



Chatham County Planning Board Agenda Notes

Date: December 7, 2021

Agenda Item: VIII-1

Attachment #: 2

- Subdivision**

 Conditional Use Permit

 Rezoning Request

 Other:

Subject:	Request by Dan Sears, P.A. on behalf of Fitch Creations, Inc. for subdivision Final Plat review and approval of Ferrington P.U.D., Section X Area “D” Phase Three - Halifax , consisting of 10 lots on 4.156 acres, located off Millcroft/SR-1817, parcel #18998.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Final plat titled Ferrington - Section X – Area D, Phase Three – Halifax, dated November 4, 2021, prepared by Van R. Finch – Land Survey, P. A.

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 is 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 Three Halifax. Halifax received preliminary plat approval for 10 lots from the Board of County Commissioners on September 16, 2019. The roadways in Area “D”, Phase Three, Halifax and Millcroft 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 98% 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.

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 November 17, 2021, to review the request. There were no concerns from staff.

How does this relate to the Comprehensive Plan: The proposed property is located in an area designated as Village which allows small lot sizes and 1-story 2-story & 3-story buildings. Phase Three will have 10 homes on 4.156 acres. Village allows local-serving retail, office, restaurants, and services. Fearrington development has various amenities including open space, walking trails, greenways, etc. Village areas are to be connected by a system of local and collector streets. Phase Three has public roadways connecting to the balance of Briar Chapel. Fearrington.

Recommendation:

The Planning Department 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", Halifax as submitted with the following conditions:

1. The plat is not to be recorded until the county attorney has approved the contract and the form of the financial guarantee.