



Chatham County Planning Board Agenda Notes

Date: February 1, 2011

Agenda Item: VII.

Attachment #: 1

☒ **Subdivision**

☐ **Conditional Use Permit**

☐ **Rezoning Request**

☐ **Other:** _____

Subject:	Request by Bill Mumford, Assistant Vice President on behalf of NNP Briar Chapel, LLC for dedication of public right-of-way for a portion of Granite Mill Boulevard and a portion of Boulder Point Drive, located off S. R. 1528, Andrews Store Road, Baldwin Township.
Action Requested:	See Recommendations
Attachments:	<ol style="list-style-type: none">1. Major Subdivision Application.2. Site plan map.3. Final plat titled "Right-of-Way Dedication for Granite Mill Boulevard and Boulder Point Drive", prepared by McKim & Creed, dated December 5, 2010.

Introduction & Background

Zoning: Conditional Use District / Compact Community

Water System: Chatham County

Sewer System: Private Wastewater Treatment Plant

Subject to 100 year flood: No

This request is a portion of the Briar Chapel Compact Community, consisting of 2,389 dwelling units on 1,589 acres, located off Hwy 15-501 N and Mann's Chapel Road (SR-1532), approved by the Chatham County Board of Commissioners on February 15, 2005. A copy of "An Ordinance Amending the Zoning Ordinance of Chatham County" and "A Resolution Approving An Application For A Conditional Use Permit For A Request By Mitch Barron On Behalf Of Newland Communities for Briar Chapel Planned Residential Development" may be viewed on the Chatham County website at www.chathamnc.org/planning, then click on Rezoning & Subdivision Cases, Miscellaneous Prior to 2005, Briar Chapel. A copy of the Compact Community Ordinance can also be found on the Planning Department web page. Briar Chapel requests are reviewed based on the pre-2008

Subdivision Ordinance and the Compact Community Ordinance.

Discussion & Analysis: This request is for the dedication of public right-of-way for a portion of Granite Mill Boulevard and a portion of Boulder Point Drive. Granite Mill Boulevard and Boulder Point Drive provide access to the Margaret B. Pollard Middle School. See the site plan, attachment # 2. Both roadways will be extended in the future to provide access to additional phases of the Briar Chapel development. This request is submitted as a preliminary/final plat application because Briar Chapel did not submit the request separately through the preliminary plat process as is required by the Subdivision Regulations. Per the pre-2008 Subdivision Regulations "The approval of the preliminary plat by the Planning Board and the Board of County Commissioners serves as permission to begin construction according to the plans and as a basis for preparation of the final plat." Agency reviews required for a preliminary plat request have been approved as listed below:

<u>AGENCY</u>	<u>TYPE PERMIT</u>	<u>DATE OF APPROVAL</u>
NCDENR	Stormwater Management Plan Approval	March 24, 2010
NCDENR	401 Water Quality Permit	August 13, 2009
Department of The Army	404 Stream Crossing Permit	August 21, 2009
NCDENR	Authorization to Construct Water System	Nov. 22, 2005
NCDENR	Water Main Extension (part of Phase 1)	Nov. 22, 2005
Chatham County Erosion Control	Erosion Control Permit	April 6, 2010
NCDOT	Road Plan Approval & Commercial Driveway Permit	May 12, 2010

In reviewing this application, Tom Bender, Chatham County Fire Marshall, expressed concerns regarding the turning radii of the roadways at the intersection of Granite Mill Boulevard and Boulder Point Drive and whether or not the radii are adequate for fire apparatus vehicles to negotiate the turns. Chief John Strowd with North Chatham Fire Department plans to take a ladder truck to the site and make a recommendation on the issue. Staff will have a report at the Planning Board meeting after this site visit has been made. Per Curtis Blazier, PE, McKim & Creed, the turning radii at all four corners of the intersection are 30 feet as reviewed and approved by NCDOT. The Compact Community Ordinance states in Section 12.2, *Streets and Other Specifications*, "All Streets shall be public and constructed to North Carolina Department of Transportation (NCDOT) standards". Section 14, *Relationship to Existing Ordinances*, states in part "To the extent the provisions of this ordinance conflict with any other ordinance or law or where the provisions hereof impose conflicting regulations, the most restrictive provision or the one which imposes the highest standards or requirements shall prevail, except as otherwise specified".

The Chatham County Emergency Operation Office has approved the road names Granite Mill Boulevard and Boulder Point Drive for submittal.

Curtis Blazier, Engineer, with McKim & Creed, has furnished a cost estimate letter on the infrastructure remaining to be completed. A minimum of forty (40) per cent of the total cost of improvements is required to be completed and the public health and safety not be endangered, before the County may accept a financial guarantee. Per the engineer, the roadways are approximately 95.4% complete. The requested preliminary / final plat has been submitted with a request that the county accept a financial guarantee in the amount of \$59,500.00 (includes the 40% overage) for the completion of the remaining infrastructure. Staff thinks the request for acceptance of the financial guarantee may be approved.

Recommendation: The plat displays the necessary information and meets the requirements of the Subdivision Regulations with other agency approvals. Staff recommends granting the request for dedication of right-of-way for a portion of Granite Mill Boulevard and a portion of Boulder Point Drive as shown on the final plat prepared by McKim & Creed dated December 5, 2010 and recommends granting approval of the road names, Granite Mill Boulevard and Boulder Point Drive and approval of the financial guarantee with the following condition:

1. That the turning radii at the intersection of Granite Mill Boulevard and Boulder Point Drive be re-evaluated by Briar Chapel, North Chatham Fire Department, and the Chatham County Fire Marshall prior to any future subdivision submittals extending said roadways to the north and east to future phases of the development and that adequate turning radii as recommended by the Fire Code Official/Fire Marshall be provided to accommodate fire apparatus access.