

..TITLE

Vote on a request to approve NNP Briar Chapel, LLC for subdivision preliminary plat approval of Boulder Point Drive Extension consisting of 3.59 acres located off Andrews Store Road, SR-1528, Baldwin Township, parcel 87024

..ABSTRACT

Action Requested:

Request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of Boulder Point Drive Extension consisting of 3.59 acres located off Andrews Store Road, SR-1528, Baldwin Township, parcel 87024

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 within this site request

General Information: Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres. Permit revised in 2012, and 2014 increasing the dwelling units to 2,500.

Reviewed: Under pre-2008 Subdivision Regulations

Discussion & Analysis:

Briar Chapel is requesting preliminary plat approval on a portion of Boulder Point Drive. This section provides access to the WWTP and is currently graded and the travel-way has been graveled. The developer would now like to complete the construction of the roadway to a public, NCDOT standard. This is considered infrastructure construction which requires preliminary plat approval with review and permits from other agencies. The other agency permits required for this request are:

Soil Erosion and Sedimentation Control Permit	Erosion Control Permit	July 8, 2015
NCDOT	Road Construction	July 21, 2015
NCDENR	Stormwater Plan Boulder Point Extension	July 10, 2015

There are no new utility (water / sewer) designs for this portion of Boulder Point Drive

Copies of these permit can be viewed on the Planning Department webpage at www.chathamnc.org/planning Rezoning and Subdivision Cases, 2015.

On July 20, 2015 the Board of Commissioners approved a request by Nicolas Robinson, Attorney, on behalf of NNP-Briar Chapel, LLC for a *Waiver to Ratify Previously Installed Drainage Structures and Minimal Grading* encroachments in riparian buffers near the Briar Chapel WWTP. Agenda notes submitted by staff stated “Per the request letter NNP-Briar Chapel installed two storm drain pipes ten years ago, in 2005, in accordance with NCDENR standards, prior to delegation of the erosion control process to Chatham County. The installation of the storm drain pipes encroach into the 10’ no-build zone of one riparian buffer and into both the no-build zone and buffer area of the other riparian buffer locations. Existing buffer locations were depicted in the 2005 Briar Chapel approved concept plan and reconfirmed with the associated 2012 and 2014 Conditional Use Permit revisions. The buffers are adjacent to a proposed roadway on the Master Plan, which is currently being used as an unpaved access road to the Briar Chapel Waste Water Plant. NNP-Briar Chapel desires to formalize this roadway with approvals from NCDOT, so the future roadway may be added to the state-maintained system.” The location of the storm drainage pipes are shown on the preliminary site plan for this request. There will be no additional disturbance in the buffer area.

There are no residential lots associated with this submittal. The road name has previously been approved by the Emergency Operations Office.

The Summary of Impervious Surface Calculations for Briar Chapel, dated July 10, 2015 was submitted with the application. Per the report, the total impervious surface cumulative amount for the entire project is proposed to be 21.39% which includes this submittal. The overall impervious surface limit is 24% of the project area.

Per the submitted information, there are no cemeteries or structures eligible for the National Register with the Boulder Point Drive Extension project area.

The Technical Review Committee met on July 15th to discuss the submittal. Staff did not have any concerns or questions regarding the submittal.

The Planning Board met on August 4, 2015 to review the request. Lee Bowman, Project Manager and Chris Seamster, RLA, McKim & Creed were present to represent the developer and answer questions from the Board. Ms. Ford asked if Boulder Point Drive would be further extended to serve future phases. Mr. Bowman stated yes, that Boulder Point would be extended approximately 1500 additional feet and will provide access to other phases. There were no other questions from the Board.

Recommendation:

The Planning Board by unanimous vote and Planning Department recommend granting preliminary plat approval of the request titled “Briar Chapel Boulder Point Drive Extension”.