



Chatham County Planning Board Agenda Notes

Date: December 3, 2013

Agenda Item: VII. 1

Attachment #: 1-3

- Subdivision**

 Conditional Use Permit

 Rezoning Request

 Other:

Subject:	Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of Briar Chapel, Phase 9, consisting of 114 lots on 33.54 acres located off SR- 1528, Andrews Store Road, Baldwin Township, Parcel #'s 87090 & 89827.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application. 2. Condition Stipulation update. 3. Preliminary plat titled "Briar Chapel, Phase 9", dated September 3, 2013 prepared by McKim & Creed.

Introduction & Background	
Zoning:	Conditional Use District / Compact Community
Water System:	Chatham County
Sewer System:	Private Wastewater Treatment Plant
Subject to 100 year Flood:	No floodable area in Phase 9
General Information:	Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres, permit revised in 2012
Reviewed:	Under pre-2008 Subdivision Regulations

Discussion & Analysis:	
Request:	Preliminary plat approval for Briar Chapel, Phase 9, consisting of 114 lots on 33.54 acres.
Roadways:	Public roadways and private alleyways. Per attachment # 2, Item 11, Sidewalks are shown throughout this phase to provide for pedestrian and bicycle circulation. Designated parking is not provided along the public roads and no off-site parking areas are proposed.
Overall Site Plan:	The site plan vicinity map shows the location of Phase 9 within the development.

Permits: Agency permits required for preliminary plat approval have been received. You may view a copy of the permits at www.chathamnc.org/planning, 2013, Briar Chapel, Phase 9.

Historical / Archaeological: Per the engineer, there are no cemeteries or historical structures located within the project area of Phase 9.

Road Names: The following road names have been approved for submittal by the Chatham County Emergency Office: Piedmont Passage, Box Elder Way, Cloverluck Way, Heartleaf Drive, Grassy Swale, Pepperdew Alley, and Salt Cedar Lane.

Conditional Use Permit Stipulations: See attachment # 2 for an update on the status of meeting the Conditional Use Permit conditions of approval.

Water Features: There are no water features with the boundary of Phase 9. There are intermittent and perennial water features located within the common area adjacent to Phase 9. Appropriate buffers along with the 10 foot no build area are shown along the streams.

Fire Department Review: North Chatham Fire Department has reviewed the Phase 9 plans and has stated the same concerns as in previous phases regarding emergency vehicle access to lots, on-street parking, and access to alleyways in case of a car or garage fire.

Recommendation: The Planning Department recommends granting approval of the road names Piedmont Passage, Box Elder Way, Cloverluck Way, Heartleaf Drive, Grassy Swale, Pepperdew Alley, and Salt Cedar Lane and recommends granting approval of the preliminary plat titled "Briar Chapel, Phase 9" as submitted.