

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Keith Hurand, Sr., Vice President, on behalf of NNP Briar Chapel, LLC, for subdivision preliminary plat approval of “**Briar Chapel, Phase 5, South A**”, consisting of 28 lots on 9.86 acres, located off U.S. 15-501 N/ Briar Chapel Parkway, Baldwin Township.

ACTION REQUESTED: See Recommendation.

ATTACHMENTS:

1. Major Subdivision Application.
2. Update of zoning conditions, prepared by Mike Sanchez, P.E., The John R. McAdams Company.
3. Start and Completion Projections
4. Preliminary plat titled “ Briar Chapel, Phase 5 South A”, prepared by The John R. McAdams Company, dated April 9, 2009.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Zoning: Conditional Use District / Compact Community
Water System: Chatham County
Sewer System: Private Wastewater Treatment Plant
Watershed District: WS-IV PA
Subject to 100 year flood: No floodable area located in this section.

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.chathamnc.org/planning, 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.

Approvals to date include:

October 16, 2006: The Board of County Commissioners approved a preliminary plat for Briar Chapel, Phase IV, Pods A, B, C, and D (Including Phase 3 ROW) consisting of 323 lots on October 16, 2006.

Final plat approvals by the Chatham County Board of Commissioners to date include:

May 21, 2007: Briar Chapel - Phase 3 and 4 and Great Ridge Parkway Right-of-Way Dedication, consisting of 66 lots.

Sept 17, 2007: Briar Chapel – Phase 2, Briar Chapel Parkway and Catullo Road Right-of-Way Dedication. (no lots involved)

Oct. 15, 2007: Briar Chapel, Phase 4, Section 2, consisting of 120 lots.

Nov. 19, 2007: Briar Chapel, Phase 4, Section 3, consisting of 129 lots.

Re: Briar Chapel, Phase 5, South A

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary plat approval of “Briar Chapel, Phase 5 South A, consisting of 28 lots on 9.86 acres. The lots are for individual single family dwellings. The preliminary plat does not state whether or not there are any affordable housing lots in this section. Staff has asked for a verification of this and for a statement to be added to the final plat stating whether this section does or does not contain affordable housing lots. The lots will be accessed by a public, state maintained roadway and are located internally off Briar Chapel Parkway. NCDOT has reviewed and approved the road plans for the newly proposed roadways, ‘Serenity Hill Circle’ and ‘Hill Creek Boulevard’. Per NCDOT, no commercial driveway permit is required since this section has no direct access to a current state maintained roadway. Other agency reviews as required for a preliminary plat approval have been received as follows:

NCDWQ	Wastewater Collection System Extension	June 5, 2008
NCDOT	Road Plan Approval	January 26, 2009
Chatham County	Erosion Control / Letter of Approval Soil Erosion and Sedimentation Control	January 26, 2009
Corps of Engineers	404 Corps of Engineers Permit	October 2, 2006
NCDWQ	401 Stream Crossing Permit 401 Stream Crossing Permit Modification	May 9, 2008 January 11, 2008
Chatham County Public Works	Water Plan Approval	March 2, 2009
NCDENR	Construction Authorization Water Main Extension	April 21, 2009
NCDWQ	Stormwater Management Plan Approval	December 18, 2008

The above listed permits can be viewed on the Planning Department website at www.chathamnc.org/planning Rezoning and Subdivision Cases, 2009.

The Chatham County Emergency Operations Office has approved the road names ‘Serenity Hill Circle’ and ‘Hill Creek Boulevard’.

The two (2) intermittent streams shown on the preliminary plat are buffered with a 50 foot wide riparian buffer as required by the 1994 Watershed Protection Ordinance.

The zoning approval for Briar Chapel included 28 conditions of approval. Attachment #2, from Mike Sanchez, 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.

RECOMMENDATION: The Planning Department recommends granting approval of the road names ‘Serenity Hill Circle’ and ‘Hill Creek Boulevard’ and recommends granting preliminary plat approval of “Briar Chapel, Phase 5, South A” with the following condition:

1. The final plat shall state whether or not any affordable lots are located within Phase 5, South A.