

..TITLE

Vote on a 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.

..ABSTRACT

Action Requested:

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.

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:

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.

The Planning Board met on July 7, 2015 to review the request. Nick Robinson, Attorney-at-Law and Chris Seamster, RLA were present to represent the developer. The Board discussed the request and had a few questions. Mr. Geata asked what size

home were proposed for the lots. Per Mr. Seamster, the homes will all be single family residential and are proposed to be approximately 1800 to 2400 square feet. Mr. Elza asked how the drainage from the lots would be handled. Mr. Seamster stated that the individual lots will drain partially from the front and partially from the rear to the drainage system in the public road and private alley and then to the stormwater ponds. There were no other questions.

Budgetary Impact:

Recommendation:

The Planning Department and the Planning Board by a vote of 10-1 recommend 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.