

FEARRINGTON EAST SOUTHERN 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 boundary of the Fearington P.U.D. lands in Chatham County.
 - a) The public highway serving Fearington is US 15-501.
 - b) The public roads serving the site from US 15-501 are Weathersfield to East Camden to Millcroft to Woodham to existing dirt road, currently unnamed, into the property; and Villageway to Lassiter to Spindlewood to Woodham to this tract via an existing unimproved road that will be paved.
 - c) The current zoning of the site is RA-5.
 - 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) The site lies on the northern tip of the Big Woods Wilderness, a “Major Wildlife Area” identified in the “Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina”, 1992.

The developed area of this site represents about 1.2% of the total Big Woods area.
 - f) The size of the site is 197 acres. It is one of two parcels that make up the total Fearington East tract of 243 acres.
 - g) Current utility or other easements assigned to this site: None.
 - h) The current use of the site: Woodlands.
 - i) Description of the current contents of the site (buildings, utilities, etc.): The site is completely undeveloped.
 - j) Other Conditional Use Permits that have been granted for this site: None.

2. Description of the Requested Use:

The site will be a residential community with a combination of single-family lots and clustered homes developed by Conditional Use Permit and will be made a part of the Fearington P.U.D. It will have 28 clustered homes and 50 single-family lots built on $\pm 30\%$ of the land. The remaining land will be, $\pm 70\%$, open space land preserve.

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Minimum lot sizes are shown on the Sketch Plan for single-family lots. Clustered homes will be townhouse ownership with home sites surrounded by open space. These will be clustered and arranged to allow for the maximum stewardship of the natural landforms and forest.

There is no development proposed in low lying lands except for crossing the creek with a sewer line.

Reasons for requesting an increase in housing allowed on the Ferrington East, southern tract land:

- a) This property is partly surrounded by existing RA-40 land that is developed at RA-40 densities. About half of the perimeter of this tract abuts RA-40 land. This rezoning would more accurately reflect the actual uses on the neighboring properties from which this site is accessible and, the open space preserve will border all adjacent RA-5 lands.
 - b) To allow the creation of additional dwellings on this tract to meet the long term demand for housing in this desirable Ferrington community.
 - c) To assist in making it economically feasible to set aside for all time such a large tract (175 acres) of open space preserve.
 - d) To allow the transfer of housing units from this remote area to the central part of the Village where infrastructure is in place to serve these homes and where the land is not as environmentally sensitive as it is in this area.
 - e) To continue to grow Ferrington Village in a clustered, compact manner, thus meeting the goals of the Chatham County Land Conservation and Development Plan.
3. Site Plan and Drawing is attached.

Site Plan Discussion:

This property will be accessed via the existing dirt road from Ferrington P.U.D. lands. (The road will be improved to State standards.) Bush Creek and the Corps of Engineers land comprise the northern boundary of this tract. Private land owners are in the east, the Big Hole (AT&T) is on the south and Ferrington P.U.D. is on the west. A 200' Bush Creek buffer setback will be placed on the property. 175 acres of the project will be restricted for open space use to insure that the wooded character of the site is preserved. Slopes will not be developed. All housing will be on the high land with streets being carefully located to make the least impact on the environment.

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The overall design will follow the standards Fearington Village has set and maintained in the previous Sections of the P.U.D.

The neighborhood is removed from the main part of the Village and this neighborhood will have a unique aesthetic captured in the vast woodland preserve that will completely surround the built area.

- a) See project drawing in the Fearington East, southern tract, CUP section of this application.
 - 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: Approximate start time is 2008; completion time is estimated to be 2020. Portions of the project will be ready for operation in 3-5 years.
 5. This particular tract is not specifically mentioned in the Chatham County Land Use Development Plan but the Village of Fearington is. The adjacent Corps of Engineers land to the east of this project, and the Big Woods Wilderness Area are mentioned. Fearington East, southern tract, lies on the northern tip of the Wilderness Area.

REZONING REQUEST

INTRODUCTION

This request for Fearington East is two-fold in that the zoning map divides this property. The southern tract will be discussed here. The northern 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 southern Fearington East tract from RA-5 to RA-40 Conditional Use District wherein 68 acres are developed as single-family and clustered

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homes and 175 acres are left in open space preserve. There will be 78 homes built and the remaining dwellings allowed will be transferred to the Village Center areas of Fearington.

2. Rezone the northern tract of Fearington East to bring it into the P.U.D. and transfer the housing units allowed on the northern tract to be transferred to this southern tract, and to 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.

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 enclosed in 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. The original zoning on this tract is not challenged by this request. The land uses around this project and the fact that the property has two different zoning districts is at issue.

This property is partly surrounded by existing RA-40 and RA-40 Conditional Use lands that are developed at RA-40 and higher densities. About 50% of the perimeter of this tract abuts these higher density lands. This rezoning would more accurately reflect the actual uses on the perimeter in this tract.

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) By allowing clustered development the homes will be sited 800-1000' feet away from the game lands of the Corps of Engineers and ±1500' from the bald eagle nest on the Corps land.
 - b) By allowing a large land preserve to surround the clustered housing, ground water will be protected.

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- c) The preserve of this open space will provide passive recreation and the healthful benefits of being in nature.
5. This request will meet the goals of the County's Land Development Plan in these ways:
- a) It will allow the continuance of 175 acres of rural lands in a preserve.
 - b) It will enable the development to consist of compact neighborhoods and communities. It will allow the transfer of housing density away from the preserve area and will allow it to be placed in clustered neighborhoods on this tract and in the Village Center lands where the environment is less sensitive and where infrastructure is in place to support the neighborhoods. This transfer will also assist in making it economically feasible to set aside the proposed large land preserve.
 - c) This request will allow a more concentrated arrangement of Fearington neighborhoods about the Village Center commercial area.
 - d) It will promote preservation of the area 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 175 acres of undisturbed lands. The closest homes to the creek will be 200-300' away.
 - f) This request also will promote clustered or compact development designs. An Environmental Protection Agency study has shown that higher density developments better protect our water resources than conventional large lot subdivision design. A copy of their Smart Growth Report, "Protecting Water Resources with Higher-Density Development" can be found in Appendix E.
 - g) This request will provide infrastructure that supports water supply, wastewater and transportation in the following ways:
 - 1) Water supply will be protected and enhanced per a) and d) above.
 - 2) Wastewater will be treated so as not to have septic tanks.
 - 3) Transportation will be accommodated on the existing network of Fearington Village and the newly widened US 15-501.
 - 4) Fearington, a compact development, is placed alongside the County's major north-south vehicular traffic corridor, US 15-501, thus closely linking the concentrated neighborhoods with that traffic corridor.