



Chatham County Planning Board Agenda Notes

Date: August 4, 2015

Agenda Item: VII. 3

Attachment #: 1-2

- Subdivision**

 Conditional Use Permit

 Rezoning Request

 Other:

Subject:	Request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of Phase 16 Common Area #61 consisting of one lot of 5.55 acres located off SR-1528, Andrews Store Road, Baldwin Township, parcel #82829.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application. 2. Preliminary plat titled "Briar Chapel Development – Phase 16 South, Common Area # 61", dated July 9, 2015, prepared by McKim & Creed.

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
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Department of the Army Corps of Engineers NCDENR	404 Stream Impact Permit 401 Water Quality Certification	8/21/09 8/31/09
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Copies of these permits can be found on the Planning Department webpage at 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.

Recommendation:

The Planning Department recommends granting approval of the preliminary plat titled “Briar Chapel Development – Phase 16 South, Common Area # 61” as submitted.