

..TITLE

Vote to approve a request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision Final Plat review and approval of **Ferrington P. U. D., Section X, Area "D" – Forsyth**, consisting of 11 lots on 6.232 acres, located off SR-1813/East Camden and SR-1817/Millcroft parcel #18998.

..ABSTRACT

Action Requested:

Vote to approve a request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision Final Plat review and approval of **Ferrington P. U. D., Section X, Area "D" – Forsyth**, consisting of 11 lots on 6.232 acres, located off SR-1813/East Camden and SR-1817/Millcroft parcel #18998.

Introduction & Background:

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

Watershed District: WSIV-PA

Water Source: Chatham County

Sewer: Private Wastewater Treatment Plant

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, including Galloway Ridge. Ferrington PUD is reviewed under the pre-2008 Subdivision Regulations and 1994 Watershed Protection Ordinance. The project is exempt from the Chatham County Stormwater Ordinance but not exempt from the Jordan Lake Buffer requirements. The project is subject to the Chatham County Soil Erosion and Sedimentation Control Ordinance.

The Planning Board has 2 meetings to make a recommendation on the final plat request.

Discussion & Analysis:

The request before the Board is for Final Plat approval of Ferrington, Section X, Area "D", Phase Two, Forsyth. Forsyth received preliminary plat approval for 11 lots from the Board of County Commissioners on September 16, 2019. The roadways (Millcroft) in Area "D", Phase Two, Forsyth are proposed to be constructed as NCDOT public, state maintained roads. 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 51.4% complete and that the roadways are accessible to emergency vehicles. An updated cost letter may be submitted prior to final plat recordation. Staff recommends that the request for a financial guarantee be granted.

Fearrington is subject to the 1994 Watershed Protection Ordinance which requires a 50 foot riparian buffer along perennial and intermittent water features not within 2500 feet of rivers. Ephemeral features were not required to be buffered.

A 50 foot wide perimeter buffer has been placed within the lots along the common boundary line of the adjoining properties of MRLD, LLC.

The Technical Review Committee met on March 17, 2021 to review the request. There were no concerns from staff.

Planning Board:

Planning Board met virtually April 6, 2021. Mr. Dan Sears was present to represent the applicant. Board discussion included what was allowed in the 50' wide perimeter buffer and did the proposed project have any streams. Mr. Sears addressed the board and explained that no construction is allowed in the perimeter buffer and will remain as is and added there no streams are on the proposed project.

How does this relate to the Comprehensive Plan:

The property is located in an area designated as a Village Center and that designation is based on the existing approved Planned Unit Development for Fearrington Village (Strategy 3.3).

Recommendation:

The Planning Department and Planning Board by unanimous vote recommends granting approval of the request for a financial guarantee and recommends granting approval of the request for final plat approval of Fearrington Section X, Area "D", Forsyth as submitted with the following conditions:

1. The plat not be recorded until the county attorney has approved the contract and the form of the financial guarantee.
2. Prior to final plat recordation the engineer shall certify to the county that there is all weather access for emergency vehicles and the certification must be approved by the Fire Marshal.