



Chatham County Planning Board Agenda Notes

Date:

Agenda Item: VII. 1.

Attachment #: 1

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

Subject:	Request by Kevin Graham, Vice President, Operations on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of ' Great Ridge Parkway Extension ', consisting of 14.44 acres and located off SR-1526 in Baldwin Township.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application. 2. Conditional Use Permit Stipulation Response. 3. Preliminary plat titled "Great Ridge Parkway Extension", prepared by McKim & Creed, dated December 19, 2012.

Introduction & Background	
Zoning:	Conditional Use District / Compact Community
Water System:	Chatham County
Sewer System:	Private Wastewater Treatment Plant
Subject to 100 year flood:	No (not on subject property)
<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 and revised May 21, 2012. A copy a resolution approving a request titled <i>NNP Briar Chapel, LLC for a revision to the existing Conditional Use Permit</i> may be viewed on the Chatham County website at www.chathamnc.org/planning, then click on Rezoning & Subdivision Cases, 2012, Briar Chapel. A copy of the original application and Resolution of Approval can also be viewed by clicking Prior to 2005, Miscellaneous Cases, 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 Regulations.</p>	

Discussion & Analysis: This request is for a dedication of public right-of-way for an extension of Great Ridge Parkway which will extend from Granite Mill Boulevard to just south of where the parkway currently ends in Phase 4. This submittal does not include any residential lots. The preliminary plat shows the roadway being extended from Granite Mill to where it currently ends in Phase 4, however, the proposed bridge section of the NCDOT roadway approval permit has not yet been received. Per the NCDOT permit, the area from Station 9+58.29 to Station 10+00.00 shown on the preliminary plat has not been approved and *is not part of this submittal request*. Upon receipt of the permit for the proposed bridge section, Briar Chapel may submit a preliminary plat for review and approval. No work may commence on this section (Station 9+58.29 to Station 10+00.00) until the permit is received and a preliminary plat has been approved. Approval of the current request and approval of the proposed bridge section will complete the dedication of right-of-way for the southern portion of Great Ridge Parkway. The northern section of the Parkway extending from Phase 4 to Mann’s Chapel Road received preliminary plat approval and dedication of right-of-way in May, 2007 and is partially complete. A 5 foot wide sidewalk on both sides of the roadway will be provided. Per the Stipulation Response Letter, attachment # 2, Parking areas are not proposed along the roadway. The applicant has stated that no on-street parking will be allowed on Great Ridge Parkway extension.

Permits have been received from other agencies as required for preliminary plat approval as listed below:

NCDOT	Road Plan Approval	February 28, 2013
Chatham County	Letter of Approval	February 8, 2013
Soil Erosion and Sedimentation Control		
Department of the Army Corps of Engineers	404 Stream Impacts Permit	August 21, 2009
NCDENR	401 Water Quality Certification	August 31, 2009
NCDENR	Wastewater Collection System Extension	January 9, 2013
NCDENR	Wastewater Treatment System	May 18, 2009
NCDENR	Water Main Extension	March 1, 2013
NCDENR	Authorization to Construct Chatham County Water System	March 4, 2013
NCDENR	Modified Stormwater Plan	January 14, 2013

These permits may be viewed on the Planning Department webpage at www.chathamnc.org/planning, 2013, Great Ridge Parkway Extension.

The Chatham County Emergency Operations Office has approved the existing road name, Great

Ridge Parkway, to extend to this section.

There is a cemetery and a tobacco barn located near but outside of the proposed right-of-way of Great Ridge Parkway Extension and will be located within a future phase of the development. According to the archaeological survey performed in 2006, neither feature is eligible for the National Register. As shown on the preliminary plat, a 25 foot buffer has been placed around the features to protect them from construction activities. The cemetery will remain undisturbed. The applicant is not required to preserve or maintain the adjacent tobacco barn. Per the applicant, Briar Chapel will make its best effort to inform the Chatham County Historical Society within a reasonable timeframe before any action is taken on the barn.

The Stipulation Response Letter, attachment # 2, addresses the Conditional Use Permit conditions of approval.

The preliminary map displays the required information.

Recommendation The Planning Department recommends granting approval to extend the name 'Great Ridge Parkway' to the southern section of the parkway and recommends granting preliminary plat approval and approval of Right-of-Way Dedication as shown on plat titled "Briar Chapel Great Ridge Parkway Extension", with the following conditions:

1. The approval does not include area shown between Station 9+58.29 to Station 10+00.00.
2. The final plat shall be revised to remove the section of roadway from Station 9+58.29 to Station 10+00.00.