



## **Chatham County Planning Board Agenda Notes**

**Date:** October 4, 2016

**Agenda Item:** VII. 1.

**Attachment #:** 1 (A-E)

☒ **Subdivision**      ☐ **Conditional Use Permit**      ☐ **Rezoning Request**  
☐ **Other:**

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<b>Subject:</b>	Request by Sears Design Group, P. A. on behalf of Fitch Creations for subdivision Sketch Plan revision for <b><u>Fearrington – Section X, Area “C”</u></b> , consisting of a new public roadway, Tyrrell, and six (6) relocated lots, located off Millcroft, S. R. 1817, parcel #'s 1817, 1813, and 1807.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	1. Request for Sketch Plan Revision Packet including A. Request letter B. Sketch Plan Revision Application C. Map of existing approval D. Map with proposed revision E. Sketch Plan revision map titled “Fearrington P. U. D. Section X, Revised Sketch Plan, dated September 9, 2016, prepared by Sears Design Group, P. A.

### **Introduction & Background**

**Zoning:** Conditional Use Permit for Planned Unit Development (PUD)

**Water:** Chatham County

**Sewer:** Private Wastewater Treatment Plant

**Watershed District:** WSIV-PA

**Within 100 year Flood:** None

Fearrington 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. Fearrington PUD is reviewed under the pre-2008 Subdivision Regulations and 1994 Watershed Ordinance.

Fearrington has 1602 approved residential units with 185 lots/units remaining to be developed. Fearrington PUD is reviewed under the pre-2008 Subdivision Regulations and 1994 Watershed Ordinance. Per Dan LaMontagne, Assistant County Manager and previous 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. The 1999 plan revision included all the remaining undeveloped land within the PUD which included Section X. In 2012 the Board of County Commissioners granted approval of another sketch plan revision to Section X.

Area A, Millcreek, consisting of 29 lots and Area B, Burke Place, consisting of 12 lots have received final plat approval.

**Discussion & Analysis:** This revision request is to add an additional 270 foot long public street, Tyrrell, and to relocate six (6) of the previously approved 226 lots. This request does not add any additional lots to Section X or to the overall PUD approval. If the revision is approved, the developer will provide a NCDOT roadway permit which will include Tyrrell street along with any other permits required for submittal of a preliminary plat as part of the Area C submittal. As previously stated, Fearington is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Ordinance. Under the 1994 Watershed Ordinance, ephemeral features were not required to be buffered. In 2012, Chris Hopper, former Environmental Quality Inspector, performed an on-site review of Section X to verify the water features shown by Soil and Environmental Consultants on their 2010, Site Sketch map. Mr. Hopper agreed with the features shown on the 2010 map and agreed that the feature now shown bordering Lots 4600, 4602, 4604, and 4606 was an ephemeral which did not require a riparian buffer under the 1994 Watershed Ordinance. The developer, however, has volunteered to provide a 30 foot wide riparian buffer along the ephemeral feature.

Staff thinks the revision request is reasonable and meets the intent of the 1999, 2010, and 2012 revised PUD approval and complies with the pre-2008 Subdivision Regulations.

**Recommendation:** The Planning Department recommends granting approval of the Sketch Plan revision for **Fearington – Section X, Area “C”** as submitted.