

..TITLE

Vote on a request to approve 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 numbers 82827 & 87090.

..ABSTRACT

Action Requested:

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 numbers 82827 & 87090.

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:

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 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 the 1/21/14 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 approved 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 that the roadways are accessible to emergency vehicles in order to protect the public health and/or safety prior to final plat recordation and that the Fire Marshal review and approve the certification.

Requirement / Conditions: There were no conditions specific to Phase 9 required at preliminary plat approval.

The Planning Board met on January 6, 2015 to review the request. Lee Bowman, Project Manager, and Chris Seamster, RLA, McKim & Creed, were present to represent the developer. The Planning Board questioned why the 25 additional lots were being added and why the road names were being changed from the names approved during the preliminary plat review and approval. Mr. Bowman stated that market conditions and requests from the builders for smaller lots to accommodate a 'cottage style home' were the reasons behind adding the 25 lots. He also stated that the 2012 revisions showed higher density in this location near the school. Mr. Bowman stated that the Briar Chapel marketing division had requested the road names be changed.

The plat meets the requirements for preliminary / final plat review and approval.

Recommendation:

The Planning Board by unanimous vote recommends granting approval of the road names Highveld Avenue, Landover Circle, Fontaine Way, Manor Wood Drive, Mooreland Avenue, Nighthawk Trail, Grouse Trail, Star Grass Trail, and Greenway Lane, 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 form of the contract and financial guarantee.

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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.