

..TITLE

Vote on a request to approve NNP Briar Chapel, LLC for subdivision Final Plat approval of Briar Chapel, Phase 16, South Section 1 consisting of 61 lots on 13.94 acres, located off Andrews Store Road, SR-1528, and Boulder Point Drive, Baldwin Township, parcel #82828 & 82829.

..ABSTRACT**Action Requested:**

Request by Lee Bowman, Senior Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision Final Plat approval of Briar Chapel, Phase 16, South Section 1 consisting of 61 lots on 13.94 acres, located off Andrews Store Road, SR-1528, and Boulder Point Drive, Baldwin Township, parcel #82828 & 82829.

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 16 South

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.

Discussion & Analysis:

This request is for final plat approval of Briar Chapel, Phase 16 South, Section 1 consisting of 61 lots. Phase 16 South received preliminary plat approval on March 21, 2016 for 125 lots on 45.50 acres. The submittal includes a request for a financial guarantee for the completion of the infrastructure. Per Chris Seamster, RLA, McKim & Creed, 50% of the required infrastructure has been completed to date. The pre-2008 Subdivision Regulations requires that a minimum of 40% of the infrastructure be completed prior to submitting a final plat request. Mr. Seamster estimates that 75 % of the infrastructure will be completed prior to review by the Board of Commissioners. Staff recommends granting approval of the request for a financial guarantee. A contract and the form of the financial guarantee will require approval by the county attorney prior to final plat recordation. The engineer will provide a sealed certification letter stating that the roadways are accessible to emergency vehicles prior to final plat recordation.

The Planning Board met on June 7, 2016 to review the request. Lee Bowman, Senior Project Manager, Nick Robinson, attorney, and Chris Seamster, RLA were present to represent the developer and answer questions from the Board. The Board had no questions.

Recommendation:

The Planning Department and Planning Board by unanimous vote recommend granting approval of the request for a financial guarantee and recommend granting approval of the final plat titled

Briar Chapel, Phase 16, South Section 1 with the following conditions:

1. The title of the final plat shall be Briar Chapel, Phase 16 South, Section 1
2. The final plat shall not be recorded until the county attorney has approved the contract and the form of the financial guarantee
3. The final plat shall not be recorded until the engineer has provided a sealed certification letter stating that the roadways are accessible to emergency vehicles and the Fire Marshal has approved.