

PLANNING & ZONING REVIEW NOTES

VIII. C.

SUBJECT: Request by Mitch Barron, Newland Communities, on behalf of NNP Briar Chapel LLC, for a revision to the existing Compact Community – Conditional Use Permit (CC-CUP) at the intersection of Andrews Store Road and Parker Herndon Road.

ATTACHMENTS: The following was distributed at the May 1, 2006 Planning Board meeting. If you need additional copies, please contact the Planning Department.

1. Application and text, including addendum to the Briar Chapel Transportation Impact Assessment of June, 2004 and letter from J. L. Picklesimer, P. E., District Engineer, NCDOT, dated March 3, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

On February 15, 2005, The Board of County Commissioners approved an application by Mitch Barron on behalf of Newland Communities to rezone property referred to as being 1,589.36 acres in the general vicinity of U. S. Highway 15-501, Mann’s Chapel Road and Andrews Store Road from RA-40 to Compact Community Conditional Use District and approved an application for a Conditional Use Permit for a Planned Residential Development to consist of 2,389 dwelling units and to be known as “Briar Chapel”.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: Per the developer’s request, this revision is to the previously approved conditional use permit site plan for “removal of the previously approved point of access off Andrews Store Road and aligned with Parker Hendon Road. This street is also adjacent to the Sandra Tripp property. The removal of this street will reduce the number of intersections from Briar Chapel to Andrews Store Road from four to three.” Included with the packet is a copy of the section of the approved site plan showing the three roadway connections to Andrews Store near Parker Herndon Road. Also included is the proposed site plan showing removal of the roadway entrance across from Parker Hendon Road.

A revised traffic assessment was completed by Kimley-Horn to account for the reduction of entrances onto Andrews Store Road. Please review this document. Included with this review is a letter from J. L. Picklesimer, P. E., District Engineer, NCDOT which states “this office is in favor of the deletion of the proposed Briar Chapel street that was to connect onto our roadway system north of the intersection of SR-1526 (Parker Herndon Road) and SR 1528 (Andrews Store Road). We believe this will improve the safety to the traveling public as it will eliminate one point of possible conflict on our roadway system.”

RECOMMENDATION: The Planning Department recommends granting approval of the request for a revision to the existing Compact Community – Conditional Use Permit (CC-CUP) at the intersection of Andrews Store Road and Parker Herndon Road for the removal of the previously approved point of access off Andrews Store Road and aligned with Parker Hendon Road.

