for many years, I am certain the success of this village. Based on my readings of the plan for Vickers Village, it is evident that Antonio will maintain the environmental integrity of the area as well as develop its buildings in a way that compliments its surroundings. Vickers Village will be an asset to northern Chatham.

What is most important to me in this letter is to express that I am certain, without any reservations that Antonio will do exactly what he tells you he will do in the construction of this project. He has always been upfront and honest with me, and I have a great deal of respect for him and his family. Knowing Antonio for the last twenty plus years has given me an insight to his character that few individuals will have.

Thank you for the opportunity to share my thoughts.

Sincerely,

Sherry Andrews

## PH-2 Comments in Opposition to Vickers Bennett Group LLC Text and Map Amendments

Dr. Halford House

611 Vickers Road

[halfordhouse7@gmail.com](mailto:halfordhouse7@gmail.com)

919-357-1949

**Please Note:** This document is intended both as a separate evaluation and a supplement to the presentations of residents with properties contiguous to the proposed Vickers Village Project.

Presenters include: Susan Delaney and Erin Carter

PH-2 A legislative public hearing for a request by the Vickers Bennett Group LLC for text and map amendments to the Chatham County Compact Community Ordinance specifically Section 6.1, p 3 for an expansion of the CCO map and text amendments to support the expansion of area request.

I oppose the amendments and rezoning due to: (1) our extremely negative history and the lack of regulatory control by Chatham County and the NC Division of Water Quality for Compact Communities; (2) the irresponsible location of wastewater treatment plants (WWTP) within communities and the associated public health risk; (3) the high risk posed by the county's fixed and polluted water supply; and (4) the insidious process toward urban sprawl created by adjacent poorly buffered compact communities.

**Potential County Actions:** (1) Targeted Existing Taxes, (2) Amend NCDEQ regulations, (3) Amend the CCO to include transect approaches, (4) Provide Conditional Uses, (5) Develop a county driven regional plan for Integrated Water Management.

### Oppositions Explained:

1. Briar Chapel Compact Community (BCCC) has essentially provided a test case to determine the viability of the high-density development approach for Chatham County. The wastewater and storm water facilities of BCCC that are the same proposed to serve the Vickers Village project that have proven to be beyond the control of NC Division of Environmental Quality (NCDEQ) and/or Chatham County. The BCCC wastewater and storm water systems have created extensive public health risk and environmental degradation resulting in major community and county dissatisfaction.
2. Cities have not and do not locate their WWTPs within the community for what are obvious reasons as noted by the citizens of Briar Chapel smelling the waste of their neighbors as they try to enjoy outside dining and other recreation. However locating the WWTP within the community has become the standard for large-scale community wastewater treatment and reuse systems. The nuisance odors and aerosols that carry disease causing bacteria and virus both decrease and threaten the quality of life of the citizens of Chatham County.
3. Additional high-density development as proposed will create increased risk for the citizens of Chatham County since climate change and associated drought are now better understood. Our fixed water supply is already polluted and therefore unreliable. The citizens of Chatham County are at risk by a water supply allocation process that favors economic development at the cost of long-term security of water resources.
4. Vickers Village or any other project that proposes to use the CCO to support its application must insure the citizens of Chatham County that the public and environmental health damages that occurred at BCCC will not be repeated. Adjoining Compact Communities without extensive buffers between represent a gradual transition to one Large Community of urban sprawl as successive smaller projects combine functionally and detrimentally.

## 5. Potential County Actions Explained

**Targeted existing tax** approach that earmarks a portion of the current taxes received from communities that use the wastewater and storm water technologies currently in question. This approach is not additional taxes but will create budgetary resources from the users of the technologies to support potential litigation and create salaries for employees to monitor the Public Health aspects of the existing and additional projects of note.

**Employ the USEPA through the Clean Water Act to critique NCDEQ Regulations.** Contact Congressman Price to ask for his assistance to have the USEPA critique the NCDEQ Water Regulations using the Clean Water Act as the controlling policy tool.

**Amend the CCO to Include the Transect Concept or Other Development Concepts.** Since current CCO amendment requests do not envision a substantial “green buffer” around the proposed projects, amend the Compact Community Ordinance to include the transect concept, which regards land uses as a continuum from wild lands to high-density.

**Create Conditional Uses** to manage potential poor design, implementation, and maintenance of wastewater and storm water systems.

**Develop a Chatham County driven regional wastewater management plan that focuses on Integrated Water Management (IWM).** IWM is the process of planning, designing, implementing, and maintaining the combination of diverse water sources such as surface, groundwater, potable water, rainwater, storm water, and “wastewater” into a coordinated and efficient network. The IWM process should provide economic, ethical, and environmental solutions to conserve and reuse water, a finite and critical resource. In addition, the IWM Chatham Plan should locate wastewater treatment functions remote from residences, avoid discharge into our surface waters, and since agriculture is the biggest use of reclaimed water in the world, explore the potential for distribution of reclaimed water from the eastern portions of the county to the western agricultural areas (United Nations 2010).

### Five Findings for Vickers Village

**Conditional Use Permit Request Must Show How the Request Satisfies the Following Five Findings:**

1. **The area defined for the project is not acceptable for the district since it is outside of the area defined to meet the stated Purpose of the CCO.**

The critical Purpose of the CCO is to prevent one compact community adjacent to another through the use of buffers from neighboring properties and roadways. Compact communities adjacent to each other are a recipe for urban sprawl and associated negative impacts.

Historical, regional and current evidence suggest that this potential expanded CCO area, if approved will again be subject to expansion by future development applications reviewed by future county boards as a loss of institutional memory ensues. The endpoint of this gradualism is urban sprawl with all of its negative impacts of increased traffic, environmental degradation, increased negative fiscal impacts and the decrease in quality of life of the citizens of Chatham County and the surrounding area.

The CCO defines a specific area for the potential implementation of development projects within the district. The current application seeks to expand the area that may be regulated by the CCO. Chatham County must resolve how to protect the welfare of the citizens of the district from this and similar projects as Briar Chapel prior to approval of additional CCO based projects.

**2. The proposed project is not essential or desirable for the public convenience or welfare.**

The current residences in the district have been and continue to be well served by public utilities, roads, schools, fire department, police protection, recycling centers, grocery stores, parks, and miscellaneous shopping and entertainment resources.

The recent need for additional schools have been nicely addressed by Chatham County and the private sector. All of the noted services are available within a 5-10 min drive of everyone in the district and in many cases replicated. The proposed project does not provide anything that the district does not already have in abundance.

However the proposed project will add additional traffic, noise, cost, air, water, and light pollution. In addition, residential development does not pay for itself through tax revenues and therefore the neighbors and existing long-term citizens of the county will end up subsidizing the project. The proposed project therefore is not essential or desirable.

**3. Based on the negative experiences with Briar Chapel's storm water and wastewater systems, the current proposed project will likely be detrimental to the health, safety or welfare of the community.**

Recent history of both the lack of proper wastewater and storm water management at Briar Chapel clearly document detriments to the health and safety of the citizens of the community. The wastewater record at Briar Chapel consist of 33 sewage spills with a total of 89,000 gallons of sewage spilled and 72,000 gallons spilled into Pokeberry Creek; 23 Notices of Violation issued by NCDEQ in the last 18 months, 526 resident complaints; of these complaints, 390 were for odor conditions surrounding the wastewater treatment system (Personal Communication. Stop Chatham North 2021).

The houses of Briar Chapel residents, their vegetable gardens, and children's play areas have been sprayed with wastewater. Wastewater contains nearly every disease causing virus and or bacteria witnessed from around the world including COVID (USEPA 2018).

"North Carolina Public Health is community health. Disease prevention, health services and health promotion programs protect entire communities – not just individuals – from untoward outcomes such as communicable diseases, epidemics, and contaminated food and water. We work daily to reduce the impact of chronic and oral diseases. All North Carolina citizens benefit from protections like safe food and water, adequate waste treatment and sanitation, infectious disease control, immunized children and adults, and emergency preparedness. One essential service is to diagnose and investigate health problems and health hazards in the community" (NC Department of Public Health 2019).

Briar Chapel development was required by the CCO to provide as built designs and monitoring reports of the wastewater system operation that have not been supplied by Briar Chapel or obtained by Chatham County (CCO 2004).

Inadequate storm water control has resulted in extensive stream erosion and loss of environmental function within Pokeberry Creek that flows through Briar Chapel. Stream restoration costs are estimated in the millions of dollars (Personal Communication, Stop Chatham North 2021).

The standard location of the WWTP during the design and implementation of community systems in Chatham County has been within the community. For obvious reasons, Pittsboro, Chapel Hill, Durham or any other city of note, has not located their wastewater systems within the community. Such locations create a near definite

occurrence of nuisance odor and transport of disease containing aerosols into the living space of the associated community residents.

“Emerging pathogens may exhibit fate and transport characteristics that provide for atypical transmission pathways or higher exposure concentrations than natural transmission sources (e.g., human-to-human transmission, fomite contamination from infected individuals). Given the significant health threat posed by some emerging pathogens (e.g., Ebola virus [EBOV], severe acute respiratory syndrome [SARS]), exposure to emerging pathogens in a wastewater system could result in potentially serious health outcomes” (USEPA 2018).

In a study of downwind drift from a wastewater spray field using ponded chlorinated effluent, “estimated mean bacterial die off was 52% at 21 to 30 m and 77% at 200 m. Median aerodynamic particle size was 2.5 to 2.8  $\mu\text{m}$ , with 66 to 78% of particles between 1 and 5  $\mu\text{m}$ , the reported range of efficient pulmonary deposition” (JWPC 1983). The Briar Chapel developer, Newland has failed to meet several Purposes of the CCO even though they are well funded and a capable developer with a substantial track record of residential projects. The current applicants do not have the extensive experience of Newland and therefore can not ensure that the following additional CCO Purposes will be met: These include “Ensure sustainable water provision and wastewater treatment in a way that does not create a future economic burden for the taxpayers of Chatham County; and Protect Chatham County’s water quality and water resources, minimize its energy use, and protect its air quality (CCO 2004)

**4. The requested permit is not consistent with the objectives of the Land Conservation and Development Plan (LCDP 2017).**

The recognition that the LCDP is “aspirational” and provides a framework for long term planning of Chatham County and is not responsive to short term development feedback that is more suitable to ordinances is very important for the evaluation of the Vickers Village application. In addition, the LCDP plan anticipated high quality and well managed projects that based on BCCC have not occurred. (LCDP 2017).

In addition, since the plan was created, the known impacts of climate change have increased dramatically; therefore a more conservative development approach is warranted. Poorly planned high-density development puts increased demand Plan Elements **noted in the** plan such as Land Use, Health, Natural Resources, Resiliency, Utilities and Public Services. The removal of existing vegetation impacts both air quality by decreasing carbon sequestration and wildlife populations by removing food and cover. (LCDP 2017; Woody Harrelson. 2021. Kiss the Ground, Netflix).

**5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities are uncertain.**

Chatham County has a fixed water supply that is significantly polluted. The combinations of decreased water quality, uncertain supply due to potential drought, and increased demand for drinking water suggest a more conservative approach to managing future growth rather than increased high-density development.

Although the proposed site is supplied with a 12 inch water main to potentially provide potable water from Jordan Lake, the actual water supply both quantity and quality are in question. Jordan Lake is polluted with both traditional pollutants such as nitrogen, phosphorus, and those of emerging concern such as endocrine disruptors and other biologically active compounds. Jordan Lake is receiving wastewater discharges from Chapel Hill and Durham, non point source pollution from storm water runoff of the surrounding region. The citizens of Chatham are now drinking diluted wastewater from other communities (NC DEQ 2019).

“From January to June 2018, staff from the NC Division of Environmental Quality (NCDEQ) collected samples for 1,4-dioxane, bromide, and 23 different per- and polyfluoroalkyl substances (PFAS) at six in-lake locations and seven river/stream locations. Analytical results indicated the presence of 1,4-dioxane and at least one PFAS compound in

the Haw River arm during every sampling event, with some evidence of backflow to other portions of the reservoir” (NC DEQ 2019).

North Carolina has had 7 droughts since the early 20<sup>th</sup> century, the latest occurred from 1998-2002. Jordan Lake was nearly dry and the Haw River flow was 70% treated wastewater. Use is dependent on dilution of pollution that is not present during drought. As the citizens of other communities around the country have observed that just because you have the pipe does not mean you will get the water. Chatham County has a fixed supply with a decreasing quality and a proposed increased demand based on high-density growth. The combination of Climate Change and a fixed and polluted water supply require that a more conservative approach must be developed to manage future growth (USGS 2005; NCDEQ 2019; IPCC 2021).

### **Literature Cited**

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August 13, 2021

Angela Plummer  
Chatham County's Zoning Administer and Planner  
P.O. Box 54  
Pittsboro, NC 27312

Greetings Angela,

My name is Sherry Andrews, and I was raised in Chatham County, attending Pittsboro Elementary, Horton Middle School, and Northwood High School. After graduating from North Carolina State University, I began working at Chatham Middle School teaching both language arts and history. From there, I taught English and various social studies at Northwood High School. Once I completed my graduate work at NCSU in counseling, I transferred to Chatham Central High School to serve as the school's only school counselor for 27 years, which is where and how I

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What is most important to me in this letter is to express that I am certain, without any reservations that Antonio will do exactly what he tells you he will do in the construction of this project. He has always been upfront and honest with me, and I have a great deal of respect for him and his family. Knowing Antonio for the last twenty plus years has given me an insight to his character that few individuals will have.

Thank you for the opportunity to share my thoughts.

Sincerely,  
Sherry Andrews

Hi Angela,

My name is Venkat Yendapalli, owner of land (Parcel# 70122) immediately north of the proposed Vickers Village development. I couldn't attend the previous public / neighborhood meeting and would like to provide my input. I reviewed the development / site plan and like the design and layout of the neighborhood. Because of the design and inclusion of affordable townhome units in the proposed plan, I support this planned development without any reservations.

Regards,  
Venkat Yendapalli  
849 River Song Pl, Cary, NC 27519  
919-800-7847



Delcenia Turner  
557 Clarence McKeithan Road  
Sanford, NC 27330  
Support for Vickers Village  
Aug 16, 2021

Honorable Commissioners,

Although I cannot be there in person, I would be remiss if I did not inform you of my wholehearted support for Vickers Village. This project seems to be tailor made for Chatham County; its design is consistent with the high standards the county has set over the years and offers a model framework for what we envision for the future. It not only protects Chatham's environment and preserves our rural character, it takes the issue of affordable housing out of the realm of ongoing, but fruitless conversation and makes such housing a reality.

As a former member of the Chatham County Planning Board, the original Affordable Housing Task Force and the Comprehensive Plan Task Force, I am both gratified and humbled that my and other's contributions to the development of vital land use and environmental ordinances and regulations have resulted in the conception of Vickers Village by one of Chatham's own young entrepreneurs. I hope you agree and lend your support to the implementation of Vickers Village. Thank you for your time.

August 9, 2021

Chatham County Planning Board and County Commissioners  
80 East Street A  
Pittsboro, NC 27312

RE: Vickers Village Development

Dear Board Members and Commissioners,

We are the owners of three parcels (#90264, #18638, #18983) totaling approximately 117 acres on Henley Road in Chatham County – having acquired the Henley Farm in 2014-16. We are writing to express our position regarding the above referenced Vickers development on Jack Bennett Road in Chatham County.

This development plan includes a site (parcel #18636) along Henley Road that has been designated as being permanently protected. This parcel borders our parcel #90264 to the west. We want to ensure that as part of any approval by the county of this proposed development that this parcel is restricted on the deed and recorded such that no development of any kind can ever occur here. We want to ensure that this permanent restriction can never be modified in the future.

Secondly, this neighborhood along Jack Bennett and Henley consists almost exclusively of single-family homes, most of which are on larger wooded and rural lots. It is our view that this development is much too dense and incompatible with our neighborhood. While we recognize that this developer is entitled by right and zoning to build a residential and commercial development here, the county should not grant any additional rights or variances that would enable them to build more than they are entitled to by code. As such, this developer should not be granted a setback from Jack Bennett any less than the 100 foot setback that is currently their right. The 100 foot buffer (rather than the 50 foot buffer proposed) will help screen this compact housing community from Jack Bennett, would preserve existing trees and help retain some of the rural charm of our neighborhood.

Thank you considering our input regarding this proposed development.

Very truly yours,  
Peter J. Conway Alexandra W. Conway  
460 Henley Road Chapel Hill, NC 272517  
[bjc@trinity-partners.com](mailto:bjc@trinity-partners.com)  
[sandrawconway@gmail.com](mailto:sandrawconway@gmail.com)

August 11, 2021

Chatham County Planning Board and County Commissioners  
P.O. Box 54  
Pittsboro, NC 27312

RE: Vickers Village Development

Dear Board Members, Staff, and Commissioners,

My name is Darryl Edwards and I am the owner of parcel #93998 located at 708 Jack Bennett Rd. My family is the Lester Laney Family and have resided in this area for decades. I am writing to express my support for the Vickers Village Development Rezoning Proposal.

The Vickers Development Team were very noble & understanding of our family history, connection to the area, and needs throughout this entire process. Our family requested that they not disturb the eastern portion of the land where the streams were that we played at as children, and they have honored their word on this. We also asked they create something that would have townhouses or condos that everyday people like us & our younger family members could afford, and they've done that. And most importantly, they have worked hand in hand with so many of my relatives to create generational changing opportunities **for clean & clear property ownership, debt relief, and affordable living.**

I understand that some people might be afraid of change and of growth. But this development is one that is good for our community in so many ways; keeping natural and unbuilt most of the land, creating a more walkable community that will have homes priced reasonably versus 1 acre+ mansions, adding trails and outdoor areas for people to exercise & enjoy, and creating a new commercial village area for the community's youth to find employment, work, and dine at.

Thank you for allowing me to share my thoughts on this project.

Best Regards,

Darryl Edwards  
708 Jack Bennett Rd.  
Chapel Hill, NC 27517

Good Evening Commissioners & Chatham County Leaders and Residents.

My name is Sheena Mikell and I am a proud resident of North Chatham County. Specifically, I now live in Laney Village, a minor subdivision created by these developers, Vickers Bennett Group & Antonio McBroom. I've worked my career at McDonalds both in Orange and Chatham County, and I am here in full support of the Vickers Village Compact Community.

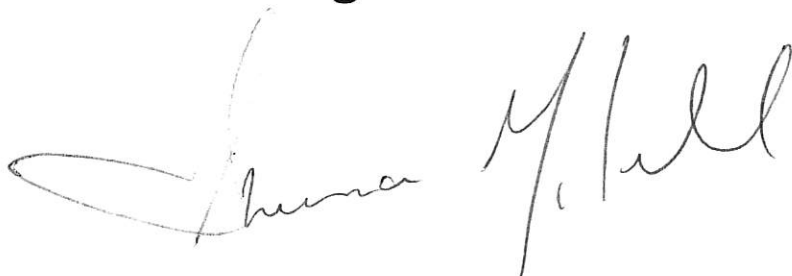
Working with these developers has genuinely changed my life and changed the life of so many already. Before, I used to live at 345 Jack Bennett Rd. My property taxes and mortgage were through the roof on this land, and I also had to use easements to get to my lot, and my lot was an odd cut out shape. I had to go through my aunts property to get to mine and we didn't even have clear title on her property and this brought about a lot of stress to me.

Once I met Antonio I at first was scared and skeptical; but every step of the way they did exactly what they said they would do to make sure I ended up with a better homesite free & clear to past down to my son in the future, to make sure my new lot was set up perfectly with privacy and a beautiful yard, and that the village community they would create between Vickers Rd and Jack Bennett Rd would be something that my family and I could use one day. I've always had to drive so far for work; I'm excited that as my son gets working age there may be business and commercial opportunity so close he can walk or bike to it. And it's also going to have amenities, trails, and natural areas right in my back yard that we can camp or exercise at. One thing COVID has taught me is how great it is to be outside and we need more places like this that the public can use safely.

I also think it would be good to have a neighborhood like this close by because it may bring public transportation close by, and it will also bring even more diversity to our area so it's not just black people on their family land and white people on their family land, but have it where there's people of all colors and backgrounds living together in this area. While I don't want to see the property taxes skyrocket, I also think it will help raise the overall value and appeal of my neighborhood so the home that I worked my whole life for will create multi-generational security.

Thank you for giving me time to speak today. I hope this community is able to get approved and come to life because it will mean a lot to more people than you know.

Have a blessed evening.

A handwritten signature in black ink, appearing to read "Shunna M. Hill". The signature is written in a cursive style with a large, sweeping initial "S" and a distinct "M" and "H".

**From:** Robert Waldrop <[rdubaya1@gmail.com](mailto:rdubaya1@gmail.com)>

**Sent:** Sunday, August 8, 2021 12:35 PM

**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>; Karen Howard <[karen.howard@chathamcountync.gov](mailto:karen.howard@chathamcountync.gov)>; Diana Hales <[diana.hales@chathamcountync.gov](mailto:diana.hales@chathamcountync.gov)>; Mike Dasher <[mike.dasher@chathamcountync.gov](mailto:mike.dasher@chathamcountync.gov)>; Jim Crawford <[james.crawford@chathamcountync.gov](mailto:james.crawford@chathamcountync.gov)>; Franklin Gomez-Flores <[franklin.gomez@chathamcountync.gov](mailto:franklin.gomez@chathamcountync.gov)>; [jmehager@gmail.com](mailto:jmehager@gmail.com); [allison.weakley@gmail.com](mailto:allison.weakley@gmail.com); [clyde.frazier@retiree.meredith.edu](mailto:clyde.frazier@retiree.meredith.edu); [cwsiverson@gmail.com](mailto:cwsiverson@gmail.com); Eric RWCP <[eric@ericandrewsrealtor.com](mailto:eric@ericandrewsrealtor.com)>; [jmspoon5@gmail.com](mailto:jmspoon5@gmail.com); [bnh712@gmail.com](mailto:bnh712@gmail.com); [glucier5@gmail.com](mailto:glucier5@gmail.com); [warthur2@nc.rr.com](mailto:warthur2@nc.rr.com)

**Cc:** Carmen Serrano <[CarmenSerr2@gmail.com](mailto:CarmenSerr2@gmail.com)>

**Subject:** Comments Regarding Proposed Vickers Village Development - Robert Waldrop & Carmen Serrano

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Robert Waldrop & Carmen Serrano  
Chapel Hill, NC  
27517-7648

261 Henley Road

Chatham County Planning Board and County Commissioners  
80 East Street A  
Pittsboro, NC  
27312

August 9 2021

Dear Board Members and Commissioners,

We're writing with regards to the proposed Vickers Village Development bordered by Jack Bennett Road, Vickers Road and US 15/501.

A portion of this property also lies across (to the south of) Jack Bennett Road between Jack Bennett and Henley Roads. We are adjacent landowners to this property, which is an 11.8 acre tract that the proposed development, if allowed, will designate as permanently protected natural forest. This is an old hardwood forest with mostly large oak and hickory trees and a few large pine trees. Brookwood Corporation LLC., which we own together, is also an adjacent landowner to this 11.8 acre property.

We request that should the Planning Board and the Board of Commissioners approve this project, these 11.8 acres be designated by a deed restriction as permanently protected natural forest at the projects' initial approval. Should this occur, we are not in opposition to the proposed development project.

In addition to the above, we also request that the proposed 50' Viewshed buffer along Jack Bennett Road be maintained at 100' in width as is called for in 9.3 of the Chatham County Compact Communities Ordinance. This will help to maintain the current rural feel for this portion of Jack Bennett Road.

Thank you,  
Robert Waldrop  
Carmen Serrano

August 16, 2021

Chatham County Zoning Administrator & Planner  
ATTN: Angela Plummer  
P.O. Box 54  
Pittsboro, NC 27312  
Email: [angela.plummer@chathamcountync.gov](mailto:angela.plummer@chathamcountync.gov)

To Whom It May Concern:

We write to commend Antonio McBroom and his plan to bring a new development of homes to Chatham County. Our community has grown substantially along with our neighbors, so our need for affordable housing is more apparent than ever. The latest census numbers show Chatham gaining some 20 percent in our population. We need these homes to ensure the quality of life and affordability that we enjoy can be maintained.

As Chatham continues to grow, smart developments like the Vickers Village plan devised by Mr. McBroom will keep us both aligned with the needs of future generations that hope to call the area home and the current residents who enjoy the natural beauty around us. This development will accomplish both while keeping prices affordable for everyone.

Mr. McBroom was born in Goldston and understands what makes our communities special. He was a Morehead Scholar at The University of North Carolina at Chapel Hill and went on to become the successful businessman we know today. He is a testament to the strength of our community and now he has developed this plan to continue making Chatham a great place to work, play and raise a family, just as we have done.

We know that Mr. McBroom has the best interests of Chatham at heart and that this plan would be an exciting new chapter in our community's continued growth.

Sincerely,

A handwritten signature in black ink that reads "Robert & Cynthia Reives". The signature is written in a cursive style with a large, decorative flourish at the end.

Robert and Cynthia Reives  
98 Roberts Chapel Church Road  
Goldston, NC 27252