



Chatham County Planning Board Agenda Notes

Date: August 6, 2024

Agenda Item: VII-1

Attachment #: 5

- Subdivision**

 Special Use Permit

 Rezoning Request

 Other:

Subject:	Request by Warren Mitchell, P.E. on behalf of Vickers Bennett Group, LLC for twelve (12) month extension of First Plat to extend the current first plat expiration date from November 15, 2024 to November 15, 2025 and development schedule, 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. Application 2. Letter dated July 2, 2024, with Phasing Plan and associated dates 3. Parcel Exhibit 4. Responses to Comments 5. First Plat

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 two (2) years 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 three (3) years of approval of First Plat.” The first plat approval for up to 203 lots will expire on November 15, 2024, 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.

The Board of Commissioner’s approved a one-year extension on September 18, 2023, prior to the Subdivision Regulation amendment that extended phased subdivision approval from 2-years to 3-years.

Discussion & Analysis:

The deadline for submission of the construction plan is November 15, 2024. 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, 2024, to November 15, 2025. To request approval to extend Final Plat phases 1-3 to the following.

Previous Approved Development Schedule	Proposed Development Schedule
Phase 1 Final Plat 66 lots by 12/31/2024	Phase 1 Final Plat 74 lots by 12/31/2026
Phase 2 Final Plat 115 lots by 12/31/2026	Phase 2 Final Plat 115 lots by 12/31/2027
Phase 3 Commercial Lot by 12/31/2027	Phase 3 Commercial Lot by 12/31/2028

Mr. Antonio McBroom and Warren Mitchell, Developers for Vickers Bennett Group, LLC, has stated in the extension request letter the efforts to find a development partner have been hampered/delayed by the increase in the interest rates that started in 2022. It took nearly 3 years to receive wastewater system approval, the system was approved April 30, 2024. It has taken extra time to find a builder who is familiar with on-site sewer treatment and spray irrigation. Lastly, due to labor force shortages, it has taken longer to complete all permitting efforts.

Recommendation:

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