

..TITLE

Request by Fitch Creations, Inc. for final plat approval of 'Farrington, Burke Place, Section X, Area A' consisting of 12 lots, on 11.14 acres, located off US 15-501 N and S. R. 1817, Millcrot, Williams Township, parcel #'s 18998 & 88197.

..ABSTRACT

Action Requested:

Request by Fitch Creations, Inc. for final plat approval of 'Farrington, Burke Place, Section X, Area A' consisting of 12 lots, on 11.14 acres, located off US 15-501 N and S. R. 1817, Millcrot, Williams Township, parcel #'s 18998 & 88197.

Introduction & Background:

Zoning: Conditional Use Permit for Planned Unit Development

Water: public, Chatham County

Sewer: Farrington Wastewater Treatment Plant

Watershed District: WSIV-Protect Area

Within 100 year flood: No

Farrington Village was approved in 1976 as a Planned Unit Development with a master plan allowing mixed uses and has continued to develop over time. Farrington has 1602 approved residential units.

Farrington 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. In 2010, the Board of County Commissioners granted approval of a sketch design revision to an existing 1999 PUD plan revision. In 2012 the Board of County Commissioners granted approval of another sketch plan revision to Section X. Section X consists of 226 lots on 123.8 acres. Preliminary plat approval for Burke Place 'Area A' was granted on October 21, 2013 by the Board of County Commissioners. The completion of the 226 lots in Section X, will complete the overall approved build-out of Farrington Village. To date, 12 lots (Area K, Rutherford Close, in Section X) have received final plat approval.

Discussion & Analysis:

This request is for final plat approval of "Burke Place", Area A consisting of 12 lots accessed by a public, NCDOT roadway, public water will be provided by Chatham County and sewer service is provided by the private Farrington WWTP. Under the pre-2008 Subdivision Regulations, a developer may request a final plat approval with a financial guarantee for completion of the remaining work once a minimum of 40% of the required infrastructure has been completed and the public health and safety is not

endangered. A financial guarantee will be provided for the completion of the required infrastructure per a cost letter dated September 11, 2014 prepared by Alan R. Keith, P.E., Diehl & Phillips, P. A. Mr. Keith has certified that a minimum of 57.7% of the infrastructure has been completed to date and that the roadway has been rough graded. Prior to final plat recordation, the developer can provide an updated cost letter if additional work has been completed. Staff recommends that the final plat not be recorded until sufficient gravel has been placed on the roadway in order to protect the public health and safety; and the engineer has provided a certification regarding emergency vehicle access; and the Chatham County Fire Marshal has verified that the condition has been met.

The plat meets the requirements of the Subdivision Regulations.

The Planning Board reviewed the request on October 7. No adjacent property owners were present. There were no comments or concerns.

Recommendation:

The Planning Board by unanimous vote and Planning Department recommends granting approval of the request for final plat approval of 'Farrington, Burke Place, Section X, Area A' with the following conditions:

1. Prior to final plat recordation, the County Attorney shall review and approve the form of the financial guarantee.
2. The final plat shall not be recorded until sufficient gravel has been placed on the roadway in order to protect the public health and safety; the engineer has provided a certification regarding emergency vehicle access; and the Chatham County Fire Marshal has verified that the condition has been met.