



## Chatham County Planning Board Agenda Notes

**Date: August 7, 2018**

**Agenda Item: VII-2**

**Attachment #: 3**

- Subdivision**     
  **Conditional Use Permit**     
  **Rezoning Request**  
 **Other:**

<b>Subject:</b>	Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision Preliminary Plat review and approval of <b>Ferrington P. U. D., Section X, Area "D" – Montgomery</b> , consisting of 16 lots on 7.6 acres, located off SR-1814/West Camden, SR-1817/Millcroft, SR-1812/Weathersfield parcel #18998.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Major Subdivision Application.</li> <li>2. Cover letter dated July 13, 2018 prepared by Dan Sears, ASLA, Sears Design Group, P.A.</li> <li>3. Overall P.U.D. Plan, Phase 1 Plan of Montgomery, and Phase 1 Streets Plan (Just the first cover page of PUD Plan)</li> <li>4. Preliminary plat titled "Ferrington, Section X, Area D, Phase 1" prepared by Diehl &amp; Phillips, P. A., dated 7/13/2018</li> </ol>

<b>Introduction &amp; Background:</b>	<p><b>Zoning:</b> Conditional Use Permit for Planned Unit Development (PUD)  <b>Water:</b> Chatham County  <b>Sewer:</b> Private Wastewater Treatment Plant  <b>Watershed District:</b> WSIV-PA  <b>Within 100 year flood:</b> No</p> <p>Ferrington PUD was originally approved in 1976 as a Planned Unit Development with a master plan allowing for mixed uses and has continued to develop over time. Ferrington PUD is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Ordinance.</p> <p>Ferrington has 1602 approved residential units (includes Galloway Ridge) with 185 lots/units remaining to be developed. Ferrington is exempt from the Chatham County Stormwater Ordinance, but is not exempt from the Jordan Lake Buffer requirements. The project is subject to the Chatham County Soil Erosion and Sedimentation Control Ordinance. In 2010 the Board of County Commissioners granted approval of a sketch</p>
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design revision to a 1999 PUD plan which included all the remaining undeveloped land within the PUD and included Section X. In 2012 another sketch plan revision was approved for Section X. In 2016, the PUD was revised to add “Tyrell” street off Richmond, and to relocate six (6) lots. The 2016 revision did not add any additional lots.

The Planning Board has two (2) meetings to make a recommendation.

**Discussion & Analysis:**

The request before the Board is for preliminary plat review and approval of Section X, Area “D” – Montgomery, consisting of 16 lots on 7.6 acres in Phase 1 and includes the connection to Weathersfield (S.R 1812). A revised Sketch Plan was approved for the remaining undeveloped areas of Fearington Village on July 17, 2017 and a copy of that plan is available on the County website under Supplementary Items. Administrative approvals were granted for adjustments to ‘Area D’ and a minor re-configuration of the parklands and roadways in relation to the layout on the 2017 Sketch Plan. A new wetlands classification was also completed this year by the Army Corp of Engineers and a copy of the wetlands survey signed by Andrew Williams, Regulatory Project Manager USACOE, dated June 29, 2018 is provided on the county website.

**Water:** County water is available and will be utilized. The Water Main Extension Permit and the Authorization to Construct, dated May 30, 2018 issued by North Carolina Water Resources have been provided.

**Sewer:** Sewer service is provided by the Fearington private wastewater treatment plant. Alan Keith, P.E., Diehl & Phillips, P. A. has provided a letter stating that the the plant has sufficient capacity to serve Section X, Area D. Mr. Diehl’s letter also states that “Fitch Creations, Inc. has Authorization to Construct an expansion to the wastewater treatment plan from the North Carolina Division of Environmental Quality”. The Wastewater Collections System Extension Permit, issued by the North Carolina Water Resources, dated June 11, 2018 has been provided.

**Roadways:** The roadways were slightly reconfigured from the Sketch Plan and West Camden is proposed to be completed up to Weathersfield. Additionally, there is no stream crossing in this area. The streets Halifax, Montgomery Place, Pamilco, Granville, Cabarrus and West Camden are proposed to be public, state maintained roads. The Road Plan Approval for Section X, Area D, dated June 22, 2018 issued by NCDOT has been provided.

**Road Names:** The road names Montgomery Place, Halifax, Forsyth Row, Pamilco, Cabarrus, Buncombe Row, Granville, West Camden and Orange Row have been approved by the Chatham County Emergency Operations Office as acceptable to submit for approval by the Board of County Commissioners.

The permits listed above can be viewed on the Planning Department webpage at [www.chathamnc.org/planning](http://www.chathamnc.org/planning) Rezoning & Subdivision Cases, 2018.

**Stormwater:** Fearington is not subject to the Chatham County Stormwater Ordinance.

**Water Features:** Fearington is subject to the 1994 Watershed Ordinance which required a 50 foot riparian buffer along perennial and intermittent waters not within 2500 feet of rivers. An ephemeral feature located in the open space of Phase 1 area has a voluntary 30' buffer.

As stated earlier a new wetlands classification was completed early this year by the US Army Corp of Engineers and the new wetland survey was signed and dated June 29, 2018 by Andrew Williams, Army Corp of Engineer, Regulatory Project Manager.

**Open Space:** There are open space areas beside Lots 4630 & 4629. The open space area will be transferred to a homeowners association. Area 'D' is adjacent to private property owned by T. H. Lingerfeldt and Lunday and Mary Riggsbee and a 50' wide perimeter buffer is shown on the preliminary plat. Per Mr. Sears the perimeter buffer is a no-build area; however, per a note on the plat, a trail system can be placed in the perimeter buffer along with utilities and storm water control devices, additional ornamental and evergreen trees can be placed; and invasive species vegetation can be removed. The restrictions placed on the perimeter buffer are private and not required by Chatham County. Per Mr. Sears, the developer of Fearington normally does not grade in those areas, but it is allowed.

**Technical Review Committee:** The TRC reviewed the request on July 18, 2018. Larry Bridges, Public Works Director, said he had no concerns with the reconfiguration of the road as long as the utilities shifted with the road. Mr. Bridges stated the 40' x 50' public drainage easement and multiple public easements shown on the plat are private drainage easements. Other county staff were present and there were no issues noted.

The developer has provided two (2) sets of full construction plans which are available in the Planning Department if you would like a copy for review.

**Recommendation:**

The Planning Staff recommends granting approval of the road names Montgomery Place, Halifax, Forsyth Row, Pamilco, Cabarrus, Buncombe Row, Granville, West Camden and Orange Row for approval of Preliminary Plat as submitted with the following conditions:

1. The multiple public drainage easements be replaced with private drainage easement.
2. The final plat shall have the spelling of 'Montgomery' changed to 'Montgomery'.