

CHATHAM COUNTY PLANNING BOARD  
September 1, 2020

Briar Chapel Final Plats for Phase 13 , Section 3 and Phase 14

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1. Final Plat for Phase 13, Section 3 was tabled at the August 4, 2020 Planning Board Meeting based on concerns not about the adequacy or sufficiency of the Plat submittal but about operational issues relating to the third-party sewer utility (sewer line breaks).
2. Applicant agreed to seek information in the interim regarding the following matters:
  - A. Obtain information from the State regulated sewer utility, ONSWC, regarding (i) what it says will be done to rectify the operational concern and (ii) when they estimate it will be completed.
  - B. Add Flood Zone AE to the map, add PVTDE abbreviation to legend/key, add 100/500 year floodplain to legend/key, and list both FEMA maps in notes on cover sheet.
  - C. Filing of as-builts and other information with the County per the CCO.
3. Staff was to confer with County Attorney regarding scope of Planning Board authority in plat approvals with respect to actions of third-parties.
4. Applicant spent a significant amount of time since the last meeting seeking information from ONSWC and the various consultants involved and also conferring with Planning Staff to coordinate. ONSWC has been cooperative in helping to clarify the current and anticipated future status.

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5. ONSWC Report: ONSWC has advised NNP that it has engaged CE Group to “design an updated pump station and [a] revised force main routing” for the problematic force main. The new line will tie into a ductile iron force main. The pump station will include an additional bypass pump and natural gas service for standby/back-up operation. Design should be completed in the next couple of weeks. Permit timing is difficult to predict but ONSWC’s “goal is to have the new line installed and connected by Thanksgiving.”
6. Additional Plat Legends/Keys: On August 20, 2020, McKim & Creed sent to Planning Staff the following: (a) Revised Final plat with Flood Zone AE added to the map, PVTDE abbreviation added to legend/key, 100/500 year floodplain added to legend/key, and both FEMA maps referred to in notes on cover sheet; and (b) Application was revised to add a reference to Flood Zone AE (in addition to Flood Zone X which was already shown). These revised versions are posted online.
7. Applicant has also conferred with Planning Staff regarding filing of as-builts and related wastewater documents per the CCO and are working through that to see what has already been submitted and what needs to be submitted, all as part of the BC closeout.
8. At this point we have not only met the requirements of the Subdivision Ordinance but we have also supplied the additional information sought by the Planning Board and we, therefore, respectfully request that the Planning Board follow the recommendation of Planning Staff and recommend approval of the final plat. We have our various consultants and Tanya Matzen from NNP on the line to answer any questions.