



PL-23-1298

Chatham County Planning Department
80 East Street
P.O. Box 54, Pittsboro, NC 27312-0054
Phone: 919-542-8204
Fee: \$250.00

Major Subdivision Extension Application

Name of Subdivision/Phase: Flatiron Forest

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: Rex Vick Jr / RBV 1525, LLC

Name: Craig Nursey, PE

Address: 2046 Energy Drive
Apex, NC 27502

Company Name: WithersRavenel, Inc

Address: 115 MacKenan Drive
Cary, NC 27511

Phone: (W) 919-868-4924

Phone: (W) 919-469-3340

(H) _____

(C) _____

(C) _____

Email: rvick@windjamdevelopment.com

Email: cnursey@withersravenel.com

Who should staff contact (circle one)? Property Owner/Applicant Consultant

PROPOSAL : Attached a detailed explanation of the extension request including status of required permits along with names and addresses of all adjoining property owners. If more than 10 adjoining property owners, provide mailing labels.

Parcel # (AKPAR): 2037; 2014 Zoning District: R-1

Flood Map # 3710976400K Zone: N/A Watershed District: WSW-IV

Existing Access Road (S. R. # and name): SR 1525; Hamlets Chapel Rd

County water available: YES NO

DocuSigned by:
Rex B. Vick, Jr.
77AFA1BDD66645A... **Applicant/Agent Signature**

6/28/2023
Date

For office use

Application received by K. Tyson

Date: 6/28/23

Fee \$250 Date Paid: 6/28/23

Extension request approved YES NO Date: _____

By _____

Date Extended from: 8/24/22 to 2/24/2024

29 Lots



June 28, 2023

Kimberly Tyson, Subdivision Administrator
Chatham County
80-A East Street
Pittsboro, NC 27312

**RE: Request for Major Subdivision Extension
Flatiron Forest Subdivision**

Dear Kimberly Tyson:

On behalf of RBV 1525, LLC, WithersRavenel is requesting a six (6) month extension of the Major Subdivision First Plat approval for the Flatiron Forest Subdivision, originally approved by the Chatham County Board of Commissioners on August 24, 2022, until February 24, 2024.

Construction Drawings and permit applications for this subdivision have been prepared by WithersRavenel and submitted to Chatham County Watershed Protection Department, Chatham County Utilities, USACE, NCDEQ-DWR, NCDEQ-PWS and NCDOT for review. Approvals have been given by the Chatham County Watershed Protection Department for erosion control, stormwater, and buffer impacts, by USACE and NCDEQ-DWR for stream and wetland impacts, and by Chatham County Utilities for water extension. First round comments were provided by PWS and a resubmittal was made on 6/16/2023. Permit issuance from PWS is anticipated in mid-July. Second round comments have been partially provided by NCDOT. We are actively coordinating with NCDOT to clarify some of their comments and anticipate resubmitting within a few days of receiving a response. The NCDOT review process has taken longer than anticipated. The first review timeframe with NCDOT was nearly 3 months and the second review timeframe was 2 months. We are actively pursuing all permits for this project and intend to submit construction drawings to Chatham Co Planning Department as soon as permits are issued.

We respectfully request a six (6) month extension to allow additional time to obtain required permits in the unforeseen circumstance that they are not received prior to the required Subdivision First Plat Construction Drawing submittal date of August 24, 2023. We do not anticipate permit approvals will take the entire six months requested; however, we believe it is prudent to request six months on behalf of the Client due to the delayed review timeframes experienced to date.

Sincerely,

WithersRavenel

Craig Nursey
Project Manager

Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

Legal notices are mailed to these owners so please type or write neatly

- | | |
|--|--|
| (1) Engler Lee E & Engler Sarah F
685 Hamlets Chapel Rd
Pittsboro, NC 27312 | (2) Goins Annie Jones
5509 Barbee Chapel Rd
Chapel Hill, NC 27517 |
| (3) Engler Lee E & Engler Sarah F
685 Hamlets Chapel Rd
Pittsboro, NC 27312 | (4) Foushee Emily R
PO Box 115
Pittsboro, NC 27312 |
| (5) Mills Joseph Scott & Mill Erin Jane
80 Grateful Way
Pittsboro, NC 27312 | (6) Williams Nettie Kirby
746 Hamlets Chapel Rd
Pittsboro, NC 27312-8768 |
| (7) Harris Shawn Roderick & Harris Kimberly Brooks
100 Buck Branch Rd
Pittsboro, NC 27312-5708 | (8) Boone Archie Thomas Jr
104 Charlie Fields Rd
Pittsboro, NC 27312-9388 |
| (9) Clark Norman Vincent & Clark Lyndoly N
125 Parker Herndon Rd
Pittsboro, NC 27312 | (10) Pessagno Ashley & Pessagno Suzannah P
PO Box 1302
Pittsboro, NC 27317 |
| (11) Foushee Emily R
PO Box 115
Pittsboro, NC 27312 | (12) Riggsbee Evelyn Williams Etal
4805 High Meadow Rd
Durham, NC 27712 |
| (13) Davis Diana & Davis Bradley S
860 Hamlets Chapel Rd
Pittsboro, NC 27312 | (14) Blair Houston Vaden Jr & Conrad Cheryl Lee
545 Hamlet Chapel Rd
Pittsboro, NC 27312 |
| (15) Tobolski Matthew Brent
4 Berkley Rd
Chapel Hill, NC 27517-4003 | (16) Patterson Shirley B
624 Hamlets Chapel Rd
Pittsboro, NC 27312-8767 |
| (17) North Chatham Community Dev Co
886 Hamlet Chapel Rd
Pittsboro< NC 27312 | (18) Engler Lee E & Engler Sarah F
685 Hamlets Chapel Rd
Pittsboro, NC 27312-8767 |
| (19) Parker Dennis M & Parker Karen
195 Parker Herndon Rd
Pittsboro, NC 27312 | (20) Solomon Gregory G
406 Buck Branch Rd
Pittsboro, NC 27312-5711 |
| (21) Gonzalez Hector & Gonzales Martha
101 J C Corner Rd
Pittsboro, NC 27312-5869 | (22) Gonzalez Hector & Gonzales Martha
101 J C Corner Rd
Pittsboro, NC 27312-5869 |
| (23) _____

_____ | (24) _____

_____ |
| (25) _____

_____ | (26) _____

_____ |

Full ACPAR	Deed Name	Deed Book	Deed Page	Deed Year	Deeded Acreage	Plat Book	Plat Page	Current Owners	Billing Address 1	Billing City	Billing State	Billing Zip	Physical Address
2008	ENGLER LEE E & SARAH F	885	445	2001	0.94999999	2	20	ENGLER LEE E & ENGLER SARAH F	685 HAMLETS CHAPEL RD	PITTSBORO	NC	27312-8767	685 HAMLETS CHAPEL RD
72949	GOINS ANNIE JONES	014E	99	2013	0.30000001	94	401	GOINS ANNIE JONES	5509 BARBEE CHAPEL RD	CHAPEL HILL	NC	27517	HAMLETS CHAPEL RD
67191	ENGLER LEE E & SARAH F SPENCE	834	652	2000	0.34	2	20	ENGLER LEE E & ENGLER SARAH F	685 HAMLETS CHAPEL RD	PITTSBORO	NC	27312-8767	685 HAMLETS CHAPEL RD
69898	FOUSHEE EMILY R	016E	50	2016	2.22000003	0	0	FOUSHEE EMILY R	PO BOX 115	PITTSBORO	NC	27312	PARKER HERNDON RD
89799	MILLS JOSEPH SCOTT ETUX ERIN JANE MILLS	2185	221	2021	2.67600012	2014	53	MILLS JOSEPH SCOTT & MILLS ERIN JANE	80 GRATEFUL WAY	PITTSBORO	NC	27312	80 GRATEFUL WAY
2015	WILLIAMS NETTIE KIRBY	587	443	1992	0.91799998	34	49	WILLIAMS NETTIE KIRBY	746 HAMLETS CHAPEL RD	PITTSBORO	NC	27312-8768	738 HAMLETS CHAPEL RD
2000	HARRIS SHAWN RODERICK & KIMBERLY BROOKS	801	475	1999	2.8829999	33	31	HARRIS SHAWN RODERICK & HARRIS KIMBERLY BROOKS	100 BUCK BRANCH RD	PITTSBORO	NC	27312-5708	100 BUCK BRANCH RD
2004	BOONE ARCHIE THOMAS JR	1395	1079	2008	0.861	2	20	BOONE ARCHIE THOMAS JR	104 CHARLIE FIELDS RD	PITTSBORO	NC	27312-9388	800 HAMLETS CHAPEL RD
65538	CLARK NORMAN VINCENT & LYNDOLY	548	968	1989	1.36600006	87	405	CLARK NORMAN VINCENT & CLARK LYNDOLYN	125 PARKER HERNDON RD	PITTSBORO	NC	27312	125 PARKER HERNDON RD
2876	PESSAGNO ASHLEY ETUX SUZANNAH	2041	942	2019	10.11900043	2001	310	PESSAGNO ASHLEY & PESSAGNO SUZANNAH P	PO BOX 1302	PITTSBORO	NC	27312	235 BUCK BRANCH RD
69897	FOUSHEE EMILY R	016E	50	2016	1.44000006	0	0	FOUSHEE EMILY R	PO BOX 115	PITTSBORO	NC	27312	PARKER HERNDON RD
2016	SANDERS RICHARD ANTHONY & CHRISTOPHER TODD SANDERS 1/3 UND	2067	802	2019	1.5	0	0	RIGGSBEE EVELYN WILLIAMS ETAL	4805 HIGH MEADOW RD	DURHAM	NC	27712	746 HAMLETS CHAPEL RD
2968	DAVIS DIANA & BRADLEY S DAVIS	654	479	1994	1.89100003	94	401	DAVIS DIANA & DAVIS BRADLEY S	860 HAMLETS CHAPEL RD	PITTSBORO	NC	27312	860 HAMLETS CHAPEL RD
67848	BLAIR HOUSTON VADEN JR ETUX CHERYL LEE CONRAD	2324	1142	2022	1.46899998	87	405	BLAIR HOUSTON VADEN JR & CONRAD CHERYL LEE	545 HAMLET CHAPEL RD	PITTSBORO	NC	27312	545 HAMLETS CHAPEL RD
2009	TOBOLSKI MATTHEW BRENT	2255	1114	2021	0.69	2	20	TOBOLSKI MATTHEW BRENT	4 BERKLEY RD	CHAPEL HILL	NC	27517-4003	720 HAMLETS CHAPEL RD
2017	PATTERSON SHIRLEY B	552	633	2008	0.43000001	2019	53	PATTERSON SHIRLEY B	624 HAMLETS CHAPEL RD	PITTSBORO	NC	27312-8767	624 HAMLETS CHAPEL RD
66727	NORTH CHATHAM COMMUNITY DEV CO	547	488	1989	2	0	0	NORTH CHATHAM COMMUNITY DEV CO	886 HAMLET CHAPEL RD	PITTSBORO	NC	27312	886 HAMLETS CHAPEL RD
2041	ENGLER LEE E & SARAH F SPENCE	834	652	2000	0.86000001	2	20	ENGLER LEE E & ENGLER SARAH F	685 HAMLETS CHAPEL RD	PITTSBORO	NC	27312-8767	HAMLETS CHAPEL RD
2845	PARKER DENNIS M & KAREN	446	323	1981	12.14000034	2013	161	PARKER DENNIS M & PARKER KAREN	195 PARKER HERNDON RD	PITTSBORO	NC	27312	195 PARKER HERNDON RD
73979	SOLOMON GREGORY G	1733	42	2014	11.13000011	95	216	SOLOMON GREGORY G	406 BUCK BRANCH RD	PITTSBORO	NC	27312-5711	406 BUCK BRANCH RD
62310	GONZALEZ HECTOR ETUX MARTHA	2233	14	2022	10.02000046	2022	153	GONZALEZ HECTOR & GONZALEZ MARTHA	101 J C CORNER RD	PITTSBORO	NC	27312-5869	213 J C CORNER RD
95686	GONZALEZ HECTOR ETUX MARTHA	2233	14	2022	7.38199997	2022	153	GONZALEZ HECTOR & GONZALEZ MARTHA	101 J C CORNER RD	PITTSBORO	NC	27312-5869	373 J C CORNER RD