



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan

Meeting Date:	January 17, 2012
Subject:	Request by Bill Mumford, Assistant Vice President on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of "Briar Chapel Parkway and Boulder Point Drive Extensions" , off Andrews Store Road, SR-1528, Baldwin Township.
Action Requested:	See Recommendations
Attachments: (List Individually)	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Preliminary plat titled "Briar Chapel Parkway & Boulder Point Drive Extensions, Right -of-Way Dedication & Overall Site Plan", prepared by McKim & Creed, dated June 17, 2011

Introduction & Background:	<p>Zoning: Conditional Use District / Compact Community</p> <p>Water System: Chatham County</p> <p>Sewer System: Private Wastewater Treatment Plant</p> <p>Subject to 100 year flood: No (not on subject property)</p> <p>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 <i>"An Ordinance Amending the Zoning Ordinance of Chatham County"</i> and <i>"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"</i> 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.</p>
Discussion & Analysis:	<p>The approval of the preliminary plat by 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. The developer is requesting preliminary plat approval for an extension of a portion of Briar Chapel Parkway and Boulder Point Drive. Both roadways will be</p>



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	constructed as public, state maintained roadways. NCDOT has reviewed and approved the road plans. Agency permits as required for a preliminary plat submittal have been received as follows:		
	NCDENR DWQ	Stormwater Management Plan	October 4 2011
		Boulder Point Extension	
	NCDENR DWQ	401 Water Quality Certification	August 31 2009
	DEPARTMENT OF THE ARMY		
	404 Stream Impact Permit		August 21 2009
	CORPS OF ENGINEERS		
	NCDENR	Water Main Extension	Oct. 31, 2011
	Public Water Supply		
	NCDENR	Authorization to Construct	Nov. 1, 2011
	Public Water Supply		
	CHATHAM COUNTY	Erosion and Sedimentation Control	Nov. 9, 2011
	NCDOT	Roadway Plans	Nov. 7, 2011
	The permits listed above can be viewed on the Planning Department website at www.chathamnc.org/planning .		
	The road names Briar Chapel Parkway and Boulder Point Drive have been previously approved by the Emergency Operation Office and the Board of County Commissioners. There is a historical site on the north side of this portion of Briar Chapel Parkway; however, per the engineer, it is more than 100 feet from the edge of the road right-of-way and is therefore not required to be shown on this plat. The Planning Board discussed the issue and had no questions for the applicant.		
Budgetary Impact:			
Recommendation:	The Planning Department and Planning Board (by unanimous vote) recommend granting preliminary plat approval of “Briar Chapel Parkway and Boulder Point Drive Extensions” as submitted		