



Chatham County Planning Board Agenda Notes

Date: October 1, 2013

Agenda Item: VII. 1

Attachment #: 1-3

- Subdivision**

 Conditional Use Permit

 Rezoning Request

 Other:

Subject:	Request by Sears Design Group, P. A., on behalf of Fitch Creations, Inc. for subdivision preliminary plat review of <i>Ferrington P.U.D. – Section X, Area “A”</i> : <i>Burke Place</i> , consisting of 12 lots on 12.38 acres, located off SR-1817, Millcroft, Williams Township.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application. 2. Overview map of Ferrington PUD showing location of ‘Area A’. 3. Preliminary plat titled “Ferrington PUD, Section X, Area A”, prepared by Sears Design Group, P. A., dated September 6, 2013.

Introduction & Background
Zoning: Conditional Use Permit for PUD
Water: Chatham County
Sewer: Private WWTP
Watershed District: WSIV-PA
Within 100 year Flood: No

Ferrington PUD was originally approved in 1976 as a Planned Unit Development with a master plan allowing mixed uses and has continued to develop over time. Ferrington has 1602 approved residential units with 226 remaining to be developed.

Ferrington PUD is reviewed under the pre-2008 Subdivision Regulations and 1994 Watershed Ordinance. Per Dan LaMontagne, Environmental Quality Director, the project is exempt from the Chatham County Stormwater Ordinance, but is not exempt from the Jordan Lake Buffer requirements. The project is subject to the Soil Erosion and Sedimentation Control Ordinance. The applicant has provided a history of the development which can be found on the Planning Department webpage at www.chathamnc.org/planning, Rezoning and Subdivision Cases, 2013, *Ferrington P.U.D. – Section X, Area “A”*: *Burke Place*. In 2010 the Board of County Commissioners granted approval of a sketch design

revision to a 1999 PUD plan revision. The 1999 plan revision included all the remaining undeveloped land within the PUD which included Section X, 'Area A'. In 2012 the Board of County Commissioners granted approval of another sketch plan revision to Section X. The preliminary plat submittal for 'Area A' is based on the 2012 approved revised sketch plan.

Discussion & Analysis:

This request is for preliminary plat review and approval of Section X, Area A, consisting of 12 single family residential lots on 12.38 acres. The lots will be accessed by a public, state maintained roadway, water will be provided by Chatham County and sewer service is provided by the private Fearington WWTP. Other agency permits as required for a preliminary plat approval have been received as follows:

NCDOT	Road Plan Approval	August 5, 2013
NCDOT	Commercial Driveway Permit	August 14, 2013
NCDOT	Encroachment Agreement	September 3, 2013
Chatham County	Erosion Control Permit	July 24, 2013
NCDENR	Water Main Extension	August 23, 2013
NCDENR	Authorization to Construct	August 23, 2013
NCDENR	Wastewater Collection System Ext.	April 4, 2011

The Chatham County Emergency Operations Office has approved the road name "Burke Place" to be submitted for approval to the Board of County Commissioners. Alan R. Keith, P. E. Diehl and Phillips, P. A., has certified in a letter dated September 4, 2013 that the WWTP currently has capacity to serve Section X, Area A at Fearington (3,000 gpd) and that the existing collection system has capacity to serve the proposed project. Per the letter, Fitch Creations, Inc. currently has an Authorization to Construct an expansion to the WWTP to provide adequate treatment capacity for Section X as needed. The permits listed above can be viewed on the Planning Department webpage at www.chathamnc.org/planning , Rezoning and Subdivision Cases, 2013, Fearington, Section X, Area A.

A Technical Review Committee meeting was held on September 11, 2013 to review the submittal. There were no concerns or questions from staff.

The developer will provided a buffer and trail along Millcroft, East Camden, Weathersfield, and within Section X as it is further developed. The developer has previously agreed to provide a 100 foot wide riparian buffer along Bush Creek as shown on the preliminary plat. Wetlands will have a 25 foot wide buffer although the 1994 Watershed Regulation does not require wetlands to be buffered. Perennial and intermittent streams, except Bush Creek, will have a 50 foot wide riparian buffer.

Per Dan Sears, Land Planner, Sears Design Group, P. A, there are no historical structures within the area to be developed. The plat meets the requirements of the Subdivision Regulations for a preliminary plat review.

Recommendation:

The Planning Department recommends granting approval of the road name "Burke Place" and approval of the request for preliminary plat approval of *Fearrington P.U.D. – Section X, Area "A": Burke Place* as submitted.