



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
10-16-06

PART A

Subject:

Request by Kevin Hamak, RLA, The John R. McAdams Co., Inc. on behalf of NNP Briar Chapel LLC for subdivision preliminary approval of **“Briar Chapel, Phase IV, Pods A, B, C, and D (Including Phase 3 ROW)”**, consisting of 323 lots on 152 acres, located off U. S. Hwy 15-501, Baldwin Township.

Action Requested:

See Recommendations.

Attachments:

1. Major subdivision application.
2. ArcView Map
3. Start and completion projections, Phases 1 though 4
4. Map – Briar Chapel Stream Buffers
5. Map – Construction Phases
6. Comments from Kevin Hamak, Project Manager, Land Planning, John R. McAdams Company, Inc., regarding zoning conditions.
7. Comments from Kevin Hamak, Project Manager, Land Planning, John R. McAdams Company, Inc., regarding private roads.
8. E-mail from Kevin Hamak, dated 9/25/06, regarding stormwater permits
9. Preliminary map titled “Briar Chapel, Phase 4”, prepared by The John R. McAdams Company, Inc., dated September 11, 2006

Submitted By:

_____ Date
Keith Megginson, Planning Director

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

- County Attorney** _____
Date Reviewed
- Finance Officer** _____
Date Reviewed
- Budget Officer** _____
Date Reviewed

PART B

Re: Briar Chapel, Phase IV, Pod A,B,C & D (including Phase 3 ROW)

Introduction / Background / Previous Board Actions:

See major subdivision application and preliminary map for background information.

This request is a portion of the Briar Chapel Planned Residential Development, consisting of 2,389 dwelling units on 1,589 acres, located off Hwy 15-501 N and Mann's Chapel Road, SR-1532, approved by the Chatham County Board of Commissioners on February 15, 2005. A copy of "An Ordinance Amending the Zoning Ordinance of Chatham County" and "A Resolution Approving An Application For A Conditional Use Permit For A Request By Mitch Barron On Behalf Of Newland Communities for Briar Chapel Planned Residential Development" may be viewed on the Chatham County web site at www.co.chatham.nc.us, then click on Planning, Rezoning & Subdivision Cases, Miscellaneous Prior to 2005, Briar Chapel. A copy of the Compact Community Ordinance can also be found on the Planning Department web page.

Issues for Further Discussion and Analysis:

The developer is requesting preliminary subdivision approval of Briar Chapel, Phase IV, Pods A, B, C, and D including Phase 3 roadway. Roadways are proposed to be public except for four (4) private roads, Tobacco Farm Way, Endor Drive, Grovewood Lane, and Sunnyside Court. Section 12.2, Streets and Other Specifications, of the CCO states "All streets shall be public and constructed to North Carolina Department of Transportation (NCDOT) standards. Upon completion, the streets shall be offered for dedication to the NCDOT for maintenance. In exceptional circumstances, a very limited number of private roads may be allowed as dead-end minor residential streets for lengths not more than one thousand (1,000) feet in order to address topographic characteristics of a site." Kevin Hamak, Project Manager, John R. McAdams Company, Inc., has stated in attachment # 7, the justification for allowing the private roads. Alleyways shown on the plat are to be private. Maintenance of the private roads and the alleyways are to be by the homeowners association.

Agency reviews have been received as follows:

Permits received pertaining to Briar Chapel, Phase IV, Pods, A, B, C, and D:

Phase 1

NCDWQ	Wastewater Treatment And Reclaimed Water Utilization System	April 29, 2005
(For the construction and operation of subject wastewater treatment and reclaimed water utilization system. Phase 1, Non-Discharge Permit.		
NCDENR	Approval to Construct Briar Chapel Reclamation Facility-Central Pond Dam (Dam Safety Permit, Phase 1)	July 29, 2005
NCDENR	Erosion Control Permit (Phase 1)	Sept. 15, 2005
NCDENR	Erosion Control Permit (Phase 1, Alternate 1)	October 26, 2005
NCDENR	Erosion Control Permit	Nov 28, 2005

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(Phase 1, Borrow Pit)

**CC Env Health
Erosion Control**

Erosion Control Permit
(Phase 1, Stockpile Area 3)
2 acres approved

January 26, 2006

NCDENR

Authorization to Construct
Briar Chapel S/D, Ph 1
Water System Management Plan

Nov 22, 2005

NCDOT

Commercial Driveway Permit
Entrance onto SR-1526 (Andrews Store Rd)
Temporary Driveway Permit – Phase 1

Aug 30, 2005

NCDOT

Encroachment Agreement- Phase 1
(4800 LF of 12” DIP Water Line and
appurtenances/ stub outs on SR-1526)

Oct. 13, 2005

NCDOT

Encroachment Agreement – Phase 1
(12” DIP Water Line Tap on SR-1526)

Sept 8, 2005

NCDOT

Road Plan Approval
(developer labeled this as Phase 1
(2) 36” culvert approval)

March 27, 2006

Phase 2

NCDENR

Erosion Control Permit
Phase 2

Oct 26, 2005

**CC Env Health
Erosion Control**

Erosion Control Permit
Phase 2 (24 acres)

Feb 9, 2006

NCDENR

Authorization to Construct
Phase 2- Water Line

Feb 20, 2006

NCDOT

Encroachment Agreement
12’ DIP Water Line Tap on
US 15-501 – Phase 2

Oct. 25, 2005

NCDOT

Commercial Driveway Permit
Entrance onto SR-1634

Oct. 27, 2005

NCDOT

Road Plan Approval

Mar 10, 2006

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Phase 2

The John R. McAdams Co., Inc.	Certification letter for 6 water quality ponds	Sept 11, 2006
NCDENR	Storm Water Management Plan Phase 1	Aug 7, 2006
NCDENR	Storm Water Management Plan Phase 1, Part 2	Aug 21, 2006
NCDENR	Storm Water Management Plan Phase 1, Part 3	Aug 29, 2006
See attachment # 8, dated 9/25/06 regarding Storm Water Management Plan permits.		
NCDWQ	401 Water Quality Certification All Phases	May 9, 2006
NCDOT	Road Plan Phase 3 – Contingent upon comments From Hydraulics Unit.	Sept 7, 2006

Phase 4

NCDOT	Road Plan Phase 4 – Contingent upon comments From Hydraulics Unit	Sept 7, 2006
CC Env Health Erosion Control	Erosion Control Permit Phases 3 & 4 (114 acres)	Mar 27, 2006
NCDENR	Authorization to Construct Water lines / Phases 3 & 4	Aus 22, 2006
NCDENR	Wastewater Collection System Ext. Subdivision A & B / Phases 3 & 4 Gravity Sewer & Lift Stations	Mar 2, 2006
NCDENR	Wastewater Collection System Ext. Modification Subdivision A & B / Phases 3 & 4	April 3, 2006
NCDWQ	Pressure Sewer Extension Phase 3 & 4	July 28, 2006

The Chatham County Emergency Operations Office has approved the road names Briar Chapel Parkway, Great Ridge Parkway, Serenity Hill Circle, Kimbolton Place, Tobacco Farm Way,

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Dark Forest Drive, Bennett Ridge Road, Saxapahaw Run, Saxapahaw Bend, Hill Creek Boulevard, Harlow Bend, Tabardry Mill Port, Granite Hill Pike, Turtle Point Bend, Bennett Mountain Trace, along with alleyway names as shown on the preliminary map. See preliminary map for alleyway names.

The zoning approval for Briar Chapel included 28 conditions of approval. Attachment # 6, from Kevin Hamak, John R. McAdams Co, Inc., states how each of the conditions will be addressed either at this time or at a later date during other phases.

Attachment # 4, Briar Chapel Stream Buffers, provides required stream buffer information as specified in Section 9: Buffers of the Compact Community Ordinance. The Phase IV map shows the various streams within this phase that require buffering. Staff has received a map for the file indicating the drainage area for the various streams. A note will be placed on the final plat stating that the trail system will meet the requirements of the CCO regarding distances from edge of the stream and other requirements.

Items to be changed or added to the final plat are as follows:

- *Site data on the final plat shall include information regarding length of public and private roads.
- *A note shall be placed on the final plat stating that the alleyways are private.
- *A note shall be placed on the final plat stating the maintenance responsibility of the private roads and alleyways and define maintenance responsibility of the public roads until taken over for maintenance by NCDOT.
- *Cul-de-sac radius shall be as required by the Chatham County Subdivision Regulations, Section 6.2 C (1) and 6.2 D (3) (h).
- *A note shall be placed on the final plat indicating the number of lots and lot numbers within each Pod.
- *Lots must be numbered consecutively throughout each Pod or Phase and the entire development.
- *Flood elevations along Polkberry Creek shall be shown on the final plat.
- *Note regarding Dedication of Buffer as required in Section 9.2, Perimeter Buffer.
- *Note stating that the trail system will meet the requirements of the CCO regarding distances from edge of the stream and other requirements.

Recommendation: The Planning Department and Planning Board recommend granting approval of the road names listed above and alleyway names shown on the preliminary plat and granting preliminary approval of “Briar Chapel, Phase IV, Pods A, B, C, and D (Including Phase 3 ROW)” with the following condition:

1. The final plat shall include the changes and/or items as specified above.