



Chatham County Planning Board Agenda Notes

Date: January 6, 2015

Agenda Item:

Attachment #:

Subdivision

Conditional Use Permit

Rezoning Request

Other:

Subject:	Request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for subdivision preliminary / final plat approval of Briar Chapel, Phase 9, consisting of 139 lots on 33.9 acres, located off S. R. 1528, Andrews Store Road, Baldwin Township, parcel #'s 82827 & 87090.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Final plat titled Briar Chapel Development – Phase 9, prepared by McKim and Creed, dated 12/12/2014.

Introduction & Background	
Zoning:	Conditional Use District / Compact Community
Water System:	Public, Chatham County
Sewer System:	Private wastewater treatment plant
Subject to 100 year flood:	No floodable area in Phase 9
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	
<p>Request: The developer is requesting approval of the preliminary / final plat for Briar Chapel, Phase 9, consisting of 139 lots on 26.5 acres. The preliminary plat approval on 1/21/14 was for 114 lots. The developer is requesting to add twenty-five (25) lots to the Phase 9 final plat to accommodate builder requests for varying lot sizes. The overall number of lots approved for Briar Chapel, 2,389, will not change. There was no revision required to the public road layout to add the additional lots and no additional review by NCDOT was required. The developer has provided revised permits from NCDENR for the revision to the water plans and revision to the wastewater collection system to</p>	

accommodate the additional 25 lots. The permits are posted on the Planning Department webpage at www.chathamnc.org/planning. Click on Rezoning and Subdivision Cases, 2015, Briar Chapel, Phase 9.

Roadways: Public roadways and private alleyways. No additional off-site parking is provided in Phase 9. Sidewalks are provided.

Road names: The Board of Commissioners approved the road names requested by the developer during preliminary plat review and approval. The developer has now requested that the road names be changed from the names approved at preliminary plat to the following: Highveld Avenue, Landover Circle, Fontaine Way, Manor Wood Drive, Mooreland Avenue, Nighthawk Trail, Grouse Trail, Star Grass Trail, and Greenway Lane. The Emergency Operations Office has okayed these names to be submitted to the Board of County Commissioners for approval.

Financial Guarantee: Per the cost estimate letter prepared by Chris Seamster, RLA, dated December 18, 2014, the Phase 9 improvements are approximately 70% complete and it is anticipated that prior to final plat approval the improvements will be approximately 85% complete. An updated cost letter will be provided prior to recordation of the final plat. Per the pre-2008 Subdivision Regulations, the required improvements must be a minimum of 40% complete and the public health and/or safety not be endangered, prior to submittal of a final plat request. Staff requests that the engineer certify prior to final plat recordation that the roadways are accessible to emergency vehicles in order to protect the public health and/or safety.

Requirement / Conditions: There were no conditions specific to Phase 9 required at preliminary plat approval.
The plat meets the requirements for preliminary / final plat review and approval.

Recommendation: The Planning Department recommends granting approval of the request for a financial guarantee and approval of the final plat titled "Briar Chapel Development – Phase 9" with the following conditions:

1. The final plat not be recorded until the county attorney has approved the financial guarantee.
2. The final plat not be recorded until staff has received certification from the engineer that the roadways are accessible to emergency vehicles and the Fire Marshal has approved the certification.