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Vote on a request to approve Fitch Creations, Inc. for subdivision Final Plat review and approval of Fearrington P.U.D., Section X, Area B – “Millcreek Circle”, consisting of 29 lots on 12.71 acres, located off S. R. 1813, East Camden, Williams Township, parcel #18998.

..ABSTRACT

Action Requested:

Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision Final Plat review and approval of Fearrington P.U.D., Section X, Area B – “Millcreek Circle”, consisting of 29 lots on 12.71 acres, located off S. R. 1813, East Camden, Williams Township, parcel #18998.

Introduction & Background:

Zoning: Conditional Use Permit for PUD

Water: Chatham County

Sewer: Private WWTP

Watershed District: WSIV-PA – Jordan Lake

Within 100 year Flood: No

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 has 1602 approved residential units, including Galloway Ridge. With approval of Millcreek, there will be 173 residential units remaining.

Fearrington PUD is reviewed under the pre-2008 Subdivision Regulations and 1994 Watershed Ordinance. 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. In 2012 the Board of County Commissioners granted approval of another sketch plan revision to the 2010 PUD plan. Section X, Area B – “Millcreek Circle” received preliminary plat approval on July 21, 2015.

Discussion & Analysis:

The final plat request is being submitted with a request for a financial guarantee for the completion of required infrastructure. As of the submittal date, the engineer, Alan Keith, P.E., certified that the project was 74% complete. An updated cost letter will be submitted prior to final plat recordation. It is estimated that the project will be more than 90% complete at that time. Staff recommends that the request for a financial guarantee be granted. The developer has provided open space that includes a buffer overlaying an existing trail along Millcroft. There is a stream located within the project that is within the open space. Staff recommends the lot numbers on the final mylar be shown to be consecutive and that the ‘public utility easements’ shown on the plat be changed to

'private' outside the distance normally maintained by NCDOT. Per the surveyor, Van Finch, a private sewer easement will be added to the final mylar between Lot 4410 and Lot 4412. The Technical Review Committee met on March 16 to review the project. There were no concerns from the TRC.

The Planning Board met on April 5, 2016 to review the request. Dan Sears was present to represent the developer. There were no concerns from the Planning Board.

Recommendation:

The Planning Department and the Planning Board, by unanimous vote, recommend granting approval of the request for a financial guarantee and recommend granting final plat approval of Fearrington P. U. D., Section X, Area B – "Millcreek Circle" with the following conditions:

1. The lot numbers shown on the final mylar shall be consecutive.
2. On the final mylar, the utility easement shall be labeled as 'private' outside the distance normally maintained by NCDOT.
3. Prior to recordation of the final plat, the county attorney shall approve the form of the contract and financial guarantee.
4. Prior to final plat recordation, staff shall receive certification from the engineer that the roadways are accessible to emergency vehicles and the Fire Marshal has approved.