

**..TITLE**

Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision preliminary plat review of Fearington Plan Unit Development (P.U.D.) – Section X, Area “K”: Rutherford Close, consisting of 12 townhouse lots on 2.85 acres, located off E. Camden, S. R. 1812, Williams Township, parcel #18998.

**..ABSTRACT**

**Action Requested:**

Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision preliminary plat review of Fearington P.U.D. – Section X, Area “K”: Rutherford Close, consisting of 12 townhouse lots on 2.85 acres, located off E. Camden, S. R. 1812, Williams Township, parcel #18998.

**Introduction & Background:**

**Zoning:** Planned Unit Development

**Water source:** County

**Watershed District:** WSIV-PA / JLBA

**Septic:** Private WWTP

**Within 100 yr flood plain:** No

On March 6, 2012, the Board of County Commissioners approved a revision to the existing sketch plan for Fearington – Section X, consisting of 226 lots on 123.8 acres. Fearington P.U.D. is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Protection Ordinance. The project is subject to the Soil Erosion and Sedimentation Control Ordinance, however, the 2008 Stormwater Ordinance does not apply to the project since Fearington Village, Section X had an existing sketch plan prior to adoption of the Stormwater Ordinance. The completion of the 226 lots in Section X will complete the build-out of the Fearington P.U.D. for a maximum number of 1602 lots.

**Discussion & Analysis:**

The request is for preliminary plat approval of ‘Area K’, consisting of 12 townhouse lots on 2.85 acres. The sketch design plan showed three triplexes in Area K (9 units). See attachment # 2. The preliminary plat shows twelve (12) townhouse units. The additional three (3) units in Area K will be subtracted from a future area in Section X. The overall P.U.D. count for dwellings does not increase. On the sketch plan, the loop road is shown to have two entry points on East Camden. As shown on the preliminary plan, the roadway will only have one entrance off East Camden per request of North Carolina Department of Transportation (NCDOT). During emergencies there will be two (2) accesses available into this cluster via the drive plus cleared emergency access as shown on sheet 3 of the submittal map. North Chatham Fire Department has reviewed the design and given their approval.

In 2012, Chris Hopper, Environmental Quality Inspector, field verified the streams that were identified by a private consultant, S & EC. A 50 foot wide per side buffer is provided along the intermittent and perennial water features as required under the 1994 Watershed Protection Ordinance except for Bush Creek which will have a 100 foot buffer per side. The applicant has also agreed to provide a 25 foot buffer around wetland features. 'Area K' is adjacent to a perennial stream which has a 50 foot buffer per side along with a 10' wide no build area.

All other agency permits as required for preliminary plat approval have been received and are posted on the Planning Department webpage at [www.chathamnc.org/planning](http://www.chathamnc.org/planning) , click on 2013, Fearington Section X, Area K.

The Technical Review Committee (TRC) meeting was held on April 17 with various staff to review the preliminary plat submittal. There were no concerns or questions from staff.

The Chatham County Emergency Operations office has approved the road name 'Rutherford Close'.

The request meets the requirement of the Subdivision Regulations for preliminary plat review.

The Planning Board reviewed the request at their May 7<sup>th</sup> meeting. Mr. R. B. Fitch, developer and Alan Keith, P.E. were present to answer any questions from the Board. A question from the Board was why the proposed private road, Rutherford Close, did not connect to East Camden as a loop road as originally submitted. Mr. Alan explained that when NCDOT reviewed the request for the two commercial driveway permits, NCDOT would not allow the road to make a second connection onto East Camden unless it was aligned across from the existing public road, Bladen. Mr. Keith explained that the overall design of Section X would not accommodate that change. The developer, his engineers and land planner then worked with North Chatham Fire Department to provide an emergency access point.

**Budgetary Impact:**

**Recommendation:**

The Planning Department and Planning Board recommends (by unanimous vote - 9 members present) granting approval of the road name 'Rutherford Close' and recommends granting preliminary plat approval of the request

Ferrington P.U.D. – Section X, Area “K”: Rutherford Close, as submitted.