

..TITLE

Vote on a request by NNP Briar Chapel, LLC for subdivision Final Plat approval of Briar Chapel, Phase 11 South, consisting of 80 lots on 21.5 acres, located off Andrews Store Road, SR-1528 and US 15-501 N, Baldwin Township, parcel #2714.

..ABSTRACT

Action Requested:

Request by NNP Briar Chapel, LLC for subdivision Final Plat approval of Briar Chapel, Phase 11 South, consisting of 80 lots on 21.5 acres, located off Andrews Store Road, SR-1528 and US 15-501 N, Baldwin Township, parcel #2714.

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 11

General Information: Compact Community approved in 2005 for 2,389 dwelling units on 1.589 acres. Permit revised in 2012, and 2014 increasing the dwelling units to 2,500.

Reviewed: Under pre-2008 Subdivision Regulations

Discussion & Analysis:

This request is for final plat approval of Briar Chapel, Phase 11 South, consisting of 80 lots. This is a portion of Phase 11 that received preliminary plat approval for Sections 1 & 2 and consisting of 200 lots. Briar Chapel, Phase 11 North (Section 1) received final plat approval on August 17, 2015 for 124 lots. Four (4) lots have been added to the Phase 11 layout.

Roadways: Public and private alleyways.

Road Names: The final plat shows the road name 'Old Spring Road'. The Emergency Operations Office stated at the preliminary plat review that the name 'Old Spring Road' was a duplication and could not be used. The road name will be changed on the final mylar to 'Cold Spring Road'. The other road names shown on the final plat, Black Walnut Trail, Walden Oaks Lane, Old Coach Road, Quarter Gate Trace, Wild Indigo Way, Maple Leaf Lane, have been reviewed and reserved by the Emergency Operations Office and approved by the Board of Commissioners during the preliminary plat review.

Financial Guarantee: A financial guarantee is being requested for the completion of required infrastructure. Per the engineer 51% of the required infrastructure has been completed and additional work may be completed prior to final plat recordation. The pre-2008 Subdivision Regulation requires that 40% of the required infrastructure be

completed prior to submittal of a final plat request. The contract and form of the financial guarantee will require review and approval by the county attorney prior to final plat recordation. Prior to final plat recordation, the engineer will be required to provide staff with a letter certifying that the roadways are accessible to emergency vehicles and the Chatham County Fire Marshal must approve in order to meet the requirement that the health and welfare of the public not be endangered.

The Planning Board met on October 6, 2015 to review the request. Staff provided an overview of the application and Lee Bowman and Chris Seamster, RLA, were in attendance representing the developer. There was discussion about road widths and lot sizes, with one Planning Board member expressing concern about storm water runoff from the small lots.

Recommendation:

The Planning Board (by a vote of 8-1) and Planning Department recommend granting final plat approval of Briar Chapel, Phase 11 South with the following three (3) conditions:

1. Prior to final plat recordation, the road name 'Old Spring Road' be changed to 'Cold Spring Road'.
2. Prior to final plat recordation, the county attorney shall review and approve the form of the financial guarantee and contract.
3. Prior to final plat recordation, staff shall receive certification from the engineer that the roadways are accessible to emergency vehicles and the Fire Marshal has approved.