

..TITLE

Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC, for preliminary plat approval of “Great Ridge Parkway Culvert”, on .5 acres, located off SR-1528, Andrews Store Road, Baldwin Township, AKPAR Number 89623.

..ABSTRACT

Action Requested:

Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC, for preliminary plat approval of “Great Ridge Parkway Culvert”, on .5 acres, located off SR-1528, Andrews Store Road, Baldwin Township, AKPAR Number 89623

Introduction & Background:

Zoning: Conditional Use District / Compact Community

Water System: Chatham County

Sewer System: Private Wastewater Treatment Plant

Subject to 100 year flood: No floodable area

General Information: Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres and revised in 2012.

Reviewed: Under pre-2008 Subdivision Regulations

No lots are associated with this request.

Discussion & Analysis:

The developer is requesting preliminary plat approval of the culvert crossing on Great Ridge Parkway South and dedication of right-of-way for the area of the culvert crossing between Sta. 10+00.00 and Sta. 9+58.29. This area was not included in the preliminary plat review and approval of Great Ridge Parkway Extension by the Board of County Commissioners on May 20, 2013 due to the permit for the culvert crossing not being approved by NCDOT at that time. Staff has now received the NCDOT Final Plan Review permit, dated August 15, 2013 for the culvert section. This permit and the other agency permits required for a preliminary plat review may be viewed on the Planning Department webpage at www.chathamnc.org/planning, Rezoning and Subdivision Cases, 2013, Briar Chapel Culvert Crossing.

At the Technical Review Committee meeting held on August 21, 2013, the request was reviewed by various staff for compliance. Leonard McBryde had a concern with the utilities in the area of the culvert regarding the sewer force main and the location of the water line. He contacted Chris Seamster, RLA, McKim & Creed, to discuss and was told that the force mains were being abandoned or relocated. Mr. McBryde requested a revised construction plan to be submitted to the Chatham County Utility Department for review with a note regarding the force main. Per Mr. McBryde and Chris Seamster, only county review and approval is required for the plan revision.

The Planning Board reviewed the request at their September 10th meeting. Nick Robinson was present to represent the developer. The Planning Board did not have any concerns or questions of the applicant.

Recommendation:

The Planning Department and the Planning Board (by unanimous vote – 7members present) recommends granting approval of the request for preliminary plat review and approval of “Great Ridge Parkway Culvert” with the following condition:

1. No construction shall commence until the Chatham County Utility Department has received and approved a revised construction plan showing the utilities for the culvert crossing.