



Chatham County Planning Board Agenda Notes

Date: September 6, 2022

Agenda Item: VI-1

Attachment #:

Subdivision

Special Use Permit

Rezoning Request

Other:

Subject:	Request by Dan Sears on behalf of Fitch Creations, Inc. for subdivision Final Plat review and approval of Ferrington – Section X Area M, Phase 1: North Richmond , consisting of 5 lots on 3.628 acres, located off Milcroft (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 “M”, “North Richmond”, dated May 26, 2022, prepared by Van R. Finch – Land Survey, P. A. <p>All documents submitted may be viewed online: https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2022-items/ferrington-p-u-d-section-x-area-m-final-plat</p>

Introduction & Background:
Zoning District : Conditional Use Permit for a 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. There are 1,516 lots with final plat approval. 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. In 2010, the Board of County Commissioners granted approval of a sketch 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 2 meetings to make a recommendation on the final plat request.

Discussion & Analysis:

The request before the Board is for Final Plat approval of Fearington, Section X, Area “M”, North Richmond. Area “M”, North Richmond received sketch plan revision and preliminary plat approval for 5 lots from the Board of County Commissioners on June 21, 2022. The roadways (Millcroft) in Area “M”, North Richmond are proposed to be constructed as NCDOT public, state-maintained roads. The final plat request is being submitted with a request for a performance guarantee for the completion of required infrastructure. As of the submittal date, the engineer, Alan Keith, P.E., provided an estimated cost letter. An updated cost letter may be submitted prior to final plat recordation. Staff recommends that the request for a performance guarantee be granted.

Fearington 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.

Condition number one from the sketch plan revision and preliminary plat review stated “The final plat shall provide setbacks” the condition has been met.

The Technical Review Committee met on August 17, 2022 to review the request. There were no concerns from staff.



Highlighted area in red, shows the approximate location of Area “M”.

How does this relate to the Comprehensive Plan:

Plan Chatham was adopted by the Board of Commissioners in November 2017 and is a comprehensive plan that provides strategic direction to address the most pressing needs in the county. These properties are in an area of the county identified as villages on the Future Land Use and Conservation Plan Map. The description for villages includes retail, restaurants, services and offices, light industrial uses, residential with smaller lot size, public/open space, small parks, walking paths, and greenways. It should be noted that Plan Chatham is not intended to be used as a regulatory tool but is a policy document. When reviewing subdivision applications, the boards can use the plan as a tool to identify future regulatory changes.

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 Fearington Section X, Area “M”, North Richmond as submitted with the following conditions:

1. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.
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.