



F E A R R I N G T O N  
*village*

REQUEST FOR  
SKETCH PLAN REVISION

FEARRINGTON P.U.D.  
SECTION X AREA C

The Village of Fearrington  
Williams Township  
Chatham County, North Carolina 27312

September 9, 2016



625 West Jones Street • Raleigh, North Carolina 27603 • (919) 832-7000 • Fax (919) 832-8140  
www.searsdesigngroup.com • searsdesign@searsdesigngroup.com

September 9, 2016

Ms. Lynn Richardson  
Chatham County Planning Department  
P.O. Box 54  
Pittsboro, North Carolina 27312-0054

Re: Fearrington Section X Area "C"  
REQUEST FOR REVISION

Dear Lynn:

On the part of Fitch Creations, Owners and Developers of Fearrington, we ask that a minor revision to the Approved P.U.D. Plan be granted to allow the addition of a 270' long street and a re-subdivision of the lots in that area. This little street provides for better use of the land and it makes the community better as well.

The original P.U.D. Section X, was approved in February/March 2012. It was for 124 acres and 226 dwellings. Those lots are the remaining 226 dwellings of the 1602 approved by Chatham County for Fearrington P.U.D. in 1991.

This request does not ask for any additional lots. This request is only for the little street and the re-arrangement of several of the lots.

Everything about the water distribution and the wastewater treatment remains the same as previously approved.

There is an ephemeral feature in this area. By the pre-2008 regulations which this P.U.D. uses, there is no setback required. When this property is submitted for Preliminary Plat, Fearrington will place a volunteered buffer of 30' each way to match your current regulations. That will become a part of the overall open space system of the Village.

Please find attached the 2012 P.U.D. Revision plan for Section X. A second attachment shows at a larger scale the requested street (Tyrrell) and re-arrangement of the lots lines.

We ask that you approve this Request and welcome your questions. We would ask that the County acknowledge in this Approval that this Planned Development's Sketch and Preliminary Plan Approval run for the life of the project. Thank you.

Sincerely,

SEARS DESIGN GROUP, P.A.

A handwritten signature in black ink that reads "Dan Sears". The signature is stylized with a cursive-like flow.

Dan C.L. Sears, ASLA

# CHATHAM COUNTY MAJOR SUBDIVISION REVIEW CHECKLIST

Subdivision Name Fearrington – Section X Area "C" Revision  
Review For: ☒ Sketch REVISION ☐ Prelim ☐ Final

Attach all supporting documentation regarding these approvals. If approvals are still pending, attach applications for approval.

SKETCH DESIGN REVIEW	APPROVAL DATE
<input checked="" type="checkbox"/> 25 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy	-----
<input checked="" type="checkbox"/> Application w/Complete Adjacent Owner Addresses	-----
<input type="checkbox"/> Soil Scientist Report and soil map	-----
<input checked="" type="checkbox"/> Confirmation from Chatham County Historical Association/Jane Pyle/542-3603	See application
<input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
PRELIMINARY PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy	.....
<input type="checkbox"/> Application w/ Complete Adjacent Owner Addresses	.....
<input type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval	____/____/____
{see Requirements for soil scientist report}	
<input type="checkbox"/> NCDOT Approval (if public roads)	____/____/____
<input type="checkbox"/> DOT Comm. Driveway Permit	____/____/____
<input type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)	____/____/____
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	____/____/____
<input type="checkbox"/> Road Name Request Form	____/____/____
<input type="checkbox"/> County Public Water Approval (if applicable)	____/____/____
<input type="checkbox"/> State Public Water Approval (if applicable)	____/____/____
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)	____/____/____
<input type="checkbox"/> Stormwater Management Plan Approval (if appl)	____/____/____
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)	____/____/____
<input type="checkbox"/> Water / Sewer Impact Statement (if appl)	____/____/____
<input type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat	-----
<input type="checkbox"/> Application	.....
<input type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	____/____/____
<input type="checkbox"/> <b>Chatham County Environmental Health Division</b> septic improvement permits or NCDWQ septic permits for each lot.	____/____/____
<input type="checkbox"/> Road Completion Certificate or Financial Guarantee	____/____/____
<input type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	____/____/____

Comment \_\_\_\_\_

Date Complete Application Rec'd: \_\_\_\_/\_\_\_\_/\_\_\_\_ By: \_\_\_\_\_

Fax: (919) 542-2698

# MAJOR SUBDIVISION APPLICATION

**Name of Subdivision:** Fearrington - Section X Area "C" Revision

**Subdivision Applicant:** \_\_\_\_\_ **Subdivision Owner:** \_\_\_\_\_

Name: Sears Design Group, P.A.

Name: Fitch Creations, Inc.

Address: 625 West Jones Street  
Raleigh, North Carolina 27603

Address: 2000 Fearrington Village Center  
Pittsboro, North Carolina 27312

Phone: (W) (919) 832-7000

Phone: (W) (919) 542-4000

Phone: (H) \_\_\_\_\_ Fax: (919) 832-8140

Phone: (H) \_\_\_\_\_ Fax: (919) 542-4020

E-Mail [searsdesign@bellsouth.net](mailto:searsdesign@bellsouth.net)

E-Mail [rb@fearrington.com](mailto:rb@fearrington.com)

**Township:** Williams    **Zoning:** CUP RA-40

<b>P.I.N.#</b>	9774-43-1655.000
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**Flood Map#** 3710977400J      **Zoning:** X

**Parcel #** 18998

**Watershed:** WS-IV PA

**Existing Access Road: S.R. #** 1817, 1813, 1807  
**S.R. road name** Millcroft, E. Camden, Weathersfield

**Total Acreage:** 4

**Total # of Lots:** 6

**Min. Lot Size:** .5 ac

Ph. I Acreage: 4

Ph. I # of lots	6
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**Max. Lot Size:** .8 ac

Ph. II Acreage:

Ph. II # of lots

**Avg. Lot Size:** .65 ac

**Name and date of contact with Chatham County Historical Association:** 2005; June 30, 2010 and  
Jan. 30, 2012 - Jane Pyle; Feb. 1, 2012 Bev Wiggins

**Type of new road:** ☐ Private/ Length \_\_\_\_\_ ☒ Public/ Length 270'

### Road Surface:

[X] paved to State of N.C. construction  
[ ] gravel standards

### Water System:

☐ individual wells  
☐ community wells  
☒ public system

name Chatham County

### Sewer System:

☐ septic systems  
☐ community system  
☒ public system

name Fearrington Utilities

**List other facilities:** commercial, recreation, etc., and the approximate acreage or square footage:  
None in this request

Don C. L. Seais Date 9/9/16  
Signature of Applicant

\_\_\_\_\_ Date 9/9/16  
Signature of Owner

**For Office Use Only:**

Notes: \_\_\_\_\_

Approved by County Commissioners: Sketch \_\_\_\_\_  
Preliminary \_\_\_\_\_  
Final \_\_\_\_\_

Payment: Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Amount: \$ \_\_\_\_\_

ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please **type or write neatly**, and include zip codes.

**FEARRINGTON P.U.D. SECTION X, AREA "C" RICHMOND AND TYRRELL**

1. Fitch Creations, Inc.	11. Ms. Laura Morgan
2000 Fearington Village Center	2000 Fearington Village Center
Pittsboro, North Carolina 27312	Pittsboro, North Carolina 27312
2. Ray and Beth Essington	12. R.B. Fitch
18 Griscom Road	2000 Fearington Village Center
Sudbury, MA 01776	Pittsboro, North Carolina 27312
3. Jim and Judy Coplan	13. Sears Design Group, P.A.
116 St. Georges Road	625 West Jones Street
Ardmore, PA 19003	Raleigh, North Carolina 27603
4. Ms. Barbara Krouse	14.
20 Farmcote Drive	
Moreland Hills, OH 44022	
5. Ms. Mary Kay Hennessey	15.
1807 Camden Drive	
Glenview, IL 60025	
6. Jim and Mary Leatherberry	16.
P.O. Box 2836	
Santa Fe, NM 87504	
7. Christopher Palmer and Ann Sjolander	17.
4312 Fearington Post	
Pittsboro, North Carolina 27312	
8. Jesse O. III and Willa Anne Fearington	18.
4311 Fearington Post	
Pittsboro, North Carolina 27312	
9. Henderson Place, LLC	19.
803 Greenwood Road	
Chapel Hill, North Carolina 27514	
10. Theodore H. Lingerfeldt, Jr.. Christin L.	
Cummings, Theodore H. Lingerfeldt III	
106 Windrock Lane, Cary, NC 27518	







