



Chatham County Planning Board Agenda Notes

Date: October 1, 2024

Agenda Item: VI-1

Attachment #: None

- Subdivision**
 Special Use Permit
 Rezoning Request
 Other:

Subject:	A legislative public hearing request for a revision to the existing Conditional District Compact Community for Vicker’s Village, to be located at US 15/501 N and Jack Bennett’s and Vicker’s Roads, that was approved on November 15, 2021, to modify Condition Numbers 5, 6, 7, and 8 to modify the phasing of the project and Condition Number 22 to expand the requirement for the first building permit for three more years from a new approval date, Williams Township.
Action Requested:	See Recommendation
Attachments:	All documents are available for review on the Planning Department website, Rezoning and Subdivision Cases, 2024

Introduction & Background:
 The legislative public hearing was held September 19, 2024. Planning staff presented the request. No one spoke on the matter.

The development was approved as a Conditional District Compact Community on November 15, 2021. As part of that approval, there were several conditions required. The condition numbers listed in the request are the ones up for discussion.

Due to costs and delays in getting the initial development started, the applicant is requesting an extension in order to begin the process of development. This request is also tied to the Subdivision requirements for getting the phased areas platted and approved which was previously reviewed and recommended for approval by the Planning Board and Board of Commissioners.

Discussion & Analysis:
 There are no changes to the submitted findings that were approved with the original submittal. All information shall remain in effect as reviewed and approved.

This request would extend deadlines as follows:

- 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

Recommendation:

The Planning Board has up to three meetings in which to make a recommendation to approve or deny the request.

For approval of the request, the following consistency statement has been provided:

- Under Strategy 4.4, approval of this extension request will continue to permit existing and planned commercial uses that are appropriately zoned to continue to operate.