

..TITLE

Vote on a request to approve the preliminary and final plat approval of Briar Chapel – Civic Site, consisting of one (1) non-residential lot on 3.683, located off Mann's Chapel Road, SR-1532 and Great Ridge Parkway, parcel #2617.

..ABSTRACT

Action Requested:

Request by Chatham County for subdivision preliminary and final plat approval of Briar Chapel – Civic Site, consisting of one (1) non-residential lot on 3.683, located off Mann's Chapel Road, SR-1532 and Great Ridge Parkway, parcel #2617.

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 within this site request

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 preliminary and final plat approval of Briar Chapel – Civic Site consisting of one (1) non-residential lot on 3.683 acres per Condition #14 (d) of the Briar Chapel 2014 Conditional Use Permit Revision request. See attachment # 2. Per the pre-2008 Subdivision Regulations, non-residential lots must be reviewed and approved by the Board of Commissioners. The site is restricted to civic uses, structures and facilities. The property is within the Briar Chapel Compact Community and is located at the intersection of Mann's Chapel Road and Great Ridge Parkway North. A warranty deed, dated October 19, 2015 was tendered to Chatham County from Briar Chapel per Condition 14. The lot was originally offered to the North Chatham Fire Department; however the Fire Department decided to expand their existing building and not build on the lot. The site plan originally prepared for the Fire Department is included with this application. The site plan meets the requirements of the pre-2008 Subdivision Regulations, Section 6.4 C (3). The impervious surface coverage for this site plan is less than the 24% allowed in Condition 14. If the site plan and/or impervious surface coverage changes in the future, approval by the Planning Department and the Environmental Quality Department will be required. Prior to obtaining a building permit, the site plan with landscaping and lighting will be reviewed by the Chatham County Appearance Commission and will be subject to the Briar Chapel Design Guidelines, existing as of the date of the 2014 CUP revision. A septic permit has been issued by the Chatham County Environmental Health Department on the 3.682 acres. A change to the site plan may require additional review by the Health Department. Condition 14 also provides for an easement sufficient to allow for installation, maintenance and repair of an appropriate sewer collection line for connection to the Briar Chapel Utilities waste water collection system and treatment plant as well as allocated sewer capacity in the

amount of no more than 400 gallons per day. The county has seven (7) years from the date of approval of the amendment, November 17, 2014, to notify Briar Chapel of its intent to use the reserved sewer capacity for the site. County water will be utilized for the site. Per Justin Richardson, NCDOT Assistant District Supervisor, a driveway permit will not be required until the site is being developed. A commercial driveway permit was obtained for Great Ridge Parkway North in 2007 and will be constructed as a NCDOT state maintained road. No erosion control permit is required until the site is developed. The lot is subject to the Briar Chapel Stormwater Permit. The county has until December 31, 2025 or any extension of that date to utilize the site or the lot will revert back to Briar Chapel.

The Planning Board reviewed this item during their regular meeting on December 1, 2015 and recommends approval by a 10-0 vote. There was a brief discussion about the types of uses the county might consider for the property.

Recommendation:

The Planning Board by unanimous vote and Planning Department recommends granting preliminary and final plat approval of Briar Chapel – Civic Site as submitted with the following conditions:

1. The mylar copy of the final plat shall show the 100 foot wide viewshed and perimeter buffer.
2. The mylar copy of the final plat shall show a fifteen foot (15') non-exclusive, perpetual utility and landscape easement along Great Ridge Parkway and an additional (immediately to the east of and along side of the 15' easement just described), temporary ten foot (10') construction easement. Said easements shall be for the purpose of installation, maintenance, repair, removal and replacement of utilities and landscaping.

The developer has also requested that note #3 be revised to read as provided below and that item #4 be added to the survey based on language in the deed and the following conditions are provided.

3. Note 3 to read "This property is subject to all easements, covenants, restrictions and declarations of record affecting the subject property." (*Note: underlined portion reflects the additional language.*)
4. The property is subject to a 24% maximum impervious surface area limitation.