

..TITLE

Vote on a request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision preliminary plat approval of Section X, Area B - Millcreek, consisting of 29 lots on 12.71 acres, located off Millcroft, S. R. 1817, Williams Township.

..ABSTRACT

Action Requested:

Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision preliminary plat approval of Section X, Area B - Millcreek, consisting of 29 lots on 12.71 acres, located off Millcroft, S. R. 1817, Williams Township.

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 173 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. 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 B". 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 B, consisting of 29 single family residential lots on 12.71 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 Ferrington WWTP. Other agency permits as required for a preliminary plat approval have been received as follows:

NCDOT	Road Plan Approval	April 13, 2015
NCDOT	Commercial Driveway Permit	April 14, 2015
NCDOT	Encroachment Agreement	April 14, 2015
Chatham County 2015	Erosion Control Permit	February 24,
NCDENR	Water Main Extension	May 4, 2015

NCDENR
NCDENR

Authorization to Construct
Wastewater Collection System Ext.

May 4, 2015
April 4, 2011

The Chatham County Emergency Operations Office has approved the road name "Millcreek Circle" 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 May 6, 2015 that the wastewater treatment plant currently has capacity to serve Section X, Area B at Fearington (7,250 gallons per day) 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, 2015, Fearington, Section X, Area B.

A Technical Review Committee meeting was held on May 13, 2015 to review the submittal. There were no concerns or questions from staff.

The developer will provide a buffer overlaying the existing trail along Burke Place, Millcroft, 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. It is planning staff opinion that the plat meets the requirements of the Subdivision Regulations for preliminary plat review.

The Planning Board met on June 2, 2015 to review the request. The Board had no concerns.

Recommendation:

The Planning Board by unanimous vote and Planning Department recommends approval of the road name "Millcreek Circle" and approval of the request for preliminary plat approval of *Fearington P.U.D. – Section X, Area "B": Millcreek* as submitted.