



COUNTY COMMISSIONERS

Karen Howard, Chair
Katie Kenlan, Vice Chair
David Delaney
Franklin Gomez Flores
Amanda Robertson

COUNTY MANAGER: Bryan Thompson

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY

Vicker's Bennett Group, LLC

WHEREAS, the Chatham County Board of Commissioners has considered the request to modify the phasing schedule Vicker's Village, for Condition Numbers 5, 6, 7, 8, and 22 of the last modified phasing schedule approved in November 2024 as noted below, located at/off US 15/501 N and Jack Bennett Rd, Williams Township, and finds that the amendment is consistent with the comprehensive plan of Chatham County as described in the Consistency Statement Resolution; and

WHEREAS, the Board finds that the rezoning request set forth in the Application and incorporated herein by reference, if approved as pursuant to the provisions of the zoning ordinance, would be suitable for the property proposed for rezoning; and

WHEREAS, the Board finds the five (5) standards, as described below, from the Zoning Ordinance have been met as stated:

No. 1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed description of such error in the Ordinance and detailed, and reasons how the proposed amendment will correct the same. No errors in the Ordinance are being made; and

No. 2: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. Due to costs and delays in getting the initial development started, it is requested an additional extension of the development schedule be approved. All original support for this finding remain as approved; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. This continues to be a viable project and will continue to support and land use plan for the area by continuing to be located in an area identified as mixed use and compact communities that can provide a mix of housing and a commercial component for the area as stated in Chapter 2 of the Plan; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. This finding continues to be met by previous approvals; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. All factors and supported reason for the original approval are and continue to be met; and

Integrity — Respect — Collaboration — Community — Equity — Service — Accountability

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. The Application to revise the existing approval for Vicker's Village to modify Condition Numbers 5, 6, 7, 8, and 22 from the date of this approval and as shown under Item 2 below, located at/off US 15/501 N and Jack Bennett Rd, Williams Township is approved.
2. As part of this approval, the following conditions are also approved and shall be followed at all times:
 - Phase 1: Lots 94-167 (74+/-). Final plat on or before December 31, 2028
 - Phase 2: Lots 1-93 and 168-189 (115 +/-). Final plat on or before December 31, 2029
 - Phase 3: Commercial Lot. Final plat on or before December 31, 2030
 - Building Permit: A building permit shall be issued, and remain valid at all times by December 31, 2029
3. This ordinance shall become effective upon its adoption.

Adopted this 20 day of October, 2025

Karen Howard, Chair
Chatham County Board of Commissioners



Applicant/Representative for the applicant signature

(By signing this Ordinance, you agree to its findings and any subsequent reviews that require subsequent approvals)

ATTEST:

Jenifer K. Johnson, MMC, Clerk to the Board
Chatham County Board of Commissioners