

..TITLE

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, parcels #87090 and #89623.

..ABSTRACT

Action Requested:

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Introduction & Background:

<u>Zoning:</u>	Conditional Use District / Compact Community
<u>Water System:</u>	Chatham County
<u>Sewer System:</u>	Private Wastewater Treatment Plant
<u>Subject to 100 year Flood:</u>	No floodable area in Phase 7
<u>Reviewed:</u>	Under pre-2008 Subdivision Regulations
<u>General Information:</u>	Compact Community approved in 2005 and revised in 2012 for 2,389 dwelling units 1,589 acres.
<u>Reviewed:</u>	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 Great Ridge Parkway. The developer is providing 171 additional parking spaces 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 Phase 7 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 will connect to Granite Mill. The Great Ridge Parkway Extension preliminary plat was approved by the Board of County Commissioners 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.

Historical / Archaeological: There is a cemetery along with a tobacco barn located near but outside of the proposed right-of-way of Great Ridge Parkway. 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.

Issues of Concern: 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, 171 additional parking spaces are being provided in Phase 7.

The Planning Board discussed the request at their May 7, 2013 Planning Board meeting. Lee Bowman, Project Manager, and Chris Seamester, PLA, McKim and Creed, were present to answer questions. Mr. Jim Elza stated that he thought that the developer should meet with the homeowners association prior to final plat submittal

regarding either the demolition or the preservation of the tobacco barn since the Homeowners Association (HOA) would be responsible for the maintenance of the common areas and any structures located in a common area. Another question from the Planning Board regarded who is responsible for enforcing parking restrictions. Per Lee Bowman, it is the HOA's responsibility to enforce the areas of no on-street parking. In response to an earlier comment regarding fire department access, Chris Seamster addressed the Board to state that if a fire occurs on a property, the fire can be fought from the public street and that the fire department hoses are sufficient in length to reach the rear of the lots.

Recommendation:

The Planning Department and Planning Board (by vote 8 – 1) 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. The developer shall meet with the homeowners association prior to final plat submittal regarding either the demolition or the preservation of the tobacco barn.