

INTRODUCTION

RE: REQUEST FOR SKETCH PLAN REVISION
SECTION X, FEARRINGTON VILLAGE
CHATHAM COUNTY, NORTH CAROLINA

TO: Planning Board, Commissioners, Planning Staff

FROM: R.B. Fitch

DATE: February 10, 2012

The Village of Fearington is pleased to share with you our vision for the southern section of the Village and the adjustments we request to the existing Sketch Plan which will guide the completion of this last section of the P.U.D. You will find these modifications to be consistent with the existing plan, just updated for more current dwelling types, market conditions, and to allow the preservation of more open space parks and buffer lands.

Before you begin your review there are several things about Fearington P.U.D. that many of the newer members may not be aware of:

1. Section X of the P.U.D. is the land along the southern P.U.D. boundary, is bound by East Camden and Millcroft Streets, Panther Creek, the southern boundary and by Section IX Fearington P.U.D. which is the Galloway Ridge community.
2. Fearington does not fall under the recently adopted planning approval steps of a) Concept Process, b) First Plat Review, c) Construction Plan, d) Final Plat steps/approval phases. Instead, Fearington P.U.D. follows the earlier plan approval phases: Sketch Design, Preliminary Plan and Final Plat. On-going P.U.D.s continue with the process in place when their initial approvals were granted.
3. Fearington P.U.D. follows the Storm Water Regulations and the Watershed Regulations in place prior to 2008 and summarized by:
 - a) Stream classifications include perennials and intermittent streams.
 - b) Stream buffer required on perennial and intermittent streams is 50' from top of bank on each side of the stream.
 - c) Perennial and intermittent streams are identified by the USGS quad sheets. Perennials and intermittent are blue line streams on those maps. There will be a 10' setback beyond these buffers, as well. Grading can take place in the setback but no structure can be placed therein.
 - d) Wetlands are not required to be buffered, however, Fearington always has and will in Section X.
 - e) Regulations for sedimentation and erosion control to be used are the most current County standards, and are applicable to all sections of Fearington.

- f) The Sketch Design Plan Approval (and Preliminary Plat) for the P.U.D. do not expire but instead run forever (or until modified) by rights granted by North Carolina General Statutes to Phased Developments.
- g) The voluntary stream buffers approved with the Section X Phase 1 and 2 in 2010 will remain on the perennial and intermittent streams.
- h) Stormwater management on Section X Phase 1 and 2 will include peak reduction.
- i) Section X will employ peak reduction and low impact development techniques to the extent practicable.

Also, we attach a history of the Fearrington P.U.D. in which you can follow the design, approval/construction process and calendar that has brought Fearrington Village to this point in time.

DESCRIPTION OF SECTION X REVISION REQUEST

Section X is approximately 124 acres of mixed open farmland and wooded lands. Much of the woods will be left undeveloped. More than half of the pasture will remain in active farm use. The topography is rolling as indicated on the drawings with both hills and flat lands. Please refer to the attached drawings.

The existing Section X plan is for the entirety of Section X to be a neo-traditional street system with compact single-family lots. In 2010 request was made for Phase 1 and Phase 2 of Section X on 21.87 acres of Section X to become two neighborhoods of conventional subdivision lots. These two neighborhoods would become Phase One and Phase Two of Section X. That request was approved by the Planning Board on September 14, 2010 and by the Commissioners on October 18, 2010. Design work and State approvals necessary to submit for Preliminary Plat Approval is being accomplished at this time.

There has been a new Storm Water Ordinance interpreted since that Approval. Fearrington asks that it be allowed to revise the Approval for Phase 1 and Phase 2 so as to be consistent with the ordinance and to be consistent with the rest of Fearrington P.U.D. Additionally there will be improved storm water devices to better reduce peak flows, meeting pre-2008 regulations.

There is a second change for Phase 2 of Section X as approved. The street Mill Creek will now be a public street, meeting State of North Carolina requirements. The overall Section X plan with this Application now shows that street to be public.

The remaining 103 acres of Section X is divided into eleven (11) neighborhoods with various densities of housing from clustered compact single-family homes to large lot subdivisions. Major streets will be public; streets in the clustered neighborhoods will be private. Chatham County provides water for the P.U.D. Fearrington Utility is the waste water treatment provider. See Engineer Alan Keith's letter attached regarding treatment capacity of that plant.

Build-out of the existing P.U.D. dwellings and these 226 units will take about 15 years (2027) depending on upon the economy and the marketplace.

Please refer to the plans and charts on the drawings for land use breakdown of Section X, its neighborhoods, housing types, parks and open space and acreage breakdown. As this is Sketch Plan there is the possibility that the neighborhood layouts might be adjusted in the future. If such future adjustments are slight they will be adjusted in the Preliminary Plat submission. If adjustments are significant Fearrington will bring back to you a revised Sketch Plan for that particular neighborhood for updated approval by the County.

We ask that you find that this plan to be consistent with the existing approval and that you approve this request. And please acknowledge in the approval that planned development designs (Sketch Design and Preliminary Plan) approvals run for the life of the project. Thank you.