



Chatham County Planning Board Agenda Notes

Date: April 1, 2014

Agenda Item: VII. 1

Attachment #: 1-3

- Subdivision**

 Conditional Use Permit

 Rezoning Request

 Other:

Subject:	Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision final plat review and approval of Briar Chapel, Phase 7 , consisting of 166 lots on 50.6 acres, and Great Ridge Parkway Extension , and Great Ridge Parkway Culvert , located off S. R. 1528, Andrews Store Road, Baldwin Township, parcel #'s 87090, 89623,2714, 82826,87852, and 87024.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application. 2. Cover letter prepared by Chris Seamster, RLA, McKim & Creed 3. Final plat titled "Briar Chapel Development – Phase 7, Great Ridge Parkway Extension and Great Ridge Parkway Culvert", prepared by McKim & Creed, dated March 13, 2014.

Introduction & Background
 Zoning: Conditional Use District / Compact Community
 Water System: Chatham County
 Sewer System: Private Wastewater Treatment Plant
 Subject to 100 year flood: yes
 General Information: Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres and amended in 2012.
 Reviewed: Under pre-2008 Subdivision Regulations

Discussion & Analysis:
Request: This final plat request is a combination of three previous preliminary plat approvals. The three portions of this request received separate preliminary plat approvals as follows:
 Phase 7 - June 18, 2013, consisting of 166 lots
 Great Ridge Parkway Extension – May 20, 2013
 Great Ridge Parkway Culvert - September 16, 2013
Roadways: Public roadways and private alleyways
Road Names: Several of the road names approved by the Board of Commissioners during

the preliminary plat review and approval for Phase 7 have been changed. The Emergency Operations Office has approved the following road names for submittal: Cardinal Ridge Road, Tyner Loop Circle, Mallard Landing Drive, Beacon Ridge Blvd, Mallard Landing Drive, Quail Place Trail, Shady Oak Trail, Junebery Drive, Rock Ledge Drive, Morning Light Trace, Lovegrass Lane, Pathfinder Lane, Dew Drop Run, Smokerise Road, Sawgrass Place, Spring Garden Way, Foggy Trace, and Starview Lane.

Financial Guarantee: A financial guarantee is being requested for the completion of required infrastructure. Per the engineer 47% of the infrastructure has been completed and additional work may be completed prior to final plat recordation. The contract and financial guarantee will require review and approval by the county attorney prior to final plat recordation. Grant Livengood, P.E., has certified that the roadways are accessible to emergency vehicles in a letter dated March 7, 2014.

Other: The area surrounding the cemetery was shown as common space on the preliminary plat and is now shown as 'Future Development' on the final plat. As stated in the cover letter, "By doing so, we will be able to preserve some flexibility in allowing for commercial use in this space should an opportunity present itself in the future".

Requirements/Conditions: There was one condition of preliminary plat approval: "The developer shall meet with the homeowners association prior to final plat submittal regarding either the demolition or the preservation of the tobacco barn." Staff has received confirmation from Lee Bowman, Project Manager, that the condition has been met. It is the intent to use the barn as storage.

Recommendation: The Planning Department recommends granting final plat approval of the request **Briar Chapel, Phase 7**, consisting of 166 lots on 50.6 acres, **Great Ridge Parkway Extension**, and **Great Ridge Parkway Culvert** and approval of the road names Cardinal Ridge Road, Tyner Loop Circle, Mallard Landing Drive, Beacon Ridge Blvd, Mallard Landing Drive, Quail Place Trail, Shady Oak Trail, Junebery Drive, Rock Ledge Drive, Morning Light Trace, Lovegrass Lane, Pathfinder Lane, Dew Drop Run, Smokerise Road, Sawgrass Place, Spring Garden Way, Foggy Trace, and Starview Lane; and granting approval of the request for a financial guarantee with the following condition:

1. The plat not be recorded until the county attorney has approved the form of the financial guarantee and the contract.