



## Chatham County Planning Board Agenda Notes

Date: November 7, 2017

Agenda Item: VII-1      Attachment #: 3

- Subdivision**                     
  **Conditional Use Permit**                     
  **Rezoning Request**  
 **Other:**

<b>Subject:</b>	Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision Preliminary Plat approval of Briar Chapel, Phase 13 – Sections 1 & 2, consisting of 43 lots on 11.03 acres, located off SR-1532, Mann’s Chapel Road, and Great Ridge Parkway, parcel #'s 80418, 86285, and 2617
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Major Subdivision Application.</li> <li>2. Revised cover letter dated October 24, 2017, prepared by Chris Seamster, RLA, McKim &amp; Creed</li> <li>3. Preliminary plat titled “Briar Chapel, Phase 13 – Section 1 &amp; 2”, dated July 26, 2017, prepared by McKim &amp; Creed.</li> </ol>

**Introduction & Background:**

**Zoning:** Conditional Use District / Compact Community  
**Water System:** Public, Chatham County  
**Sewer System:** Private wastewater treatment plant  
**Subject to 100 year flood:** Zone X  
**General Information:** Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres, permit revised in 2012, 2014, and 2017. Current number of dwelling units allowed based on the 2017 CUP amendment is 2650.  
**Reviewed:** Under pre-2008 Subdivision Regulations

The Planning Board has two meetings to make a recommendation on the request.

**Discussion & Analysis:** The request before the Board is for subdivision preliminary plat review and approval of Briar Chapel, Phase 13, Sections 1 & 2 consisting of 43 lots on 11.03 acres.

**Roadways:** The lots will be accessed by private alleyways off Great Ridge Parkway. Although the lots are accessed by private alleyways, NCDOT reviewed the road plans for Phase 13, Sections 1 & 2 due to driveway connections and drainage purposes. Great Ridge Parkway received final plat approval as part of Briar Chapel, Phases 3 & 4, and Great Ridge Parkway right-of-way dedication plat in 2007. The road plan for Great Ridge Parkway was review and approved by NCDOT in April, 2007 prior to preliminary plat approval. A financial guarantee is in place for the completion of construction of Great Ridge Parkway. Completion of the construction of Great Ridge Parkway will be coordinated with construction of Phase 13, Sections 1 & 2. A new erosion control permit will be obtained from the Chatham County Environmental Quality Department prior to commencement of construction of this portion of Great Ridge Parkway. Eighteen (18) over flow parking spaces are being provided along alleyway # 6 and ten (10) overflow spaces are being provided along alleyway # 2. The overflow parking spaces will be part of the private alley and will be maintained by the homeowners association.

**Road Names:** The following road names have been approved by the Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval: Crestridge Lane and Covil Trace. Per the Emergency Operations Office only alleyway # 2 and alleyway # 6 are required to be named.

**Permits:** The applicant has submitted the approved agency permits, as required for a preliminary plat request, which include Chatham County Erosion Control, US Army Corps of Engineers, NC Department of Environmental Quality Division of Water Quality, NC Department of Environmental Quality Division of Water Resources, and Chatham County Public Utilities Department. The permits can be viewed on the Planning Department webpage at [www.chathamnc.org/planning](http://www.chathamnc.org/planning) Rezoning & Subdivision Cases, 2017.

**Water/Sewer:** County water is available and will be utilized. Per Larry Bridges, Utilities Director, the water line that will serve Phase 13, Sections 1 & 2 was previously installed and has been accepted by Chatham County. The lots will be served by the private waste water treatment plant. Briar Chapel has received a Wastewater Collection System Extension Permit dated September 8, 2017 from NCDWR.

**Stormwater:** There are two stormwater features proposed as shown on the overall site plan and construction plans. The construction plan shows two existing storm pipes and scour holes previously approved as part of Great Ridge Parkway, located to the north of Phase 13, that are within the 10 foot no-build area. Information to be shown on the final plat shall include the approximate location of the BMP using top of bank of existing feature (no pipes or risers); the BMP maintenance easement is to be labeled and shown as 'private' with a minimum of 10 feet clearance; and the location of the access to the stormwater easement from the public right-of-way. A note shall be placed on the final plat stating the maintenance responsibility of the stormwater features. A copy of the Stormwater Plan has been submitted to Brian Burkhart, Chatham County Environmental Quality Director, for review and approval. Approval of the plan by the Stormwater

Administrator is required per the Compact Community Ordinance, Section 8 and the 2014 CUP revision prior to preliminary plat approval.

**Water Features/Common Area:** There is a stream, Polkberry Creek, shown on the site plan along with the required 100 foot per side riparian buffers. The stream is located within a common area. There are two (2) retaining walls shown on the construction plan within the common area.

The Technical Review Committee met on October 18, 2017 to review the request. Chris Seamster, RLA, McKim & Creed was present to represent the developer. Issues discussed included labeling riparian buffers, providing a map showing the location of adjacent property owners, that the water line was previously installed and accepted, review of stormwater plan by Stormwater Administrator is required, obtaining a new erosion control permit prior to additional construction of Great Ridge Parkway, overflow parking spaces, no new features allowed in 10 foot no build along stream, and retaining walls.

The Planning Department has an extra set of construction drawings for review by Board members.

**Recommendation:** The Planning Department recommends granting preliminary plat approval of Briar Chapel, Phase 13 – Sections 1 & 2 with the following conditions:

1. The final plat shall include the approximate location of the BMP using top of bank of existing feature (no pipes or risers); the BMP maintenance easement be labeled and shown as 'private' with a minimum of 10 feet clearance; and the location of the access to the stormwater easement from the public right-of-way.
2. A note shall be placed on the final plat stating the maintenance responsibility of the stormwater features.