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Request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for preliminary plat approval of Briar Chapel, Phase 8 consisting of 110 lots on 24.7 acres located off SR-1528, Andrews Store Road and SR-1526, Parker Herndon Road, Baldwin Township, parcel numbers 87090 and 89623.

..ABSTRACT

Action Requested:

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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 8

General Information: Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres and revised in 2012.

Reviewed: Under pre-2008 Subdivision Regulations

Discussion & Analysis:

Request: Preliminary plat approval for Briar Chapel, Phase 8, consisting of 110 lots on 24.7 acres. Phase 8 is split by Phase 7 and consisting of Lot #'s 1062 -- #1064, and Lot #'s 1067 – 1162.

Roadways: Public roadways and private alleyways. Per Lee Bowman, Project Manager, no overflow parking areas are planned in Phase 8, but overflow parking has been provided in Phase 7 along the common areas. Per the construction plans, Great Ridge Parkway will have a 5 foot wide sidewalk and the neighborhood roadways will have 4 foot wide sidewalks. There will be two new driveway connections to Granite Mill Boulevard, Old Piedmont Circle and Juneberry Drive.

Site Plan: Attachment # 2 is the site plan showing the Phase 8 location within the Briar Chapel South area.

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 8.

Historical / Archeological: Per the application, “there are no cemeteries or structures eligible for the National Register within the project area of Phase 8.” Chris Seamster, McKim and Creed, has also verified that to his knowledge there are no historical features 50 years or older located in Phase 8.

Road Names: The road name, ‘Monarch Trail’ has been approved for submittal by the Chatham County Emergency Operations Office. The other road names serving the lots were approved during the Phase 7 preliminary plat process.

Conditional Use Permit Stipulations: See attachment # 2, dated July 11, 2013, for an update on the status of meeting the Conditional Use Permit conditions of approval.

Water Features: There are no water features within the boundaries of Phase 8.

Fire Department Review: North Chatham Fire Chief, John Strowd and Deputy Chief, Mark Riggsbee attended the July 17th Technical Review Committee meeting along with various county staff to review the submittal. Chief Strowd expressed his concerns regarding emergency vehicle access to the lots, specifically fire truck access, due to potential on-street parking on the neighborhood roads, and concern regarding access to the alleyways in case of a car or garage fire. Mr. Strowd stated that the limited turning radius into the alleyways would prevent fire trucks from being able to access those areas and there may be limited access between the houses due to proximity to each other and fences constructed by the homeowners between houses, as has been done in other phases. Mr. Bowman and the engineer, Chris Seamster, stated that as they have stated previously, fires can be fought from the public road frontage and that the homeowners association will be responsible for enforcing no on-street parking on the neighborhood roads. The Phase 8 road plans approved by NCDOT do not include any on-street parking areas. There is additional parking areas designated in adjacent Phase 7 along the common areas.

The Planning Board met on August 6, 2013 and reviewed the request. Lee Bowman was present to answer any questions. The Planning Board had no concerns regarding Phase 8.

Recommendation:

The Planning Board (by unanimous vote - 9 members present) and the Planning Department recommend granting approval of the road name ‘Monarch Trail’ and recommends granting approval of the preliminary plat as submitted.