



Chatham County Planning Board Agenda Notes

Date: August 6, 2019

Agenda Item: VII-1 Attachment #: 4

- Subdivision**
 Conditional Use Permit
 Rezoning Request

 Other:

Subject:	Request by Dan Sears, P.A. on behalf of Fitch Creations, Inc. for subdivision Final Plat review and approval of Ferrington P.U.D., Section X Area "D" Phase One - Montgomery , consisting of 14 lots on 8.792 acres, located off Milcroft/SR-1817, E. Camden/SR-1813, and Weathersfield/SR-1807 parcel #18998.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Cover letter dated July 12, 2019 prepared by Dan Sears, ASLA, Sears Design Group, P.A. 3. Ferrington Section X – Area D, Phase 1 Subdivision Adjustment 4. Final plat titled Ferrington - Section X – Area D, Phase One – Montgomery, dated July 12, 2019, 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 Protection 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 2 meetings to make a recommendation on the final plat request.

Discussion & Analysis: The request before the Board is for Final Plat approval of Fearington, Section X, Area "D", Phase One, Montgomery. Montgomery received preliminary plat approval for 15 lots from the Board of County Commissioners on May 6, 2019. Since the preliminary plat approval of Phase One Montgomery the number of lots in this phase has been reduced by one. Attachment #2 in you packet shows the approved preliminary plat lot lines in red and the revised lot lines in black. The lot reduction doesn't change the overall approved unit total of the P.U.D and the lot that has been removed will be reallocated in a future phase. The roadways in Area "D", Phase One, Montgomery and Millcroft 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 41.7% 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.

Fearington is subject to the 1994 Watershed Protection Ordinance which requires a 50 foot riparian buffer along perennial and intermittent water features not within 2500 feet of rivers. Ephemeral features were not required to be buffered. The developer has provided a 30 foot voluntary buffer along each side of a creek, running along Lots 4609-4614. The property lines for the lots adjacent to the water features go to the center of the streams.

A 50 foot wide perimeter buffer has been placed within the lots along the common boundary line of the adjoining properties of MRLD, LLC.

The preliminary plat includes a condition that "the final plat shall not show duplicate lot numbers within Fearington P.U.D." and this condition has be met.

The Technical Review Committee met on July 17, 2019 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 Fearington Section X, Area "D", Montgomery 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.