

**..TITLE**

Vote on a request to approve NNP Briar Chapel, LLC for subdivision preliminary plat approval of Phase 16 Common Area consisting of one lot of 5.55 acres located off SR-1528, Andrews Store Road, Baldwin Township, parcel #82829

**..ABSTRACT**

**Action Requested:**

Request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of Phase 16 Common Area consisting of one lot of 5.55 acres located off SR-1528, Andrews Store Road, Baldwin Township, parcel #82829

**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:**

Briar Chapel has requested a preliminary plat review and approval of Phase 16 South, Common Area # 61 consisting of one (1) lot of 5.542 acres (per map) to allow for the construction of 5 (five) retaining walls within this common area. Retaining walls are considered infrastructure and require preliminary plat approval along with permits from other agencies as required. The other agency permits received for this request are:

Chatham County Sedimentation and Erosion Control	Erosion Control Plan	6/08/15
Department of the Army Corps of Engineers	404 Stream Impact Permit	8/21/09
NCDENR	401 Water Quality Certification	8/31/09

Copies of these permits can be found on the Planning Department webpage at [www.chathamnc.org/planning](http://www.chathamnc.org/planning), Rezoning and Subdivision Cases, 2015.

Per the submittal information there are no cemeteries or structures eligible for the National Register located within this project area. Per the updated impervious surface calculations, dated July 10, 2015, the cumulative impervious surface calculation for the entire Briar Chapel project area is 21.39% which includes this submittal.

The Planning Board met on August 4, 2015 to review the request. Lee Bowman, Project Manager and Chris Seamster, RLA, McKim & Creed, were present to represent the developer and answer any questions from the Board. Mr. Lucier asked if the five (5) retaining wall locations were in conflict with required buffers. Mr. Seamster stated that the wall locations were outside the riparian buffer and no-build areas. The Board had no further questions.

**Recommendation:**

The Planning Board by unanimous vote and Planning Department recommend granting approval of the preliminary plat titled "Briar Chapel Development – Phase 16 South, Common Area # 61" as submitted.