



Chatham County Planning Board Agenda Notes

Date: July 1, 2014

Agenda Item: VIII. 2

Attachment #: 1-2

- Subdivision
 Conditional Use Permit
 Rezoning Request
 Other:

Subject:	Request by NNP-Briar Chapel, LLC for subdivision preliminary plat review and approval of Briar Chapel Granite Mill Boulevard Revision, located off SR-1528, Andrews Store Road, and Granite Mill Boulevard, Baldwin Township, parcel 3's 87469 and 2714.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application. 2. Plat titled "Briar Chapel Granite Mill Blvd Realignment", prepared by McKim & Creed, dated 6/2/14

Introduction & Background
 Plat Slide 2011, Pages 47 and 48, titled "Right-of-Way Dedication for Granite Mill Boulevard and Boulder Point Drive and Easement Dedication" received final plat approval from the Board of County Commissioners on February 21, 2011.

Discussion & Analysis
 This request is for a preliminary plat revision for the realignment to the intersection of Granite Mill Blvd and Boulder Point Drive in Briar Chapel as currently shown on Plat Slide 2011, Pages 47 and 48. Along with this request, the applicant submitted a request to Chatham County for the closing and abandonment of this same section of right-of-way. A public hearing was held on the request at the June 16th Board of Commissioners meeting. Nick Robinson, Attorney for Briar Chapel, spoke and requested the ordinance closing and abandoning the right-of-way which will be adopted at the August BOC meeting not be officially signed until the applicant is ready to move the water line and abandon the right-of-way. The road has not been taken over for maintenance by NCDOT, therefore an abandonment of state maintenance is not required.

Per the applicant, the realignment is necessary due to updated development plans within the Briar Chapel South area. The Margaret Pollard Middle School is adjacent to and accessed by Granite Mill Blvd. Per Randy Drumheller, Development Construction Manager,

Chatham County Schools, the school administration is okay with the road realignment. A portion of the realignment area is owned by the County of Chatham. Both parties, Briar Chapel and County of Chatham have signed the preliminary plat application. The realignment will provide 9 additional parking spaces on the school property. It is the intent of the applicant to have the work completed during the time that school is out for the summer break. The realignment will make Granite Mill Blvd a continuous roadway instead of an intersection with Boulder Point Drive eliminating previous concerns by the Fire Marshal regarding whether the turning radii for emergency vehicles was adequate and eliminating a 4 way intersection making a safer travelway.

The road name Granite Mill Blvd will be extended to the intersection of Briar Chapel Parkway and will then transition to the road name Boulder Point Drive at the 3 way stop. Staff has received confirmation from NCDOT that the revised construction plans have been reviewed and approved; and confirmation from Rachael Thorn, Chatham County Erosion Control Officer, that the plans and permit are in order for erosion control for the road realignment. The water lines currently within the existing public road right-of-way will remain unchanged at this time. Per the applicant, the future Phase 11 preliminary plat request will include the relocation of the water lines to the new road right-of-way for Granite Mill Blvd. Per Leonard McBryde, Chatham County Utilities Director, this is acceptable and at the time the water line is relocated, then a revised permit from the state and from Chatham County Utilities will be required.

The request seems reasonable.

Recommendation:

The Planning Department recommends approving the request by NNP-Briar Chapel, LLC for subdivision preliminary plat review and approval of Briar Chapel Granite Mill Boulevard Revision, for realignment to the intersection of Granite Mill Blvd and Boulder Point Drive in Briar Chapel.