

Discussion & Analysis:

The request before the Board is for subdivision preliminary plat review for Briar Chapel, Phase 15 South, consisting of 141 lots on 44.23 acres. NNP Briar Chapel submitted a Waiver Request for a 100% reduction of the 100 foot perimeter buffer adjacent to parcel #2832, which is a 20 acre tract also owned by NNP Briar Chapel. Parcel #2832 is not within the boundaries of the conditional use permit. There was discussion at the Board of Commissioners meeting regarding the location of a proposed pump station adjacent to parcel #66186. Newland Communities representatives agreed to move the pump station further away from the boundary of parcel #66186 at the request of an adjoining property owner. The overall site plan, attachment # 3, includes the 100 foot perimeter reduction and shows the proposed pump station located 75 feet from the boundary of parcel #66186.

Roadways: Roadways are proposed to be built to the NCDOT standard for public, state maintained roads. There will also be private alleyways. The Construction Plans show 12 off-site parking spaces within Phase 15 South. An emergency vehicle turn-around has been provided at the end of the stub street adjacent to parcel #2832. Per Chris Seamster, RLA McKim & Creed, the turn-around is 70' long and 20' wide with a 28' radii and meets the minimum required by the State Fire Code. The Chatham County Fire Marshal and North Chatham Fire Department have been provided a copy of attachment # 3.

Road Names: The following road names have been approved by the Emergency Management Office as acceptable for submittal to the Board of Commissioners for approval: Chapel Lawn Avenue, Birch Hollow Road, Bluffwood Avenue, Logbridge Road, Pineland Street, Crowfoot Court, Star Grass Trail, Grouse Trail, Tottenham Street, Trelauny Drive, and Trappers Run.

Permits: The applicant has submitted the approved agency permits as required for a preliminary plat request which include NCDOT, Chatham County Erosion Control, USACOE, NCDEQ DWQ, and Chatham County Public Works. The permits can be viewed on the Planning Department webpage at www.chathamnc.org/planning Rezoning & Subdivision Cases, 2017. A copy of the Stormwater Permit/Plan issued by NCDWR, dated March 10, 2017 has been submitted to Chatham County Environmental Quality Department as required by the Compact Community Ordinance, Section 8.

Technical Review Committee: The TRC met on May 17, 2017 to review the request. Chief John Strowd, North Chatham Fire Department was present at the TRC meeting along with county staff from Planning, Environmental Quality, Fire Marshal, Public Works and Central Permitting.

Lee Bowman, Chris Seamster, and Garretson Browne were present to represent the developer. Discussion included providing a temporary turn-around at the end of the stub road, location of pump station, submittal of Stormwater Plans to Chatham County Environmental Quality, overflow parking, on-street parking, and emergency vehicle

access. The Fire Marshal and Chief Strowd of the North Chatham Fire Department continue to have concerns regarding emergency vehicle access and on-street parking.

The developer has provided two additional copies of the complete Construction Plans to the Planning Department for Board member review.

Recommendation: The Planning Department recommends approval of the road names Chapel Lawn Avenue, Birch Hollow Road, Bluffwood Avenue, Logbridge Road, Pineland Street, Crowfoot Court, Star Grass Trail, Grouse Trail, Tottenham Street, Trelauny Drive, and Trappers Run and recommends granting approval of the preliminary plat titled **Briar Chapel, Phase 15 South** as submitted.