

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request by Joe Grady, Jr. PLS, for subdivision final plat approval of “**Briar Chapel Phase 2, Briar Chapel Parkway and Catullo Road r/w/ dedication**” consisting of 15 acres, located off SR-1634, Hubert Herndon Road and SR-1529, Taylor Road, Baldwin Township and U.S. Hwy 15-501.

ACTION REQUESTED: See recommendations

ATTACHMENTS: The following may be viewed on the Planning Department website at www.chathamnc.org under Planning, Rezoning & Subdivision Cases, 2007.

1. Major subdivision application.
2. Final plat titled “Briar Chapel, Phase 2” Recombination, Easement Dedication & Right-of-Way Dedication Plat, prepared by The John R. McAdams Company, Inc., dated August 8, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

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.chathamnc.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.

If the Board acted favorably on the previous preliminary request, this request may proceed.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval for the dedication of right-of-way for Briar Chapel Parkway and Catullo Run along with the realignment of Hubert Herndon Road. This request does not involve the creation of any residential or commercial lots.

A financial guarantee for the completion of the infrastructure has been submitted with certification of cost submitted by John T. Michael, P. E., The John R. McAdams Company, Inc. Section 3.1B. (1) of the Subdivision Regulations states that, “the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered...” The roadway has been graded, with some graveled surface and some paved surface so the area is accessible to

***Re: “Briar Chapel Phase 2, Briar Chapel Parkway
and Catullo Road r/w/ dedication”***

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con’t

emergency vehicles (with the exception of the stream crossing by bridge). County water is available to the subdivision so water for fire service is not an issue in consideration of whether the public health/safety will be endangered. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

RECOMMENDATION: *The plat displays the necessary information and meets the requirements of the Subdivision Regulations with the final approvals of other agencies.*

The Planning Department recommends granting final plat approval of Briar Chapel Phase 2, Recombination, and Easement Dedication & Right-of-Way Dedication Plat as submitted.