



Chatham County Planning Board Agenda Notes

Date: December 5, 2017

Agenda Item: VII-2 Attachment #: 2

- Subdivision**
 Conditional Use Permit
 Rezoning Request
 Other:

Subject:	Request by Fitch Creations, Inc. for subdivision Final Plat approval of Ferrington – Section X – Area C – Richmond Close , consisting of 21 lots on 18.281 acres located off SR-1813, East Camden and SR-1817, Millcroft, parcel #18998
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Final plat titled Ferrington - Section X – Area C – Richmond Close, dated November 9, 2017, prepared by Van R. Finch – Land Survey, P. A.

Introduction & Background:
Zoning District : Conditional Use Permit for Planned Unit Development (PUD)
Watershed District: WSIV-PA
Water Source: Chatham County
Sewer: Private Wastewater Treatment Plant
Within 100 year flood: No

Ferrington PUD was originally approved in 1976 as a Planned Unit Development with a master plan allowing mixed uses and has continued to develop over time. Ferrington has 1602 approved residential units, including Galloway Ridge. Ferrington PUD is reviewed under the pre-2008 Subdivision Regulations and 1994 Watershed Ordinance. The project is exempt from the Chatham County Stormwater Ordinance, but is not exempt from the Jordan Lake Buffer requirements. The project is subject to the Chatham County Soil Erosion and Sedimentation Control Ordinance.

The Planning Board has 60 days to make a recommendation on the final plat request.

Discussion & Analysis: The request before the Board is for Final Plat approval of Ferrington – Section X – Area C – Richmond Close. Richmond Close received preliminary plat approval for 21 lots from the Board of County Commissioners on May 15, 2017. The roadways in Area C - Richmond Close are proposed to be constructed as

NCDOT public, state maintained roads. The final plat request is being submitted with a request for a financial guarantee for the completion of required infrastructure. As of the submittal date, the engineer, Alan Keith, P.E., certified that the project was 85% complete and that the roadways are accessible to emergency vehicles. An updated cost letter may be submitted prior to final plat recordation. Staff recommends that the request for a financial guarantee be granted.

Fearrington is subject to the 1994 Watershed Ordinance which required a 50 foot riparian buffer along perennial and intermittent waters not within 2500 feet of rivers. Ephemeral features were not required to be buffered. The developer has provided an additional 50 foot voluntary buffer along Bush Creek, a perennial feature, for a total of 100 feet and has provided a voluntary 30 foot per side buffer along an ephemeral feature running along Lots 4418 – 4421. There is also an intermittent stream with a 50 foot per side riparian buffer plus a 10 foot no-build area. The property lines for lots adjacent to the streams go to the center of the streams.

At the time of preliminary plat approval, the applicant provided a buffer authorization from the Chatham County Watershed Administrator for construction of a private 20 foot wide sanitary sewer line associated with the development of Section X, Areas C & D. An existing natural walking trail with an easement extends from Burke Place cul-de-sac, through Area C, to Henderson Place, an adjacent subdivision.

A 50 foot wide perimeter buffer has been placed within the lots along the common boundary line of the adjoining properties of Lingerfeldt and Henderson Place.

The Technical Review Committee met on November 15, 2017 to review the request. There were no concerns from staff.

Recommendation: The Planning Department recommends granting approval of the request for a financial guarantee and recommends granting approval of the request for final plat approval of Fearrington – Section X – Area C – Richmond Close as submitted with the following conditions:

1. The plat not be recorded until the county attorney has approved the contract and the form of the financial guarantee.