

July 2, 2024

Kim Tyson
Chatham County Planning Department
P O Box 54
Pittsboro, NC 27312

Re: Project Name: Vickers Village CCO
Request to revise Phasing Plan and associated dates.

Dear Kim:

We are writing this letter to request a modification to our phasing plan for Vickers Village. We are sending a new phasing plan and the listed new dates for the Final Plat of each phase.

- Phase 1: Lots 94-167 (74+/-). Final Plat on or before December 31, 2026.
- Phase 2: Lots 1-93 and 168-189 (115+/-). Final Plat on or before December 31, 2027.
- Phase 3. Commercial Lot. Final plat on or before December 31, 2028.

We are also requesting that the first plat approval be extended from November 15, 2024 to November 15, 2025. We are providing the following justification for this request:

- Our effort to find a development partner has been hampered/delayed by the hike in interest rates that started in early 2022. All Construction Plans and lot dimensions are specific to the builder of the homes.
- The wastewater system design and approval process has taken much longer than we expected. We finally received the wastewater system approval on April 30, 2024 which was nearly 3 years after we began the system design and permitting process.
- The on-site sewer treatment and spray irrigation is a unique requirement in the broader market, so finding a builder partner who is familiar with such a system and understands it has taken more time.
- It has taken much longer to complete all permitting efforts due to labor force shortages. The technical and engineering fields have been affected by the shortage of trained and experienced consultants. Consultant firms and their staff have had trouble getting work completed on time. The success of the Research Triangle has brought more work than local consultants are able to get completed within a reasonable schedule.

Please feel free to contact Antonio at 919-548-4153 or Warren at 919-593-1916 if you have any questions or comments.

Sincerely,

Antonio McBroom

Warren Mitchell

Vickers Bennett Group, LLC