

April 8, 2022

Re: Ferrington P.U.D., Section X, Area “M”, the “North Richmond” Neighborhood and Sketch Plan Revision and Preliminary Plan Approval for Millcroft Re-Alignment

Ferrington Village PUD was approved in 1976 as the first PUD in Chatham County and is now one of the larger communities in the County with over 3,000 residents and several hundred people employed in the services and businesses within the Village.

Ferrington P.U.D. is reviewed under the Pre-2008 rules.

There are several elements in this request:

- A. Sketch Plan Revision to Area “M”, “North Richmond”.
 - B. Preliminary Plan Approval Request for Area “M”.
 - C. Sketch Plan Street Revision Request for Re-alignment of Section X Millcroft continuance from existing Halifax to existing West Camden and Weathersfield.
 - D. Preliminary Plan Approval Request for continuance of Millcroft to Weathersfield. Permits are in hand.
 - E. Sketch Plan Approval for Re-alignment of proposed Granville (street) and the emergency and utilities extensions of P.U.D. required easements to Riggsbee and Fitch Creations, Inc. properties south of the P.U.D. property line.
1. Today we are pleased to present a request to modify the dwelling lot layouts and lot count in Section X, Area “M”, “North Richmond” of the P.U.D. Section X current Sketch Plan for “M” is Approved for (8) single family lots. This request is for only (5) lots.
 2. Ferrington also requests Preliminary Plat Approval for these (5) lots in “M”. The street serving the lots is constructed and has been in use for the last several years. The street is “Millcroft”. It will continue on west and north to tie into West Camden at Weathersfield.

County water service is in Millcroft for these lots. The wastewater outfall system master plan has a new sewer line running behind these (5) lots. It continues west to serve future P.U.D. neighborhoods west of "M" to the Galloway Ridge community.

At this time Ferrington has County and State Approval for that sewer extension. Ferrington also has Erosion and Sediment Permit for construction of this outfall line. Since Roadway, Water Service, are in place and with the permits to construct the Sewer, Ferrington requests Preliminary Plan Approval for Section X, Area "M" as submitted.

3. Also at this time Ferrington requests a Revision to the Approved Sketch Plan of Section X of the P.U.D. for Approval to Re-align Millcroft west and northward from Halifax to Weathersfield at East Camden. This will complete the Millcroft roadway for this Section and will serve the residents of the remaining undeveloped neighborhoods in Section X as well as providing traffic relief to seven Ferrington communities and Henderson Place, a neighborhood that is served by Ferrington, but not a part of Ferrington.
4. Ferrington requests that the existing 20' easement to the (2) properties south of Ferrington P.U.D. be increased to 50' wide to allow a future street south to Fitch Creations' owned land and for emergency access and utilities extension to the Riggsbee property, if it is ever needed.

We feel that these modifications will continue the quality of homes and quality of life that has been established in the "Village." We trust you will find that this Request meets the Subdivision Regulations for Sketch Plan Revision and Preliminary Plat Approval and that you Approve this Request. Thank you.

Sincerely,

SEARS DESIGN GROUP, P.A.



Dan C.L. Sears, ASLA

cc: R.B. Fitch