

..TITLE

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.

..ABSTRACT

Action Requested:

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.

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 bringing the total lot count to 112. 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. An updated cost estimate letter will be provided 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 orand 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." It is staff's opinion that 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 of such is received from the Chatham County Fire Marshal.

Recommendation:

The Planning Board (by vote of 8-0-1) and staff recommend granting final plat approval of Briar Chapel Development – Phase 8 and recommend 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.