



Chatham County, NC

Legislation Details (With Text)

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Title:	Vote on a request by Dan Sears on behalf of Fitch Creations, Inc. to approve a subdivision Final Plat review and approval of Fearrington - Section X Area M, Phase 1: North Richmond, consisting of 5 lots on 3.628 acres, located off Milcroft (SR-1817), parcel 18998.		
Sponsors:			
Indexes:	Comp Plan Goal 1: Preserve the rural character and lifestyle of Chatham County, Comp Plan Goal 10: Foster a healthy community.		
Code sections:			
Attachments:	1. More information from the Planning department website		

Date	Ver.	Action By	Action	Result
10/17/2022	1	Board of Commissioners		

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Action Requested:

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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

Fearrington 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. Fearrington has 1602 approved residential units, including Galloway Ridge. There are 1,516 lots with final plat approval. Fearrington 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.

Discussion & Analysis:

The request before the Board is for Final Plat approval of Fearrington, 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.

Fearrington 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.



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 Board, by unanimous vote, recommends granting approval of the request for a financial guarantee and recommends granting approval of the request for final plat approval of Fearrington 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.