



Chatham County Planning Board Agenda Notes

Date: July 7, 2015

Agenda Item: VIII.

Attachment #: 1.

Subdivision

Conditional Use Permit

Rezoning Request

Other:

Subject:	Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision final plat approval of Briar Chapel Development – Phase 11 North and Granite Mill Boulevard realignment, consisting of 124 residential lots on 16.2 acres located off US Hwy 15-501 and Briar Chapel Pkwy, Baldwin Township, parcel #87090 and 89623.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Final Plats titled “Briar Chapel Development – Phase 11 North for NNP-Briar Chapel, LLC” and “ Granite Mill Boulevard for NNP-Briar Chapel, LLC”

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

Request: This final plat request is a combination of two previous preliminary plat approvals with additional information provided below. The request for Phase 11 is only for 124 lots, which is a portion of the lots that received preliminary plat approval.

Phase 11 - November 14, 2014, consisting of 200 lots

Granite Mill Boulevard Realignment – July 21, 2014

Roadways: Public roadways and private alleyways

Road Names: The Emergency Operations Office has approved the following road names for submittal: Farmbrook Lane, Greenway Lane, Singing Wood Lane, Lantern Hill Trace, Noyace Lane, Stoney Gap Lane, Sunny Hill Lane, Fog Hollow Lane, Briar Hill Lane, Cedar Stand Trail and Wild Indigo Way.

Financial Guarantee: A financial guarantee is being requested for the completion of required infrastructure. Per the engineer 51% of the infrastructure has been completed and additional work may be completed prior to final plat recordation. The contract and financial guarantee will require review and approval by the county attorney prior to final plat recordation. Grant Livengood, P.E., has certified that the roadways are accessible to emergency vehicles in a letter dated June 10, 2015.

Recommendation

The Planning Department recommends granting final plat approval of the request ***Briar Chapel Development – Phase 11 North for NNP-Briar Chapel, LLC, consisting of 124 lots on 16.2 acres, and Granite Mill Boulevard for NNP-Briar Chapel, LLC*** and approval of the road names Farmbrook Lane, Greenway Lane, Singing Wood Lane, Lantern Hill Trace, Noyace Lane, Stoney Gap Lane, Sunny Hill Lane, Fog Hollow Lane, Briar Hill Lane, Cedar Stand Trail and Wild Indigo Way; and granting approval of the request for a financial guarantee with the following two (2) conditions:

1. The plat not be recorded until the county attorney has approved the form of the financial guarantee and the contract.
2. The plat not be recorded until staff has received a certification letter from a licensed engineer prior to final plat recordation stating that the roadways are accessible to emergency vehicles and confirmation is received from the Chatham County Fire Marshal.