



Chatham County Planning Board Agenda Notes

Date: August 1, 2023

Agenda Item: VI-1

Attachment #: 2

- Subdivision**

 Special Use Permit

 Rezoning Request

 Other:

Subject:	Request by Warren Mitchell, P.E. on behalf of Vickers Bennett Group, LLC for a twelve (12) month extension of First Plat to extend the current first plat expiration date for Vickers Village from November 15, 2023 to November 15, 2024, consisting of 183 lots , located off US 15-501 N, Vickers Rd, SR-1719, and Jack Bennett Rd SR-1717 parcels #18847, 18848, 60719, 18636, 60653, 79965, 89281, 89395, 80493, 69057, 89206, 18857, 87996, 89272, 18856, 87093, 93157, 79288, 93156, 93155, 93154,85875, and 18914.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Extension Application 2. Explanation of Extension Request

Introduction & Background:
Zoning District: Conditional District Compact Community
Water System: Public Water (Aqua)
Sewer System: Public Wastewater (Aqua)
Watershed District: WS-IV Protected Area and Jordan Lake watershed/riparian buffers
Road type: Public
Within the 100-year flood plain: No floodable

This subdivision is reviewed under the current Subdivision Regulations. The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. Vickers Village received First Plat approval on November 15, 2021. Section 5.2 C (6) "Approval of a First Plat shall be valid for a period of twelve (12) months following the date of approval by the Board of Commissioner. Approval shall remain valid provided the Construction Plan application is submitted during the time period. A one-year extension may be granted if the application demonstrates that delays beyond their control are responsible for the lapse and have the extension submitted and reviewed following the

process outlined in Section 5.2(D) (4) prior to the expiration of approval.” “The first phase of phased subdivision must submit Construction Plans within two (2) years of approval of First Plat.”

The first plat approval for 183 lots will expire on November 15, 2023, unless the Board of Commissioners approves an extension request. If the first plat expires, any future development of the property will be reviewed and approved under the current Subdivision Regulation.

Discussion & Analysis:

The deadline for submission of the construction plan is November 15, 2023. The request before the Board is for a twelve-month extension of First Plat approval to extend the first plat expiration date from November 15, 2023, to November 15, 2024. Mr. Antonio McBroom, Developer for Vickers Bennett Group, LLC, has stated in the extension request letter the team has been working non-stop since before Zoning and First Plat approval on wastewater design and permitting for the project. Considerable progress has been made and the permit is very close. Additional reasons are efforts to find a development partner has been hampered/delayed by the hike in interest rates, wastewater system design and approval process has taken longer than expected, and on-site sewer treatment and spray irrigation is a unique requirement in the broader market and finding a builder partner who is familiar with the system outs has taken more time than expected. Permits are actively being pursued and a twelve-month extension is requested to allow additional time to obtain the required permits.

Recommendation:

The Planning Department does not make recommendations on extension requests as this is a policy decision for the Board of County Commissioners.