



## Chatham County Planning Board Agenda Notes

Date: October 6, 2015

Agenda Item: VIII.

Attachment #: 2

- Subdivision     
  Conditional Use Permit     
  Rezoning Request  
 Other:

<b>Subject:</b>	Request by NNP Briar Chapel, LLC for subdivision Preliminary Plat approval of Briar Chapel, Phase 15 North, consisting of 50 lots on 20.32 acres, located off Andrews Store Road, SR-1528 and US 15-501 N, Baldwin Township, parcel #82828.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Major Subdivision Application</li> <li>2. Permit Stipulation update for Phase 15 North</li> <li>3. Preliminary plat titled "Briar Chapel, Phase 15 North", dated June 17, 2015 prepared by McKim &amp; Creed</li> </ol>

<b>Introduction &amp; Background</b>	
<b>Zoning:</b>	Conditional Use District / Compact Community
<b>Water System:</b>	Public, Chatham County
<b>Sewer System:</b>	Private wastewater treatment plant
<b>Subject to 100 year flood:</b>	No floodable area in Phase 15N
<b>General Information:</b>	Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres, permit revised in 2012 and 2014.
<b>Reviewed:</b>	Under pre-2008 Subdivision Regulations.

<b>Discussion &amp; Analysis:</b>
<b>Request:</b> Preliminary plat approval of Briar Chapel, Phase 15 North consisting of 50 lots on 20.32 acres.
<b>Roadways:</b> Public roadways. The cul-de-sac radii shown on the site plan do not meet the county requirements per Section 6.2(C) (1) of the pre-2008 Subdivision Regulation which states "The minimum cul-de-sac pavement radius for curb and gutter section and shoulder section is 40 feet. The minimum right-of-way radius for curb and gutter section and shoulder section is 55 feet". The developer has acknowledged the discrepancy and

will provide a revised site plan showing the correct radius requirements and will obtain a revised NCDOT road plan prior to approval of the preliminary plat by the Board of Commissioners. Staff recommends that construction not commence within Ph 15 North until staff has received documentation from NCDOT that the revision has been approved. Sidewalks are provided in this phase for pedestrian and bicycle circulation. There are no private alleyways in this phase. There is no additional parking proposed for Ph 15 North.

**Site Plan:** Attachment # 3 is the site plan showing Phase 15 North.

**Permits:** Agency permits required for preliminary plat approval have been received. You may view a copy of the permits at [www.chathamnc.org/planning](http://www.chathamnc.org/planning), 2015, Briar Chapel, Ph 15 North.

**Historical / Archaeological:** The application materials state that there are no cemeteries or structures eligible for the National Register within the project area of Phase 15N. Staff has requested confirmation that there are no structures/cemeteries within Phase 15 N that are 50 years or older that are not eligible for the National Register.

**Road Names:** The Emergency Operations Center has stated that the cul-de-sacs proposed on the site plat to be named Rosebank Drive will require an additional road name for addressing purposes. The developer has stated that the roadway will be named Rosebank North and Rosebank South. The road name 'Rosebank' has been approved as acceptable to submit for approval by the Board of Commissioners and using North and South is acceptable to EOC.

The correct road names will be shown on the final plat.

**Conditional Use Permit Stipulations:** See attachment # 2 for an update on the status of meeting the Conditional Use Permit Conditions of approval.

**Water features:** There is a perennial stream within Ph 15 North, as shown on the site plan, with a 100 foot wide riparian buffer along with a 10 foot no build area.

**Technical Review Committee Review:** The Technical Review Committee met on September 16, 2015 to review the request. The comments/concerns were as stated above, the cul-de-sac radius and an additional road name. There was also discussion regarding the stormwater pond being located outside of the 10' no build area.

**Recommendation:** The Planning Department recommends granting approval of the road names Rosebank North and Rosebank South and preliminary plat approval of Briar Chapel, Phase 15 North with the following conditions:

1. The Developer shall provide staff with a copy of the revised NCDOT permit to meet the requirement of the pre-2008 Subdivision Regulations, Section 6.2(C) (1), prior to commencement of construction.
2. The cul-de-sacs shall have different names as required by the Emergency Operations Office and the names shall be shown on the final plat.
3. The final plat shall show the correct cul-de-sac radius as required in Section 6.2(C) (1) of the pre-2008 Subdivision Regulations as stated "The minimum cul-de-sac pavement radius for curb and gutter section and shoulder section is 40 feet. The minimum right-of-way radius for curb and gutter section and shoulder section is 55 feet".