



Chatham County Planning Board Agenda Notes

Date: May 7, 2013

Agenda Item: VII. No. 2 Attachment #: 1- 4

- Subdivision**
 Conditional Use Permit
 Rezoning Request
 Other:

Subject:	Request by Kevin Graham, Vice President, Operations, on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of Briar Chapel, Phase 7 , consisting of 166 lots on 53.54 acres, located off S. R. 1528 Andrews Store Road, S. R. 1526, Parker Herndon Road, and Great Ridge Parkway, Baldwin Township, parcel #87090 and #89623.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application. 2. Site Plan. 3. Condition Stipulation update. 4. Preliminary plat titled "Briar Chapel, Phase 7", dated January 18, 2013, prepared by McKim and 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 7
General Information:	Compact Community approved in 2005 for 2,389 dwelling units 1,589 acres.
Reviewed:	Under pre-2008 Subdivision Regulations

Discussion & Analysis:	
Request:	Preliminary plat approval for Briar Chapel, Phase 7, consisting of 166 lots on 53.54 acres.
Roadways:	Public roadways and private alleyways. Per the developer, no on-street parking will be allowed on the public roadways. Additional parking spaces have been provided along the common areas and in the alleyways. Sidewalks will be provided as shown on the

roadway plans with Great Ridge Parkway having a 5 foot wide sidewalk and local roadways having a 4 foot wide sidewalk per side.

Site Plan: Attachment # 2 is the site plan showing the Phase 7 location within the overall development. The two roadway connections from the common areas to Boulder Point Drive are not part of this submittal. Road L shown on the site plan, Old Piedmont Circle, will connect to Boulder Point; and Great Ridge Parkway Extension which will connect to Granite Mill which will be reviewed by the Board of County Commissioners for preliminary plat approval on May 15th. Per the engineer, the area adjacent to Phase 7 is designated as future development of Briar Chapel South.

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 7. As of this date, staff has not received the NCDOT Road Plan Approval. Staff has received an e-mail from Jeff Loflin, District Engineer, stating that NCDOT has “conceptually approved the most recent version, with some minor redline corrections as discussed with Briar Chapel.”

Historical / Archaeological: There is a cemetery located near but outside of the proposed right-of-way of Great Ridge Parkway Extension along with a tobacco barn. Per the 2006 Archaeological report, the cemetery is not eligible for the National Register, but will be protected with a 25 foot buffer. The applicant is not required to preserve or maintain the tobacco barn. Per the developer, Briar Chapel will make its best effort to inform the Chatham County Historical Society within a reasonable timeframe before any action is taken on the barn.

Road Names: The following road names have been approved for submittal by the Chatham County Emergency Office: Juneberry Drive, Kuralt View, West Chinquapin Path, East Chinquapin Path, Tin Pan Alley, Gameland Circle, Old Piedmont Circle, Overcup Trail, Reedy Fork Trail, Skipperling Street, Sachem Lane, Longtail Court, Nighthawk Trail, Barn Swallow Bend, Chapelton Court, Salt Cedar Lane, Sawtooth Road, and Artifact Alley.

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 within Phase 7.

Fire Department Review: North Chatham Fire Department has reviewed the preliminary plat and has the following concerns: access to alleyways in case of a car or garage fire. Per the engineer, the concern was addressed by acknowledgment that the rear of all lots can be accessed from the public street the lot fronts on. The other concern is with the future development of Briar Chapel South (which includes Phase 7) there is potential for traffic congestion at the intersection of Great Ridge Parkway and Granite Mill Boulevard with cars stacking on Granite Mill when parents are waiting to get children to and from school along with school events. Great Ridge Parkway, Granite Mill, and Boulder Point are all designated as ‘collector’ roads that will not allow on-street parking. If on-street parking occurs, the fire department has concerns that there could be a delayed response time by emergency vehicles. The developer and the school system have been notified of the concerns. As stated above, additional parking spaces are being provided in Phase 7.

Recommendation: The Planning Department recommends granting approval of the road names Juneberry Drive, Kuralt View, West Chinquapin Path, East Chinquapin Path, Tin Pan Alley, Gameland Circle, Old Piedmont Circle, Overcup Trail, Reedy Fork Trail, Skipperling Street, Sachem Lane, Longtail Court, Nighthawk Trail, Barn Swallow Bend, Chapelton Court, Salt Cedar Lane, Sawtooth Road, and Artifact Alley and recommends granting approval of the preliminary plat with the following condition:

1. No public roadway construction to commence until staff receives the final NCDOT Roadway Plan Permit.