

July 15, 2024

Angela Plummer, CZO
Zoning Administrator/Planner II
Chatham County Planning Dept.
PO Box 54
Pittsboro, NC 27312

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

Dear Angela:

We are writing this letter to request an extension for key dates of the Vickers Village Compact Community. Our group has been working non-stop since before our Zoning and First Plat approval on all permitting for the project. We have made considerable progress and we are very close to having all permits required to submit for our Construction Plan approval. Our partner building the residential portion of the project will be breaking ground at the beginning of 2025. It will take approximately 2 years to build the infrastructure for Phase 1. The first homes and building permits will be applied for in 2027.

There are many reasons why we need to request for additional time to get our Construction Plans prepared and submitted for the required TRC meeting:

- 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.

We are asking to modify following site-specific conditions from the Vickers Village CCO:

5. Phasing – Development Schedule
6. Phase 1. a, b and c
7. Phase 2. a, b and c
8. Phase 3
22. Building Permit

We are proposing a new schedule below for the Phasing Schedule:

- 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.
- Building Permit: A building permit shall be issued, and remain valid at all times, within three (3) years from the date of this new approval....

Please feel free to contact me at 919-548-4153 if you have any questions or comments.

Sincerely,



Antonio McBroom

Vickers Bennett Group, LLC