

PLANNING & ZONING REVIEW NOTES

III. C. 3.

SUBJECT: Request by Joe Grady, Jr., PLS, The John R. McAdams Co., on behalf of NNP Briar Chapel, LLC for subdivision preliminary approval of “Briar Chapel-Great Ridge Parkway”, located off S. R. 1532, Mann’s Chapel Road, Baldwin Township.

- ATTACHMENTS:**
1. Major subdivision application.
 2. Preliminary plat titled “Briar Chapel – Great Ridge Parkway”, prepared by The John R. McAdams Company, Inc., dated April 5, 2007.

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 approval of Great Ridge Parkway, a proposed public, state maintained road. This preliminary approval request is only for Great Ridge Parkway which will provide access from S. R. 1532, Mann’s Chapel Road to the development.

Agency reviews have been received as required by the Chatham County Subdivision Regulations as follows:

NCDOT	Road Plan Approval	April 5, 2007
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Due to an oversight by Chatham County in signing the commercial driveway permit application, this permit will be received at a later date. Per Mike Sanchez, P.E. with The John R. McAdams Company, the commercial driveway permit should be approved by the date of the Board of Commissioners’ meeting.

CHATHAM COUNTY	Erosion Control Permit	April 4, 2007
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U. S. ARMY CORPS OF ENGINEERS	Creek Crossing Permit	May 9, 2006
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*Re: "Briar Chapel – Great Ridge Parkway
Right-of-Way Dedication*

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Copies of the above permits can be viewed on the Planning Department web site.

The Chatham County Emergency Operations Office has approved the road name Great Ridge Parkway.

RECOMMENDATION: The Planning Department recommends granting subdivision preliminary approval of "Briar Chapel – Great Ridge Parkway Right-of-Way Dedication" with the following condition:

1. Construction of Great Ridge Parkway shall not commence until staff has received a copy of the commercial driveway permit.