



Chatham County Planning Board Agenda Notes

Date: September 14, 2010

Agenda Item: VI.

Attachment #1

Subdivision

Conditional Use Permit

Rezoning Request

Other: _____

Subject:	Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for a revision of sketch design approval of "Farrington - Section X, Phases 1 and 2" , consisting of 41 lots on 21.87 acres located off S. R. 1817, Millcroft, Williams Township.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Application Booklet titled "Request for Sketch Design Approval, Section X, Farrington Planned Unit Development", dated August 20, 2010. 2. Letter from Dan Sears dated August 30, 2010. 3. E-mail from Dan Sears regarding historical structures. 4. E-mail from Rachael Thorn, Erosion Control Inspector, dated July 14, 2010. 5. E-mail from Fred Royal, Environmental Resource Director, dated July 14, 2010. 6. GIS map of future development area. 7. Copy of approved 1999 conditions. 8. Sketch design map titled "Section X, Phase 1 and 2, prepared by Sears Design Group, P. A., Landscape Architects, dated August 20, 2010.

Introduction & Background
 Farrington Village was approved in 1974 as a Planned Unit Development with a master plan allowing mixed uses such as a Village Center for commercial uses, 1333 dwellings units (including detached single family homes and attached townhomes), open space and utilities. The master plan has been modified over the years to meet market demands, plus additional land has been added to

the PUD in 1981 and 1991. In 1999 Galloway Ridge, a continuing care community, was approved. Fearington Village now includes approximately 956 acres and 1602 dwelling units (including the Galloway Ridge units). Two sections of Fearington, Fearington Woods, approved in 1989, and Whitaker Ridge, approved in 2003, are not part of the PUD and were developed within the guidelines of the Subdivision Regulation. There are 225 lots remaining of the 1602 approved units.

The application booklet and map can be found on the Planning Department website at www.chathamnc.org/planning, then click on Rezoning & Subdivision Cases, 2010.

Discussion & Analysis

This request has been submitted as a revision of an existing sketch plan approved in 1991 and modified in 1999. See the application booklet for a history of Fearington Village. Attachment # 2 clarifies the revision request. The developer sent out letters to the adjacent property owners explaining the development and welcomed comment on the design. The request is being processed under the Subdivision Regulation prior to December 2008 based on the previous sketch design approvals and continued development of the overall project. The request is subject to the Soil Erosion and Sedimentation Control Ordinance and the Stormwater Ordinance adopted December 2, 2008. The request is not subject to the steep slopes requirement of the Erosion Control Ordinance because the project has an approved sketch design. The project is being reviewed based on the 1994 Chatham County Watershed Ordinance; however, the applicant has provided buffer widths as required in the Watershed Ordinance adopted December 2, 2008. See e-mails from Rachael Thorn and Fred Royal, dated 7-14-10, attachments 4 and 5.

The property is located east of Galloway Ridge. See attachment # 6, GIS map, for a map showing the subject property and its relationship to adjacent properties.

In 1999, Fitch Creations, submitted a request for a revision to the Planned Unit Development Plan for The Village of Fearington that included sketch approval on the remaining undeveloped lands. The current request is a revision to the 1999 sketch design plan. The plan, at that time, included single family detached homes, townhomes, and clustered cottages.

Phase 1 of the revised plan will consist of 12 lots and Phase 2 will consist of 29 lots. Access is provided by an existing state maintained roadway, S. R. 1817, Millcroft, with the proposed internal road serving Phase 1 being a state maintained, public roadway and the proposed internal road serving Phase 2 being a private road, designed and paved to the NCDOT standards. The applicant is exploring the possibility of the Phase 2 road also being a public roadway. This will be determined prior to preliminary plat submittal. The revised sketch plan map shows the roadways to have a 50 foot wide right-of-way; however, the notes section states that the ROW's are to be 45 feet wide. Staff verified with the applicant that the ROW's will be 45 feet wide and will be shown as such on the preliminary plat.

County water is available and will be utilized. Sewer service will be provided by the Fearington WWTP. The application booklet contains a letter from Alan R. Keith, P. E., verifying that the sewer treatment plant has capacity to serve the lots.

Per Dan Sears, Sears Design Group, he has walked the subject property and he has not observed any historical structures, chimneys, etc. on the property. See attachment # 3. Bev Wiggins, Chatham County Historical Association has reviewed this statement and requests to be kept informed if any historical features are discovered as the project progress.

The property is currently a wooded site. The boundary line of lots 36 through 41 is Bush Creek, a perennial stream. The 1994 Watershed Protection Ordinance requires a 50 foot water hazard buffer along this perennial feature. The developer; however, has provided a 100 foot wide riparian buffer along this water feature, a 50 foot wide buffer along the intermittent stream, and a 30 foot wide buffer along the ephemeral feature. Stream determinations were provided by Soil and Environmental Consultants.

The developer has provided a 'Perimeter Open Space and Buffer Easement' along Millcroft which will be used for a trail system for residents. See note 1 on the sketch map. Additional buffers and open space areas have been added by the developer. See notes 2 & 5 on the sketch design map.

The revision to the PUD approved in 1999 listed four (4) conditions of approval. See attachment # 7. Public road access and public utility (water) access to the Barber property (Henderson Place) has been provided. Public utility (water) access and private road access has been provided to the Riggsbee property during approval of Galloway Ridge. In a future phase of Section X, a private drive and public utility easement will be provided to the Lingerfeldt land.

Staff held a Technical Review Committee meeting on August 25th to discuss the request. Fred Royal requested to review a copy of the stream delineation report from S&EC. The applicant was asked to provide this information. A report will be given at the Planning Board meeting regarding this review. No other staff comments were received.

Recommendation: The plat meets the requirements of the Subdivision Regulations for sketch design review. The Planning Department recommends granting approval of a revision of sketch design approval of **"Fearington - Section X, Phases 1 and 2"**, with the following conditions:

1. The preliminary plat shall be revised to show the correct right-of- way widths.
2. A note shall be placed on the preliminary plat stating the maintenance responsibility of Burke Place until such time as NCDOT takes the road over for maintenance.