



Chatham County Planning Board Agenda Notes

Date: October 4, 2016

Agenda Item: VII. 2.

Attachment #: 1-2

☒ **Subdivision** ☐ **Conditional Use Permit** ☐ **Rezoning Request**
☐ **Other:**

Subject:	Request by Lee Bowman on behalf of NNP Briar Chapel, LLC for subdivision Final Plat review of "Final Subdivision, Easement and Right-of-Way Dedication Plat of Briar Chapel Development, Phase 15 North, consisting of 50 lots on 38.75 acres, located off Andrews Store Road, S. R. 1528, parcel #82828.
Action Requested:	See Recommendation
Attachments:	1. Major Subdivision Application 2. Final plat titled "Final subdivision, Easement and Right-of-Way Dedication Plat of Briar Chapel Development Phase 15 North" dated September 6, 2016, prepared by McKim & Creed.

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 15N

General Information: Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres, permit revised in 2012 and 2014.

Reviewed: Under pre-2008 Subdivision Regulations.

Phase 15 North received preliminary plat approval December 14, 2015 for 50 lots. There were three (3) conditions of approval:

1. The developer shall provide staff with a copy of the revised NCDOT permit to meet the requirement of the pre-2008 Subdivision Regulations, Section 6.2 (c) (1), prior to commencement of construction. *This condition has been met.*
2. The cul-de-sacs shall have different names as required by the Emergency Operations Office and the names shall be shown on the final plat. *This condition has been met.*
3. The final plat shall show the correct cul-de-sac radius as required in Section 6.2 (c) (1) of the pre-2008 Subdivision Regulations as stated "The minimum cul-de-sac pavement radius for curb and gutter section and shoulder section is 40 feet. The

minimum right-of-way radius for curb and gutter section and shoulder section is 55 feet. *This condition has been met.*

Discussion & Analysis: This request is for approval of the final subdivision, easement and right-of-way dedication plat for Briar Chapel Development Phase 15 North, consisting of 50 lots on 38.75 acres. Staff has received a cost estimate letter dated September 9, 2016 prepared by Chris Seamster, RLA stating that the required infrastructure is 45% complete as of the date of submittal and estimates that as of the Board of Commissioners meeting scheduled for November, 2015 the improvements will be 75% completed. Staff has also received a sealed letter from Grant M. Livengood, P. E, McKim and Creed stating that roadways in Phase 15 North are built to subgrade and are currently passable by emergency vehicles and as of the Board of Commissioners meeting the roads will be paved and will be able to accept emergency vehicles.

Recommendation: The Planning Department recommends granting final plat approval of "Final Subdivision, Easement and Right-of-Way Dedication Plat of Briar Chapel Development, Phase 15 North, as submitted.