

..TITLE

Vote on a request to approve by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision Preliminary Plat Revision review and approval of **Ferrington P.U.D. Section X, Area “D” Phase 1 Montgomery**, consisting of 15 lots on 10.2 acres, located off US 15-501 N, Weathersfield/SR-1807, Millcroft/ SR-1817, and E. Camden/SR-1813, Williams Township, parcel #18998.

..ABSTRACT

Action Requested:

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Introduction & Background:

Zoning: Conditional Use Permit for Planned Unit Development (PUD)

Water: Public water Chatham County

Sewer: Private Wastewater Treatment Plant

Watershed District: WSIV-PA

Within 100 year flood: No

Ferrington PUD was originally approved in 1976 as a Planned Unit Development with a master plan allowing for mixed uses and has continued to develop over time. Ferrington PUD is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Ordinance.

Ferrington has 1602 approved residential units (includes Galloway Ridge) with 185 lots/units remaining to be developed. Ferrington 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. In 2010, the Board of County Commissioners granted approval of a sketch design revision to a 1999 PUD plan which included all the remaining undeveloped land within the PUD and included Section X. In 2012 another sketch plan revision was approved for Section X. In 2016, the PUD was revised to add “Tyrell” street off Richmond, and to relocate six (6) lots. The 2016 revision did not add any additional lots.

Discussion & Analysis:

The request before the Board is for preliminary plat review and approval of Section X, Area “D” Phase 1 – Montgomery, consisting of 15 lots on 10.20 acres and Phase One of Millcroft. A revised Sketch Plan was approved for Section X, Area “D” on February 18, 2019. See Attachment #4. Lots 5 -9 in Phase 1, will have ownership to the stream and there is a 30’ voluntary stream buffer on lots 5-9. The proposed project has open space

by lot 1 and lots 12-15. As part of this phase a section of Millcroft will be constructed up to Phase 2 of the residential project.

Water: County water is available and will be utilized. The Water Main Extension Permit and the Authorization to Construct, dated January 15, 2019 issued by NC Department of Environmental Quality (NCDEQ), Division of Water Resources have been provided.

Sewer: Sewer service is provided by the Fearington private wastewater treatment plant. Alan Keith, P.E., Diehl & Phillips, P. A. has provided a letter stating that the plant has sufficient capacity to serve Section X, Area D. Mr. Diehl's letter also states that "Fitch Creations, Inc. has Authorization to Construct an expansion to the wastewater treatment plan from the North Carolina Division of Environmental Quality". The Wastewater Collection System Extension Permit, issued by the NCDEQ, Division of Water Resources, dated February 6, 2019 has been provided.

Roadways: The main roadway in Phase 1, Millcroft, is to be constructed up to Phase 2. The cul-de-sac street, Montgomery, is proposed to be a public, state maintained road. The revised Road Plan Approval for Section X, Area D, dated February 21, 2019 issued by the NC Department of Transportation has been provided. Additionally, there are no stream crossings in this area.

Road Names: The road names Montgomery and Millcroft have been approved by the Chatham County Emergency Operations Office as acceptable to submit for approval by the Board of County Commissioners.

The permits listed above can be viewed on the Planning Department webpage at www.chathamnc.org/planning Rezoning & Subdivision Cases, 2019.

Stormwater: Fearington is not subject to the Chatham County Stormwater Ordinance.

Water Features: Fearington is subject to the 1994 Watershed Ordinance which requires a 50 foot riparian buffer along perennial and intermittent waters not within 2500 feet of rivers. An ephemeral feature located in the open space of Phase 1 area has a voluntary 30' buffer.

Open Space: There are open space areas beside lots 1 & lots 12-15. The open space area will be transferred to a homeowners association. A portion of Phase 1 is adjacent to private property owned by T. H. Lingerfeldt and a 50' wide perimeter buffer is shown on the preliminary plat.

Technical Review Committee: The TRC reviewed the request on March 13, 2019. Discussion included the reconfiguration of Millcroft and 20' utility easement beside the 30' stream buffer. Tom Bender, Chatham County Fire Marshal, stated that the roads

and water line needs to be in place before home construction begins. Other county staff were present and there were no issues noted.

The developer has provided two (2) sets of full construction plans which are available in the Planning Department for review.

Planning Board Discussion:

The Planning Board met on April 2, 2019 to review the request. Alan Keith, P. E., Dan Sears, Sears Design Group and R. B. Finch, developer, were present to answer questions. Comments and questions from the Board included duplicate lot numbers within the entire project and lot numbers matching the address number and the E-911 emergency numbers. Mr. Sears addressed the board members and stated the E-911 numbers, house numbers, and post office numbers are all the same and coordinated with E-911. The board members thanked the developer for placing a voluntary 30' stream buffer on the stream located within the project. The board, by unanimous vote, recommended approval of the preliminary plat.

How does this relate to the Comprehensive Plan:

The property is located in an area designated as a Village Center and that designation is based on the existing approved Planned Unit Development for Fearington Village.

Recommendation:

The Planning Board, by unanimous vote, and Planning Staff and recommend granting approval of the road name Montgomery and approval of the preliminary plat application as submitted with the following conditions:

1. The final plat shall not show duplicate lot numbers within the Fearington P.U.D.