

## **..TITLE**

Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for preliminary plat approval of Briar Chapel, Phase 11, Sections 1 and 2 consisting of 200 lots, on 34.37 acres, located off SR-1528, Andrews Store Road and Granite Mill Blvd, Baldwin Township, parcel #2714.

## **..ABSTRACT**

### **Action Requested:**

Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for preliminary plat approval of Briar Chapel, Phase 11, Sections 1 and 2 consisting of 200 lots, on 34.37 acres, located off SR-1528, Andrews Store Road and Granite Mill Blvd, Baldwin Township, parcel #2714.

### **Introduction & Background:**

**Zoning:** Conditional Use District / Compact Community

**Water System:** Chatham County

**Sewer System:** Private Wastewater Treatment Plant

**Subject to 100 year flood:** No

**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 of Briar Chapel, Phase 11, Sections 1 & 2, consisting of 200 lots on 34.37 acres.

**Roadways:** Public roadway and private alleyways. The developer is providing 82 additional parking spaces along the common areas and in the alleyways. Sidewalks are shown throughout this phase to provide for pedestrian and bicycle circulation.

**Site Plan:** Attachment # 2 is the site plan showing the Phase 11, Sections 1 & 2 location within the overall development. Phase 11 borders Granite Mill Boulevard and is split by Great Ridge Parkway.

**Permits:** Agency permits required for preliminary plat approval have been received. You may view a copy of the permits at [www.chathamnc.org/planning](http://www.chathamnc.org/planning), 2014, Briar Chapel, Phase 11.

**Historical / Archaeological:** Per the developer and engineer, there are no cemeteries or structures eligible for the National Register or that may have historical value (50 years or older) within Phase 11. The project is adjacent to Phase 7, where a cemetery is located. A 25 foot buffer was established to protect the cemetery. The cemetery is located within a common area in Phase 7 along with a tobacco barn that has been preserved.

**Road Names:** The following road names have been approved for submittal by the Chatham County Emergency Operations Office: Lantern Hill Trace, Farmbrooke Lane, Quarter Gate Trace, Maple Leaf Lane, Old Coach Road, Cold Spring Road, Sunny Hill Lane, Fog Hollow Lane, Cedar Stand Trail, Noyace Lane, Stoney Gap Lane, Briar Hill Lane, Singing Wood Run, Greenway Lane, Walden Oaks Lane, Black Walnut Trail, and Wild Indigo Way. Salt Cedar Lane has been previously approved in another phase. The name 'Old Spring Road' shown on the preliminary plat is a duplication and cannot be used and will be replaced by 'Cold Spring Road'.

**Conditional Use Permit Stipulations:** See attachment # 3 for an update on the status of meeting the Conditional Use Permit Conditions of approval.

**Water Features:** There is one intermittent water feature with a 50 foot undisturbed buffer per side located within the common area of Phase 11.

**Technical Review Committee Review:** The Technical Review Committee met on September 17, 2014 to review the request. The Fire Marshal stated the ongoing concern he and the North Chatham Fire Department have regarding emergency vehicle access. Emergency Operations staff stated that any road or alley that is named must have a road sign installed.

The preliminary plat shows three (3) mail kiosk locations within Phase 11 as required by the US Postal Service.

The Planning Department reviewed the request for preliminary plat approval at their October 7<sup>th</sup> Planning Board meeting. Briar Chapel representatives were present to answer questions. No adjoining property owners were present. There were no concerns or questions from the Planning Board.

**Recommendation:**

The Planning Board by unanimous vote and Planning Department recommends granting approval of the road names Lantern Hill Trace, Farmbrooke Lane, Quarter Gate Trace, Maple Leaf Lane, Old Coach Road, Cold Spring Road, Sunny Hill Lane, Fog Hollow Lane, Cedar Stand Trail, Noyace Lane, Stoney Gap Lane, Briar Hill Lane, Singing Wood Run, Greenway Lane, Walden Oaks Lane, Black Walnut Trail, and Wild Indigo Way and granting approval of the preliminary plat for Briar Chapel, Phase 11, Sections 1 & 2 with the following conditions:

1. The final plat shall state all public road and private alleyway names.