

RGH Landscape Architecture, PLLC

8 November 2024

TO: Kimberly Tyson, Subdivision Administrator
Jason Sullivan, Director

RE: Fearington Village P.U.D., Section X, Area "G," "Guilford"
Request for Sketch Plan Revision and Request for Preliminary Plan Approval

Fearington Village P.U.D. was approved in 1976 as the first P.U.D. 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. Today we are pleased to present a request for Section X, Area "G," Guilford" of the P.U.D.

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

There are two elements in this request:

- A. Sketch Plan Revision to Area "G," "Guilford"
- B. Preliminary Plat Approval Request for Area "G."

A. Sketch Plan: The current Sketch Plan for Section X shows Area "G" with a cul-de-sac and (13) single family lots. This updated Sketch Plan for Area "G" maintains the previously planned (13) lots fronting the new cul-de-sac street, "Guilford". Plan notes are updated identifying the proposed neighborhood addition shown on the Preliminary Plat.

B. Preliminary Plat Submittal:

1. Fearington requests Preliminary Plat Approval for 13 lots in Area "G". The new street and cul-de-sac, "Guilford" will be constructed to serve these lots. Documentation for road name approval is attached.
2. County water services will be extended from the adjacent Millcroft for these lots.
3. The wastewater outfall system will be extended from the new sewer line currently under construction to the south within Area F, "Currituck."
4. Documentation on water service, sewer service, erosion control, and roadway design are included in this package. Fearington has County and State Approval for the sewer extension. Fearington also has Erosion and Sediment Permit for construction. Water service has been approved by the State. NCDOT has approved road design drawings.

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Summary of P.U.D. Lots Remaining to be Platted

The Ferrington P.U.D. is approved for a total of 1,602 lots. Of these lots, two hundred (200) were proposed within Section X (with an existing 1,402 lots platted outside Section X). Between 2012 and 2019, final plats for "Areas A" (Burke Place), "B" (Millcreek), "K" (Rutherford Place) and "C" (Richmond) were approved for a total of 74 additional lots. Final plats for "Area D," Phases 1 - 3 (Montgomery, Halifax, Forsyth) were approved between 2019 and 2022 for 35 additional lots. Therefore, with the submittal of the 2022 Sketch Plan Revision, a total of 109 lots had been approved within Section X, or a total of 1,511 lots in the P.U.D. (*it was later noted by Planning Staff that the 5/3/2022 'Planning Board Agenda Notes' incorrectly listed this number as 1,516*).

Since 2022, five (5) additional lots were approved and platted for "Area M" (North Richmond). Currently, an additional six (6) lots are pending Board of Commissioner consideration for Final Plat approval for "Area F" (Currituck). Following the approval of this application for an additional 13 lots within "Area G" (Guilford), the total approved lots with Section X will increase to 133, or a total of 1,535 lots in the P.U.D. This will leave 67 undeveloped dwelling units within the approved P.U.D.

Conclusion: The Fitch Creations team feel that this proposal 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 Revisions and Preliminary Plan Approval, and that you Approve this Request. Thank you.

Sincerely,



Robert G. Harrison, PLA, ASLA, LEED AP
Manager, RGH Landscape Architecture, PLLC

cc: R.B. Fitch
Greg Fitch