



Established 1771

CHATHAM COUNTY COMMISSIONERS

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COUNTY MANAGER

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Resolution of the Chatham County Board of Commissioners

A RESOLUTION APPROVING A SPECIAL USE PERMIT REQUEST

BY Fitch Creations

WHEREAS, Fitch Creations has applied to Chatham County for a special use permit on Parcel No. 95264 , located at / off Big Hole Rd, Williams Township, for a Planned Residential Development (PRD) for 43 lots, and;

WHEREAS, the Chatham County Board of Commissioners having considered all of the evidence in the whole record and based upon the competent, substantial and material evidence in the record, including, without limitation, the Applicant's written materials, all of which are incorporated herein by reference, hereby finds as follows:

1. The use/s requested are among those listed as eligible uses in the district in which the subject property is located or is to be located. No error is being claimed in the Ordinance. Planned Residential Developments (PRDs) are permitted through the Special Use Permit process in R-1 Residential zoning districts.
2. The requested special use permit is either essential or desirable for the public convenience or welfare because, among other reasons, Granville will set up its own sub-HOA association from the larger Fearington Village (FV) HOA. In keeping with the aesthetics of FV, signage will continue in design appearance, only three streetlights are proposed at cul-de-sacs and intersection, and all other zoning requirements will be complied with. The FV HOA will provide membership and access for the recreational offerings within the larger FV PUD. With FV nearing full build-out, more land opportunity is requested to continue to serve those looking to located in or near FV
3. The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. Will give residents the opportunity to access existing FV amenities by walking and biking. Will provide residents the opportunity to live in a rural setting designed in compliance with county requirements for stream corridor protection and additional preserved wildlife corridors. Development will be constructed by the same developer as FV, Fitch Creations. The lots will utilize the existing, privately held sewer treatment facility and connect to county water. Will provide needed housing for the northeastern portion of the county near to supporting non-residential uses. The parcel is located within the WSIV-Protected Area Watershed of the Jordan Lake Buffer Rule area. This allows up to 36% BUA for the project.
4. The requested permit is consistent with the objectives of the Land Development Plan by, Chapter 2, pg 16- An increased higher income population along the US 15/501 corridor will continue to expand and support local retail, restaurants, and other businesses helping to reduce sales leakage outside the county. Pg 18- Rural character is being preserved by an extensive perimeter landscaped wooded buffer and protected open space. Pg 21-Land Use Suitability- the Comp Plan identifies this area as high residential and high to medium suitability for commercial and medium to high for conservation. Chapter 3- by being a modest expansion of FV, it is not visible to the surrounding general public, a wooded buffer, open space with buffered streams, and the preservation of tree cover on proposed lots are keeping with the rural character and preservation of natural resources. Chapter 4 Economic Development, ED Policy 4, pg 56: additional housing for the area will increase demand for existing restaurants and service-based businesses. Compact growth near existing developments promotes Policy 3, pg 63 Land Use Goals and pg 66 helps to preserve rural character.
5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided through the proposal consistent with the County's plans, policies and regulations and confirmed

through any additional conditions placed on its approval as seen below. County water, private sewer treatment facility, access is through the existing FV development and Stormwater measures to be complied with the Chatham County Stormwater Ordinance. Open space is being provided above the minimum required with 21.88% more and recreation with a wooded park and a gazebo will be with a walking trail network that will connect the two developments.

NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY BOARD OF COMMISSIONERS, as follows:

That a Special Use Permit be, and it hereby is, approved for the reasons hereinabove stated subject to the additional stipulations and conditions set forth hereinafter; and

BE IT RESOLVED FURTHER that the Chatham County Board of Commissioners hereby approves the application for the special use permit in accordance with the plan submitted by the Applicant, Fitch Creations, and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

ATTACHMENT "A"

Site Specific Conditions

1. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes and as shown on the site plan consistent with any modifications agreed upon. The planning staff and CCAC may conduct routine inspections of the property to ensure compliance with the landscaping requirements.
2. All subdivision requirements and regulations shall be followed and approved before any land disturbing activity can begin.
3. Clearing debris from this development must be taken to a permitted facility and may not use the area located within Fearington Village for disposal.
4. A development permit shall be obtained and remain valid at all times within two years of the date of this approval or the site plan becomes null and void.

Standard Site Conditions

5. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.
6. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Watershed Protection, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

7. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
8. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
9. Non-Severability – If any of the above conditions is held to be invalid, this approval in its entirety shall be void.

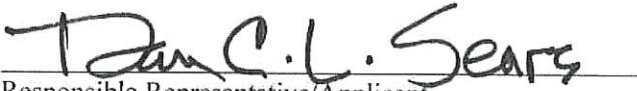
10. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

BE IT FURTHER RESOLVED that the Board of Commissioners of the County of Chatham hereby approves the application for a special use permit in accordance with the plans and conditions listed above.

Adopted this, the 20 day of March, 2023



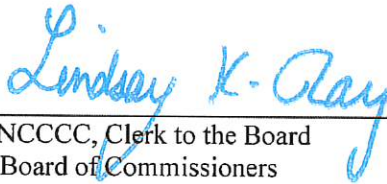
Karen Howard, Chair
Chatham County Board of Commissioners



Responsible Representative/Applicant

(By signing this document, you agree to all findings as noted and any conditions therefore imposed above)

ATTEST:



Lindsay K. Ray, NCCCC, Clerk to the Board
Chatham County Board of Commissioners

