



Chatham County Planning Board Agenda Notes

Date: May 7, 2024

Agenda Item: VI-1

Attachment #: 8

- Subdivision**

 Special Use Permit

 Rezoning Request
 Other:

Subject:	Request by RGH Landscape Architecture, PLLC on behalf of Fitch Creations, Inc. for subdivision Sketch Plan Revision and Preliminary review Ferrington P.U.D. Section X, Area “F” Currituck , consisting of 6 lots on 3.419 acres, located off Millcroft (SR-1817), parcel 18998 in Williams Township.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Cover letter dated April 11, 2024, prepared by Robert G. Harrison, PLA, ASLA, RGH Landscape Architecture, PLLC. 3. NCDEQ letter of Authorization to construct dated 2/25/2022 & 5/30/2018. 4. Overall PUD Plan dated 4/11/2024. 5. Wastewater Treatment Capacity letter from Alan Keith, P.E. dated 10/31/2023. 6. NCDEQ Wastewater Collection System Extension Permit dated 10/4/2023. 7. Previous 12 lots design 8. Map titled “Ferrington Section X, Area “F”, Currituck Preliminary Plat Approval” prepared by Van R. Finch Land Surveys, dated 3/25/2024. <p style="margin-top: 10px;">All items above maybe viewed online https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2024-items/ferrington-p-u-d-section-x-area-f-currituck-sketch-plan-revision-preliminary</p>

<p>Introduction & Background: Zoning: Conditional Use Permit for Planned Unit Development (PUD) Water: Public water Chatham County Sewer: Private Wastewater Treatment Plant Watershed District: WSIV-PA</p>

Within 100-year flood: No

Ferrington PUD was originally approved in 1976 as a Planned Unit Development with a master plan allowing for mixed uses and has continued to develop over time. Ferrington PUD is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Ordinance.

Ferrington has 1,602 approved residential units including Galloway Ridge. with final plat approval on 1,516 lots to date. Ferrington 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. 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 two (2) meetings to make a recommendation.

Discussion & Analysis:

The request before the Board is for sketch plan revision and preliminary plat review and approval of Section X, Area "F" Currituck, consisting of 6 lots on 3.419. Six lots are proposed with an average of over a half an acre. The previous 12 lots design may be viewed online.

Water: County water is available and will be utilized. The Water Main Extension Permit and the Authorization to Construct, dated February 25, 2022 issued by NC Department of Environmental Quality (NCDEQ), Division of Water Resources have been provided.

Sewer: Sewer service is provided by the Ferrington private wastewater treatment plant. Alan Keith, P.E., Diehl & Phillips, P. A. provided a letter dated October 31, 2023, stated, "The Ferrington WWTP currently has capacity to serve Section X, Area "F" at Ferrington (1,250 gallons per day)." The Wastewater Collection System Extension Permit, issued by the NCDEQ, Division of Water Resources, dated October 4, 2023, has been provided.

Roadways: The main roadway, Millcroft, had final plat approval on March 5, 2024.

Road Names: The road name Millcroft has been approved by the Chatham County Emergency Operations Office as acceptable to submit for approval by the Board of County Commissioners.

Stormwater: Ferrington is not subject to the Chatham County Stormwater Ordinance.

Water Features: Fearrington is subject to the 1994 Watershed Ordinance which requires a 50-foot stream buffer along perennial and intermittent waters not within 2500 feet of rivers. The project provides an additional 10' voluntary stream buffer with the 50' stream buffer north of the project. The stream to the east of the project has a 30' voluntary stream buffer.

Soil Erosion and Sedimentation Control:

An approval letter for revised plans dated March 25, 2024, by Mr. Justin Hasenfus, Watershed Protection Erosion Control Program Manager with Chatham County stated the soil erosion and sedimentation control plans are accepted.

Open Space: There is .304 acres of open space located between lots 4714 and 4716.

Technical Review Committee: The TRC reviewed the request on April 17, 2024. Mr. Robb Harrison and Alan Keith attended. Mr. Harrison stated the sketch plan needed to be changed since the original design was with a cul-de-sac and if they had gone with the cul-de-sac design no trees would be left. Discussion included road names are approved per Emergency Operations. NCDOT asked that there be adequate site distance for each driveway. Chatham County Historical Association asked to look for artifacts as the project moves forward. No other staff concerns.

Site:

Red arrow shows approximate location of the proposed 6 lots.



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 Staff recommends granting approval of the Sketch Plan revision and approval of Preliminary Plat 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.