

BRIAR CHAPEL – Project Description

DESCRIPTION OF PROPOSED USE

Briar Chapel is a mixed-use compact community proposed for development by Newland Communities on a 1,589-acre assemblage of land located in the northeastern U.S. 15-501 corridor in Chatham County. The development is designed in conformance with the goals and requirements of the Chatham County Compact Communities Ordinance, and is located within the area specifically designated for compact communities by the Ordinance and the *Chatham County Land Development and Conservation Plan*.

The community will include:

- Up to 2389 homes, ranging from apartment/condominium units to townhomes and single-family homes of a variety of sizes and levels of affordability;
- Commercial areas (Village Center, Village Market, and Town Center);
- Church;
- Charter school;
- County facilities (sites for a school, elevated water tank, 911 provider, fire station, Sheriff's office and library);
- Community water reclamation facility;
- Stormwater quality treatment and detention system;
- Major off-site roadway improvements;
- Recreational spaces;
- Hiking and biking trails; and
- Over 50% of the site in preserved open space.

The community's development plan arises from the principle of "honoring the land." Briar Chapel includes a variety of cultural and natural features of local significance that will be preserved. Great care has been taken to minimize land disturbance and to protect the existing character of the site and the vicinity. Roads and home sites will be located to take advantage of the existing topography; and clearing and grading will be kept to the minimum necessary to permit development.

The mixed-use nature of Briar Chapel will create a cohesive community that will enhance the quality of life for its residents and neighbors. Briar Chapel's compact design allows for significant areas of dedicated open space that will be connected by an extensive network of public sidewalks and trails. The commercial areas will afford easy opportunities for the provision of retail goods, entertainment and services; and together with the new County facilities will strengthen the relationship of Briar Chapel to the greater Chatham County community.

Land Use Statistics

Land Use Category	Land Use Description	Total Area (Acres)	Impervious Area (Acres)	Impervious Area Percentage
Open Space	*(Some Open Space overlaps with Public and Commercial Space.)	(938.1)* 748.2 Net	7.0	1%
Public Space	County School Charter School Church County Park Community Center Recreation Center Fire Station EMS Watertank Site Wastewater Treatment Facility	21.5 18.6 3.3 66.2 3.6 2.6 1.45 0.5 NA 5.0	4.10 1.40 0.79 2.30 1.40 0.98 0.54 0.30 NA	19% 11% 24% 4% 39% 38% 37% 60%
Commercial Space	Village Center Village Market Town Center (includes town homes)	1.05 10.7 107.7	0.74 3.08 31.0	70% 29% 29%
Residential Area		359.9	142.6	39%
Rights-of-way		152.2	100.45	66%
Total		1,589.36		

Residential Lots

Size	Width	Number	Percentage
Large Lots	80'+	449	19%
Medium Lots	60'-80'	805	34%
Small Lots	30'-60'	623	26%
Townhomes	NA	372	16%
Multi-Family	N/A	140	6%
Total		2389 units	

