



Chatham County Planning Board Agenda Notes

Date: July 1, 2014

Agenda Item: VIII. 3

Attachment #: 1-2

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 NNP Briar Chapel LLC, Phase 5, Revision Plat, located off SR-1528, Andrews Store Road, Baldwin Township, parcel # 89197.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none">1. Major Subdivision Application.2. Final plat titled "NNP-Briar Chapel, LLC Revision Plat" Open Space #17 Phase 5 North As Previously Shown on P. B. 2011, Pgs 135-140, prepared by McKim & Creed, dated December 3, 2013.

Introduction & Background

Briar Chapel, Phase 5 North, consisting of 174 lots, received final plat approval from the Board of County Commissioners on July 18, 2011.

Discussion & Analysis:

This request is for approval of the dedication of 10 additional feet of public road right-of-way along Pokeberry Bend Drive and Owen Towne Road increasing the total width of right-of-way from 40 feet to 50 feet. The dedication of right-of-way includes the parallel parking spaces that were constructed on the east side of Pokeberry Bend Drive. Staff received an e-mail from Justin Richardson, NCDOT, stating "NCDOT has reviewed the revised plats for Phase 5 N in Briar Chapel and concur with the changes."

Recommendation:

The Planning Department recommends granting the request for approval of the dedication of 10 additional feet of public road right-of-way along Pokeberry Bend Drive and Owen Towne Road increasing the total width of right-of-way from 40 feet to 50 feet as shown on plat titled "NNP Briar Chapel LLC, Phase 5, Revision Plat".