

FEARRINGTON EAST, NORTHERN TRACT CONDITIONAL USE DISTRICT APPLICATION

DETAILED DESCRIPTION OF THE PROJECT

A detailed description of the project follows:

1. Location: The site is located on the eastern side of Fearington Village in Chatham County.
 - a) The public highway serving Fearington is US 15-501.
 - b) The public roads serving the site are from US 15-501, Villageway to Lassiter to Spindlewood to Millcroft to Woodham to the project road; and from US 15-501, Weathersfield to East Camden to Millcroft to Woodham to the project road.
 - c) The current zoning of the site is RA-40.
 - d) The watershed designation is WS-IV PA and the impervious surfaces allowed are 24% with curb and gutter and 36% without curb and gutter.
 - e) This 46 acres tract lies north above Bush Creek. It is not in “Major Wildlife Areas” identified in the “Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina”, 1992. It is directly north and contiguous to the Big Woods Wilderness area. Approximately one-third of the site is in the Bush Creek Marshes area, which is an area identified by the Natural Heritage Program.
 - f) The size of the site is 46 acres and is a part of the overall Gaines tract of 243 acres.
 - g) Current utility or other easements assigned to this site: None.
 - h) The current use of the site: Open forest land and streamway.
 - i) Description of the current contents of the site (buildings, utilities, etc.): None.
 - j) Other Conditional Use Permits that have been granted for this site: None.
2. Description of the Requested Use: A wildlife forest preserve to be made a part of the Fearington P.U.D. by Conditional Use Permit. It will not be developed.
3. Site Plan and Drawing: See drawing SD-3 in the Fearington East, Southern Tract CUP section of this application.
 - a) See project drawing in the Fearington East, southern tract, CUP section of this application.

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- b) Vicinity map showing property location is in this section of the application.
 - c) County tax map with location of property identified is in this section of the application.
 - d) See Zoning Classifications map of Fearington Lands in Appendix A.
 - e) See Watershed Map in Appendix B.
 - f) A vicinity map showing the property proximity to the Big Woods Wilderness Area is found in Appendix C.
 - g) See FEMA Flood Map in Appendix D.
 - h) See EPA statement, "Protecting Water Resources with Higher-Density Development," found in Appendix E.
 - i) See Facts and Figures Chart in Appendix F.
4. Start and Completion Projections: There is no start time. This tract will not be developed.

This particular tract is not specifically mentioned in the Chatham County Land Use Development Plan but the Village of Fearington is, as is the adjacent Corps of Engineers land to the east of this project, and the Big Woods Wilderness Area south of this property.

REZONING REQUEST

INTRODUCTION

This request for Fearington East is two-fold in that the zoning map divides this property. The northern tract will be discussed here. The southern tract is discussed fully in that rezoning request. Both are submitted as a part of this total rezoning request for Fearington P.U.D.

The request is to:

1. Rezone this northern Fearington East tract to RA-40 Conditional Use District wherein the entire tract is preserved as open space and the housing allowed is transferred in part to Fearington East, southern tract, and to the Village Center areas of Fearington.
2. Rezone the southern tract of Fearington East to allow 70% of the acreage to be preserved and the housing increase provided by the rezoning to be built in a clustered manner both there and in the Village Center.

The clustered land planning techniques proposed are noted in a recent EPA report that states that clustered development actually is better for water quality than is normal and even large lot subdivision development. That report is attached in the Appendix to this Application. See Appendix E.

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REZONING REQUEST INFORMATION

This request will require a change in the Chatham County Zoning map.

1. See plans and maps in this section and in the Appendix, as noted:
 - a) A map showing the land covered by the proposed change is found in this section. A map drawn at a scale of 1" = 200' is attached to this booklet.
 - b) A Chatham County parcel map is also shown in this section.
2. The legal description is found on page 4 of this application.
3. There is no claim by this request that the original zoning was in error.
4. This area of the County, in particular, has changed (and continues to change) since the original zoning was placed on this land. The health, safety and general welfare of the citizens will be better served with this request for these reasons:
 - a) A ±1500' buffer will be created between the Fearington Woods neighborhood and the game lands (hunters) on the Corps of Engineers land contiguous to the eastern border of this tract. A ±800' buffer will be created between Corps land and Fearington East, southern tract residents.
 - b) This request will allow preservation of flora and fauna habitat for all time. This buffer will mean that there is about 2000' from Fearington Woods to the bald eagle nest on the Corps lands and about 1500' from residents on the southern tract of Fearington East.
 - c) Water quality will be enhanced by placing this land, through which Bush Creek flows, into a preserve that excludes development.
5. This request will reinforce and meet the intent and purpose of the Land Development Plan in these ways:
 - a) Maintaining the rural character of the County with the large land preserve.
 - b) Transferring housing from remote and environmentally sensitive land to an area where there is existing infrastructure to support development and, where there will be a continuum of compact neighborhoods development. This transfer will assist in making it economically feasible to set aside this land as open space preserve.
 - c) Supporting the designated economic center by transferring housing nearer the Village Center and other economic centers along US 15-501.

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- d) Promoting preservation of 46 acres of forest and marsh lands along Bush Creek which will help ensure high quality open space for passive recreation.
- e) Protecting Bush Creek from development will help ensure the long term quality of the creek which feeds Jordan Lake. Also, by not developing this tract, groundwater recharging will be enhanced by 46 acres of undisturbed lands.
- f) Roadway construction and impervious surfaces will be reduced by not developing this land.