

..TITLE

Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of Briar Chapel, Phase 9, consisting of 114 lots on 33.54 acres located off SR- 1528, Andrews Store Road, Baldwin Township, Parcel #'s 87090 & 89827.

..ABSTRACT

Action Requested:

Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of Briar Chapel, Phase 9, consisting of 114 lots on 33.54 acres located off SR- 1528, Andrews Store Road, Baldwin Township, Parcel #'s 87090 & 89827.

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 9

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

Reviewed: Under pre-2008 Subdivision Regulations

Discussion & Analysis:

Request: Preliminary plat approval for Briar Chapel, Phase 9, consisting of 114 lots on 33.54 acres.

Roadways: Public roadways and private alleyways. Per attachment # 2, Item 11, Sidewalks are shown throughout this phase to provide for pedestrian and bicycle circulation. Designated parking is not provided along the public roads and no off-site parking areas are proposed.

Overall Site Plan: The site plan vicinity map shows the location of Phase 9 within the development.

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 9.

Historical / Archaeological: Per the engineer, there are no cemeteries or historical structures located within the project area of Phase 9.

Road Names: The following road names have been approved for submittal by the Chatham County Emergency Office: Piedmont Passage, Box Elder Way, Cloverluck Way, Heartleaf Drive, Grassy Swale, Pepperdew Alley, and Salt Cedar Lane.

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 with the boundary of Phase 9. There are intermittent and perennial water features located within the common area adjacent to Phase 9. Appropriate buffers along with the 10 foot no build areas are shown along the streams.

Fire Department Review: North Chatham Fire Department has reviewed the Phase 9 plans and has stated the same concerns as in previous phases regarding emergency vehicle access to lots, on-street parking, and access to alleyways in case of a car or garage fire.

The staff Technical Review Committee met on November 13, 2013 to review the request. There were no concerns or questions. The Planning Board discussed the request at their December 3rd meeting. Julie Daniels, Briar Chapel Construction Manager, was there to answer questions. There was one (1) adjoining property owner present, Johnny Carpenter, with a question regarding whether a roadway off Andrews Store Road shown on an earlier master plan was to be constructed. Mr. Sullivan stated that no additional access roads from Andrews Store Road to Briar Chapel are planned at this time. There were no additional questions or concerns.

Recommendation:

The Planning Board by vote of 7-0-1 recommends granting approval of the road names Piedmont Passage, Box Elder Way, Cloverluck Way, Heartleaf Drive, Grassy Swale, Pepperdew Alley, and Salt Cedar Lane and recommends granting approval of the preliminary plat titled "Briar Chapel, Phase 9" as submitted.