



COUNTY COMMISSIONERS

Mike Dasher, Chair
Karen Howard, Vice Chair
Franklin Gomez Flores
David Delaney
Katie Kenlan

COUNTY MANAGER: Dan LaMontagne

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY

Vicker's Village LLC

WHEREAS, the Chatham County Board of Commissioners has considered the request to modify condition numbers 5, 6, 7, and 8 to change the phasing of the project and condition number 22 to expand the requirement for the first building permit for three more years from this new approval date, 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 claimed; 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 and beginning the phasing process through the subdivision regulations, it is requested an extension of the permit be 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. The original approval for the Conditional District Compact Community was given on November 15, 2021. This continues to be a viable project and will continue to support the Land Use Plan for the area by continuing to be located in an area identified as mixed used and compact communities that can provide a mix of housing and a commercial component for the area stated in Chapter 2 of Plan Chatham. It also continues to support the Parks and Recreation Policy 3, pg. 122 by increasing the number of mileage of trails and greenways.; and

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

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

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, and 8 for the phasing of the project and Condition Number 22 to expand the requirement for the first building permit for three more years from the date of this approval, located at/off US 15/501 N and Jack Bennett Rd, Williams Township is approved and the zoning map and approval for the Vicker's Village Compact Community is amended accordingly.

2. As part of this approval, the following conditions are also approved and shall be followed at all times:

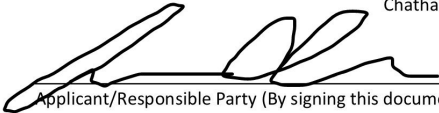
Site Plan Conditions

1. All previous conditions except as modified below, shall remain in affect and be required as the project moves forward.
 - a. This request would extend deadlines as follows:
 - i. Phase 1: Lots 94-167 (74+/-). Final plat on or before December 31, 2026
 - ii. Phase 2: Lots 1-93 and 168-189 (115 +/-). Final plat on or before December 31, 2027
 - iii. Phase 3: Commercial Lot. Final plat on or before December 31, 2028
 - iv. 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

3. This ordinance shall become effective upon its adoption.

Adopted this 18 day of November, 2024

Mike Dasher, Chair
Chatham County Board of Commissioners



Applicant/Responsible Party (By signing this document, you are agreeing to the conditions, if any, stated above for the approval of this request)

ATTEST:

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