



## Chatham County Planning Board Agenda Notes

**Date: May 6, 2014**

**Agenda Item: VIII. 1**

**Attachment #: 1-2**

- Subdivision**
                 
  **Conditional Use Permit**
                 
  **Rezoning Request**  
 **Other:**

<b>Subject:</b>	Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for final plat approval of Briar Chapel, Phase 8, consisting of 112 lots on 23.3 acres, off Andrews Store Road, SR-1528, Baldwin Township, parcel #87090 & 89623.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Major Subdivision Application</li> <li>2. Final Plat titled 'Briar Chapel Development – Phase 8', prepared by McKim and Creed, dated April 11, 2014.</li> </ol>

**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. Permit revised in 2012  
**Reviewed:** Under pre-2008 Subdivision Regulations

**Discussion & Analysis:**

The developer is requesting final plat approval of Briar Chapel, Phase 8 consisting of 112 lots. The Board of County Commissioners approved the preliminary plat on September 16, 2013 for 110 lots. Two additional lots have been added to Phase 8. The road layout is unchanged from preliminary plat approval. The final plat submittal application includes a request for approval of a financial guarantee for completion of required infrastructure. Per Chris Seamster, RLA, McKim and Creed, the improvements are approximately 45% complete and it is anticipated that the project will be 70% complete at the time of Board of Commissioner review. 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.

**Recommendation:**

The Planning Department recommends granting final plat approval of Briar Chapel Development – Phase 8 and recommends 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 contract and financial guarantee.
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.