



Chatham County Planning Board Agenda Notes

Date: May 7, 2013

Agenda Item: VII. No. 3

Attachments #: 1-3

- Subdivision**

 Conditional Use Permit

 Rezoning Request

 Other:

Subject:	Request by Eric Manturuk, John R. McAdams Co, on behalf of NNP Briar Chapel, LLC for final plat approval of Briar Chapel Phase 6 North, consisting of 119 lots on 36.58 acres, located off S. R. 1528, Andrews Store Road, S. R. 1526, Parker Herndon Road and Great Ridge Parkway, Baldwin Township, parcel #87809.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application. 2. Preliminary plat approval letter. 3. Final plat titled "Briar Chapel, Phase 6 North, Subdivision, Easement Dedication, & Right-of-Way Dedication", dated 3/11/13, prepared by The John R. McAdams.

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 6 North.
General Information:	Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres.
Reviewed:	Under pre-2008 Subdivision Regulations

Discussion & Analysis:
Request: Final plat for 119 lots on 36.58 acres. The preliminary plat approval was for 115 lots on 30 acres. The overall project will not exceed the 2,389 units on 1,589 acres.
Roadways: Public and private
Financial Guarantee: Yes
Requirements / Conditions: There were three conditions of preliminary plat approval. See

attachment # 2. Condition # 1 has not yet been met. Per Lee Bowman, Project Manager, Briar Chapel is currently having their attorney prepare the document for review by the county attorney. The document will be provided to staff prior to recordation of the final plat for Phase 6 North. Conditions # 2 & 3 have been met.

The plat meets the requirements for final plat review and approval.

Recommendation: The Planning Department recommends granting approval of the request for a financial guarantee and approval of the final plat titled “Briar Chapel, Phase 6 North, Subdivision, Easement Dedication, & Right-of-Way Dedication” with the following condition:

1. The final plat not be recorded until the county attorney has approved the financial guarantee.
2. The final plat not be recorded until the document protecting the perimeters buffers is prepared, with review and approval by the county attorney. The document shall be recorded in the Office of the Register of Deeds.