

## **..TITLE**

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.

## **..ABSTRACT**

### **Action Requested:**

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.

### **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, Starview Lane, and Meadows Edge Drive.

**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. Section 3.1 B, Adequate Security states in part “When either forty (40) percent of the total cost of improvements have been completed or .....and when the public health and/or safety will not be endangered, the County may waive the requirement that the applicant complete all required improvements prior to the signing of the subdivision plat, and that, as an alternative, the applicant post an adequate security at the time of application for final subdivision approval.” Staff thinks the request qualifies for a financial guarantee with the receipt of a certification letter from a licensed engineer prior to final plat recordation stating that the roadways are accessible to emergency vehicles and confirmation is received from the Chatham County Fire Marshal.

**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.

At the April 1, 2014 Planning Board meeting, the Board discussed the request. Present representing the developer were Lee Bowman, Project Manager, Chris Seamster, RLA, and Mark Ashness, P. E. There was a question regarding why the road names had been changed. Lee Bowman addressed the question and stated that the marketing firm for Briar Chapel thought that some of the road names approved at preliminary were difficult to pronounce and spell, so the majority of the names were changed. There was also a question regarding protection of the cemetery. Staff stated that the cemetery has a 25 foot buffer that is to protect it from any nearby construction and that the HOA would be responsible for maintenance of the cemetery. Another question from the Board was regarding whether the lot labeled ‘Future Development’ could be used in the future for commercial uses and if so what uses. Lee Bowman stated that the lot was labeled as ‘Future Development’ to give flexibility for future use and that the Briar Chapel homeowners had requested that the lot designation allow for potential commercial uses such as a coffee shop/sandwich shop, daycare, etc. and further stated that uses would have to meet the requirements of the compact community.

**Recommendation:**

The Planning Board by unanimous vote 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, Starview Lane, and Meadows Edge Drive; 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.
2. The plat not be recorded until staff has received a certification letter from a licensed engineer prior to final plat recordation stating that the roadways are accessible to emergency vehicles and confirmation is received from the Chatham County Fire Marshal.