



Chatham County, NC

Legislation Text

File #: 22-4309, Version: 1

Vote on a request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. to approve subdivision Sketch Plan Revision and Preliminary Plat review and approval of **Ferrington P. U. D., Section X, Area "M" - North Richmond and Milcroft Completion**, consisting of 5 lots on 3.628 acres, located off SR-1813 East Camden, SR-1817 Millcroft, and SR-1812 Weathersfield parcel #18998.

Action Requested:

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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

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.

Discussion & Analysis:

The request before the Board is for sketch plan revision and preliminary plat review and approval of Phase 1 Section X, Area "M" North Richmond, consisting of 5 lots on 3.628 acres and Phase 2 of Millcroft public right-of-way. Millcroft is currently complete in Area "M". Phase 2 Millcroft right-of-way will be constructed up to Weathersfield.

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 Fearington private wastewater treatment plant. Alan Keith, P.E., Diehl & Phillips, P. A. has provided a letter dated March 30, 2022 stating, "The Fearington WWTP currently has capacity to serve Section X, Area "M" and Millcroft Realignment at Fearington (1,250 gallons per day)." The Wastewater Collection System Extension Permit, issued by the NCDEQ, Division of Water Resources, dated March 4, 2022 has been provided.

Roadways: The main roadway, Millcroft, was completed during the completion of Montgomery and Forsyth in Area "D". Road constructed of Millcroft in Phase 1, Area "M" is completed. Phase 2 Millcroft right-of-way will be constructed from Halifax in Area "D" up to Weathersfield. Millcroft is proposed to be public and state-maintained road. The revised Road Plan Approval for Section X, Area D, dated February 21, 2019 issued by NC Department of Transportation may be viewed on Planning Dept. webpage

<https://www.chathamcountync.gov/home/showpublisheddocument/43464/636882415963670000>

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

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

Water Features: Fearington is subject to the 1994 Watershed Ordinance which requires a 50 foot riparian buffer along perennial and intermittent waters not within 2500 feet of rivers.

Soil Erosion and Sedimentation Control: An approval letter dated March 16, 2022 by Mr. Justin Hasenfus, Watershed Protection Specialist with Chatham County stated the soil erosion and sedimentation control plans are accepted.

Open Space: There are open space areas located in the back portion and side areas of the lots in Area "M".

Technical Review Committee: The TRC reviewed the request on April 13, 2019. Discussion included how many submittals for the application, if the utility plan had been submitted, and to add the lot setback to the final plat. Other county staff were present and there were no issues noted.

Planning Board Discussion:

The Planning Board met virtually May 3, 2022 and Mr. Dan Sears was present on behalf of the developer and the following item was discussed during the meeting:

- What was the difference between the newly proposed sketch plan and the previous approved sketch plan?

Mr. Sears stated the previously approved sketch plan was for 8 lots, the current proposed sketch plan reduces the lots by three to allow larger sized lots for the current market.

The Planning Board recommended approval of the proposal unanimously.

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 (Strategy 3.2). 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, and Planning Staff recommends granting approval of the Sketch Plan revision and approval of Preliminary Plat as submitted with the following conditions:

1. The final plat shall provide setbacks.
2. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.
3. 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.