



Chatham County Planning Board Agenda Notes

Date: January 2, 2018

Agenda Item: VII-1 **Attachment #:** 2

- Subdivision**
 Conditional Use Permit
 Rezoning Request
 Other:

Subject:	Request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for subdivision final plat approval of SD East Parcels 7 – 9, consisting of 3 lots on 18.59 acres, located off US Hwy 15-501 N., Baldwin Township, parcel #18911.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Final Plat titled “Final Subdivision, Easement, and Private Right-of-Way Dedication Plat of SD East – Parcels 7 – 9 for NNP-Briar Chapel, LLC, dated December 15, 2017, 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 SD East

General Information: Compact Community approved in 2005 for 2,389 dwelling units and commercial uses 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: Briar Chapel is reviewed under pre-2008 Subdivision Regulations.

The Board of County Commissioners granted preliminary plat approval of SD East on September 18, 2017 consisting of 7 non-residential subdivision parcels, 2 exempt over 10 acre parcels, and 2 stormwater pond parcels. There were four (4) conditions of approval as follows:

1. The final plat(s) shall include a note regarding cross parking easement for all parcels. The applicant added a note to the final plat stating “Pedestrian sidewalk access between separately developed parcels will be provided.” Staff recommends a separate note be added to the final plat to state that there will be a cross parking easement between the separately developed parcels.

2. The final plat(s) shall include the width of the riparian buffers and label the 10 foot no build area. This condition has been met.

3. The final plat shall include the required stormwater note, approximate location of the stormwater BMP (using existing top of bank), label the stormwater easement 'Private'; and specify the entity responsible for maintenance. This condition has been met.

4. The County Stormwater Administrator shall review and approve the stormwater management plan prior to construction or installation of infrastructure pursuant to condition #4 of the conditional use permit. This condition has been met.

The Planning Board has 60 days to make a recommendation on the request.

Discussion & Analysis: The request before the Board is for final plat approval of Parcels 7 – 9 and Commercial Common Area # 3 (stormwater pond parcel). These parcels were numbered on the preliminary plat as Parcels 1 (pond lot), 2A, 2B, and 3. The application is being submitted along with a request for a financial guarantee. The pre-2008 Subdivision Regulation requires that 40% of the total cost of improvements be completed prior to submittal of a final plat and that the public health and/or safety not be endangered. Per the cost letter dated December 8, 2017, prepared by Chris Seamster, PLA, McKim & Creed, the improvements are 52% complete. Staff recommends granting the request for a financial guarantee. Staff also recommends that the final plat not be recorded until the engineer has certified that the roadway providing access to the parcels is accessible to emergency vehicles and that the final plat not be recorded until the county attorney has reviewed and approved the form of the contract and financial guarantee.

The final plat shows the 50 foot riparian buffer along the intermittent streams along with the 10 foot no-build area. A 50 foot viewshed buffer is shown along 15-501 and a 300 foot perimeter buffer is shown along the common boundary of Fearrington Village residents and the Betty Stallings property.

The Technical Review Committee met on December 13, 2017 to review the submittal. Issues discussed included conditions of preliminary plat approval, platting of public water line easement, and emergency vehicle access.

Recommendation: The Planning Department recommends granting final plat approval of “Final Subdivision, Easement, and Private Right-of-Way Dedication Plat of SD East – Parcels 7 – 9 for NNP-Briar Chapel, LLC with the following conditions:

1. A note shall be added to the final plat to state that there will be a cross parking easement between the separately developed parcels.
2. The final plat shall not be recorded until the county attorney has reviewed and approved the language of the contract and financial guarantee.
3. The final plat shall not be recorded until the engineer has certified that the roadway providing access to the parcels is accessible to emergency vehicles.

