

..TITLE

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.

..ABSTRACT

Action Requested:

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.

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.
Reviewed: Under pre-2008 Subdivision Regulations
General Information: Compact Community approved in 2005 and as revised in 2012 for 2,389 dwelling units on 1,589 acres. At the time of preliminary plat review, Phase 6 North received approval of a waiver for a partial reduction of the 100 foot wide perimeter buffer to allow a stormwater feature to encroach into the perimeter buffer.

Discussion & Analysis:

Request: Final plat for 119 lots on 36.58 acres. The preliminary plat approval received on October 15, 2012 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. The Declaration of Covenants and Restrictions – Perimeter Buffers and Viewshed Buffers been prepared by the attorney for Briar Chapel, reviewed by staff, and is being finalized 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 Planning Board discussed the request at their May 7, 2013 meeting. Lee Bowman, Project Manager was present to answer questions from the Board. There were current Briar Chapel property owners present who stated that they were concerned that the final plat did not match the preliminary in that the amount of common/park area had been reduced. The Planning Board discussed the artifact area shown on the final plat and its future use and protection, and the percent of completed work to date. Per Lee Bowman, as of the date of the meeting approximately 70% of the required infrastructure has been completed.

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

Recommendation:

The Planning Department and Planning Board recommend (by unanimous vote - 9 members present) 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.