



June 19, 2006

Members of the Chatham County Planning Board
Chatham County Commissioners
P.O. Box 54
Pittsboro, North Carolina 27312

Re: Ferrington Village 2006

Dear Planning Board and County Commissioners and Other Interested Parties:

Fitch Creations, Inc. has the opportunity to preserve a major tract of northern Chatham County forest land that we have acquired to the east of Ferrington Village. This 243 acres was formerly the property of the Phillip Gaines family, and is accessible only from Ferrington Village.

We are submitting a Sketch Plan Application for this Ferrington East land and also for a 40 acre tract north of Ferrington, formerly owned by A.E. Cole, for re-zoning and incorporation into the Ferrington P.U.D. Our plan calls for preserving about 175 acres (72%) of the eastern tract.

The rezoning that we request to make this plan possible will keep the number of dwellings built on the Ferrington East property at the density allowed by the current zoning. We propose this neighborhood be single-family lots and clustered homes on 68 acres in the heart of the tract. The remaining 175 acres will be placed in an open space land conservancy as a part of the P.U.D.

For this plan to be feasible we are asking for a rezoning of a portion of the eastern tract from RA-5 to RA-40 Conditional Use. (A similar rezoning has been granted by the County for The Preserve and other projects in this area.) The increase in the allowed number of dwellings above what is allowed by current zoning will be transferred closer to the Village Center of Ferrington. That is, the difference between what can now be built with current zoning and what rezoning will allow shall be transferred to the approved Ferrington P.U.D. lands that have not yet been built but where infrastructure is in place to accept these additional homes.

There are two separate zoning designations on the Ferrington East tract: 46 acres of the tract is zoned RA-40; 197 acres of it is zoned RA-5. On the 46 acres zoned RA-40, 42 homes are allowed as currently zoned after floodway, street rights-of-way, and stream buffer areas are subtracted. On the 197 acres zoned RA-5, 36 homes are allowed as currently zoned after floodway, street rights-of-way and stream buffer areas are subtracted.

Requested zoning for Fearington East: The RA-40 land remains as it is with a Conditional Use Permit and with 42 homes allowed. The plan proposes that the RA-5 land be rezoned to RA-40 Conditional Use District with 198 homes allowed.

This rezoning would then allow 240 dwellings total on the Fearington East lands. However, our plan calls for building only 78 homes, the same number allowed by current zoning on this land. These will be built as single-family lots and as clustered single-family homes. The remaining allowed 162 dwellings would be transferred to the Village Center area. The Fearington East tract will be incorporated into the Fearington P.U.D. by modification to the Conditional Use Permit.

The 40-acre Fearington North tract is currently zoned RA-40 with 33 homes allowed after floodway, street rights-of-way and stream buffer areas are subtracted. This tract will be brought into the P.U.D. as RA-40 with a Conditional Use Permit and will be built as 33 single-family lots and clustered single-family homes.

With this request, the overall allowed dwellings in the Fearington P.U.D. will rise from the current 1602 to 1875 dwellings. Fearington is approved for 1602 homes on 934 acres, 1.7 homes per acre. With this rezoning and the additions of the eastern and northern tracts, there will be 1875 homes on 1240 acres, 1.5 homes per acre.

This request builds upon the current Fearington P.U.D. plan, complements the existing Village and preserves a vast area for wildlife and passive enjoyment for Fearington residents. We feel that it meets the goals of the Chatham County Land Development Plan for this area of the County. I ask that you support this concept and approve our plan. We welcome the opportunity to discuss this further with you at the July Public Hearing and at the following Planning Board meeting.

Sincerely,

Fitch Creations, Inc.

R.B Fitch, President