

## **..TITLE**

Vote on a request to approve NNP Briar Chapel for subdivision Preliminary Plat review of Right of Way Dedication Plat, Property of NNP-Briar Chapel located off Hwy 15-501 N, parcel #2837 and #18911. There are no lots associated with this request.

## **..ABSTRACT**

### **Action Requested:**

Request by NNP Briar Chapel for subdivision Preliminary Plat review of Right of Way Dedication Plat, Property of NNP-Briar Chapel located off Hwy 15-501 N, parcel #2837 and #18911. There are no lots associated with this request.

### **Introduction & Background:**

**Zoning:** Conditional Use District / Compact Community

**Water System:** Public, Chatham County

**Sewer System:** Private wastewater treatment plant

**Subject to 100 year flood:** No floodable area in parcels #2837 and #18911

**General Information:** Compact Community approved in 2005 for 2,389 dwelling units on 1,589 acres, permit revised in 2012 and 2014.

**Reviewed:** Under pre-2008 Subdivision Regulations.

### **Discussion & Analysis:**

**Request:** Request by NNP Briar Chapel for subdivision Preliminary Plat review of Right of Way Dedication Plat, Property of NNP-Briar Chapel located off Hwy 15-501 N, containing 0.103 acres of parcels #2837 and #18911. This request is to dedicate two small areas (.029 acres from parcel #2837 and .074 acres from parcel # 18911) of right-of-way for road improvements to US 15-501. This section of US 15-501 is being reconfigured to accommodate a superstreet/synchronized street configuration between Andrews Store Road, Taylor Road, and a new proposed Taylor Road Connector. There are no lots associated with this request.

**Roadways:** There are no new roads associated with this application. The two existing roads associated with this application, Andrews Store Rd and US 15-501, are to be modified.

**Road Names:** There are no new road names associated with this application.

**Permits:** Agency permits required for preliminary plat approval have been received. The permits include the NCDOT Encroachment Agreement, and the Chatham County Sedimentation and Erosion Control Permit. The permits may be viewed on the Planning Department webpage. This packet includes a complete set of Right-of-Way drawings. See attachment #3.

**Stormwater:** This information is not applicable to this application.

**Historical / Archaeological:** This information is not applicable to this application.

**Conditional Use Permit Stipulations:** This information is not applicable to this application.

**Water Features:** There are no water features in the ROW area.

**Technical Review Committee:** The TRC reviewed this request during their September 14, 2016 meeting and there were no comments. The Planning Board met on October 4, 2016 to discuss the request. Lee Bowman, Project Manager, and Chris Seamster, RLA, and Garretson Browne, Construction Manager, were present to represent the developer, NNP Briar Chapel. Mr. Bowman addressed the Board and stated that the dedication of right-of-way was a requirement from NCDOT to accommodate the synchronized street improvements.

**Recommendation:**

The Planning Board by unanimous vote recommends granting approval of the dedication of public right-of-way for 0.103 acres of parcels #2837 and #18911 and recommends preliminary plat approval of "Right of Way Dedication Plat Property of NNP Briar Chapel" located off Hwy 15-501 N as submitted.