

**MINUTES  
CHATHAM COUNTY BOARD OF COMMISSIONERS  
SPECIAL MEETING MARCH 14, 1994**

The Board of Commissioners (the "Board") of the County of Chatham, North Carolina, met in special session to hear matters concerning planning and zoning in the District Courtroom, located in the Courthouse Annex, Pittsboro, North Carolina, the regular place of meeting, at 9:00 a.m. on March 14, 1994.

**ATTENDANCE**

Present: Chairman Dunlap; Commissioners Holland, Holmes and Hanner; County Manager Ben Shivar; County Attorney Robert L. Gunn; and Clerk to the Board Sandra B. Cape

Absent: None

The meeting was called to order at 9:00 a.m.

Commissioner Hanner asked that a moment of silence be observed in honor Commissioner Gus Murchison, who passed away on Friday, March 11, 1994. A moment of silence was observed by all present.

**APPROVAL OF AGENDA**

The Chairman recommended that the following items be added to the Agenda:

- (A) A motion be made approving a Resolution honoring Commissioner Murchison's years of service; and
- (B) That the County Attorney give a presentation on the proper procedure for naming a successor for Commissioner Murchison.

Commissioner Holmes moved the Agenda be approved with the addition of items (A) and (B) above. Commissioner Hanner seconded the motion.

The motion carried four (4) to zero (0).

**PLANNING AND ZONING**

**Sketch Design Review:**

Chatham Partnership Planned Unit Development: The Planning Director stated that this request is before the Board for consideration under the Planned Unit Development portion of the Subdivision Regulations; the request is for 15 dwelling units on 64.3 acres; the applicants are requesting that private unpaved roads be allowed due to the low density of approximately 4.2 acre lots; this request is just for general sketch design review to see if this general layout is acceptable to the Board; there are three (3) driveway entrances off Lutterloh Road, which is a very curvy road, particularly in this section; and these driveway entrances will be checked by the Department of Transportation for site distance requirements.

The Planning Director noted that the Emergency Operations Director has some concern about access for fire vehicles; however, the developer has agreed to address those concerns.

The Planning Director stated that the Planning Board and the Planning Department recommended approval of this preliminary sketch design with the condition of coordination of the applicants with the Emergency Operations Director concerning adequate access.

Commissioner Holmes moved to approve sketch design for Chatham Partners Planned Unit Development on 64 acres on Lutterloh Road (SR 1548) in Hadley Township (a copy of which is attached hereto and by

reference made a part hereof) with the condition that the developer address concerns of the Emergency Operations Director regarding adequate access. Commissioner Holland seconded the motion.

The motion carried four (4) to zero (0).

**Final Plat Review:**

Governor's Club Phase Fourteen-A and Phase Fifteen: The Planning Director recommended that the following two requests be considered together:

- (1) Request for preliminary and final approval of Governors Club Phase Fourteen-A with approval of new road names; and
- (2) Request for preliminary and final approval of Governors Club Phase Fifteen.

The Planning Director noted that Phase Fourteen-A is for 57 lots and includes road name requests for Eastchurch, Owen, Craig and Nash as new road names; and Phase Fifteen is for 12 lots. He noted that these requests follow the standards for Governors Club which the Board has approved in the past. The Planning Director stated that it was the Planning Board and the Planning Department's recommendation that Governors Club be granted preliminary and final approval of both Phase Fourteen-A and Phase Fifteen subject to the County Attorney approving the financial guarantee revisions.

Commissioner Holmes moved that the Board approve preliminary and final approval of both Phase Fourteen-A (as shown on "Final Plat, Phase Fourteen-A, Saddle Ridge, Governors Club, Williams Township, Chatham County, NC" Plat dated February 11, 1994, as prepared by McKim & Creed), including approval of road names "Eastchurch," "Owen," "Craig," and "Nash," and Phase Fifteen (as shown on "Final Plat, Phase Fifteen, Governors Club, Williams Township, Chatham County, NC" as prepared by McKim & Creed), both approvals being given subject to the County Attorney approving the financial guarantee revisions. Commissioner Holland seconded the motion.

The motion carried four (4) to zero (0).

Subdivision of Property of Jeanne G. Dunphey, Christopher A. Hudson and Fitzgerald D. Hudson: The Planning Director stated that this plat is before the Board as indicated on the application and Section 6.4 B(2) of the Subdivision Regulations because only one additional lot may be created on a pre-1975 road once every twelve months. He noted that the Health Department approved the plat January 24, 1994, and the existing private road certification was signed January 28, 1994. The Planning Director stated that both the Planning Board and the Planning Department recommend granting sketch, preliminary and final approval with an additional one lot on the pre-1975 road as submitted.

Commissioner Holmes moved to approve sketch, preliminary and final approval with an additional one lot on the pre-1975 road as requested and as shown on survey prepared by Freehold Land Surveyors, Inc., revised January 19, 1994, as requested by Jeanne G. Dunphey, Christopher A. Hudson and Fitzgerald D. Hudson. Commissioner Hanner seconded the motion.

The motion carried four (4) to zero (0).

**Miscellaneous Request or Required Action:**

Piney Bluff Manor Mobile Home Park: The Planning Director stated that this request comes under the County's Mobile Home

Ordinance. He noted that Ernest Suits, who subdivided three lots several months ago on property in front of the property under consideration in this request, has requested sketch and preliminary approval for ten lots. The Planning Director noted that when the other three lots were subdivided there was concern over the location and width of the driveway being adequate to serve future development. He stated that the required right-of-way is 30 feet and the road width is 16 feet have been addressed. The Planning Director pointed out that the Emergency Operations Director has recommended a turn-around large enough to accommodate a fire truck, which Mr. Suits has agreed to provide. The Planning Director stated that both the Planning Board and the Planning Department are recommending granting sketch and preliminary approval with the turn-around or back up area large enough to serve fire trucks.

Commissioner Hanner moved to grant sketch and preliminary approval with the turn-around or back up area large enough to serve fire trucks as requested by Ernest E. Suits for Piney Bluff Manor Mobile Home Park. Commissioner Holland seconded the motion.

The motion carried four (4) to zero (0).

### **Subdivision Regulations**

Private Road Standards: The Planning Director stated that the Planning Board, at the request of the Board of Commissioners, had again reviewed the private road provisions of the Subdivision Regulations as amended in 1989 and 1991. He noted that the Planning Board had appointed a sub-committee for the purpose of reviewing private road provisions. He stated that the Planning Board's recommendation was that the existing private road standards within the Subdivision Regulations be amended so that the private roads standards roadway width is increased from 16 feet to 18 feet; that private roads continue to be allowed; and that gravel roads continue to be allowed.

Commissioner Holmes moved that the Board approve the Planning Board's recommendations and that the Board set a public hearing on this recommendation for May 1994. Commissioner Holland seconded the motion.

The motion carried four (4) to zero (0).

### **BOARD MATTERS**

Resolution Honoring Gus Murchison: Commissioner Holmes moved that the Board instruct the Manager to prepare a Resolution honoring Gus Murchison and his service to the County. Commissioner Hanner seconded the motion.

The motion carried four (4) to zero (0).

Procedure for Filling Vacancy on the Board: The Chair asked that the County Attorney prepare a written statement of the proper procedures to be followed in filling the vacancy on the Board and to present same at the meeting to be held March 21, 1994.

Pole Buildings/Barns: Commissioner Holmes asked about pole buildings on property that is not a farm. She noted that if a person lives on a farm, pole buildings do not have to be inspected; however, if a person builds a pole building on property not classified as a "farm," it comes under the regulation of the Inspections Department. Commissioner Holmes noted that she has received several complaints about this subject and has talked with people from other counties. She noted that other counties do not have regulations on this type of construction.

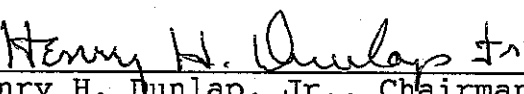
Commissioner Holmes moved that the staff be instructed to investigate the regulations regarding pole buildings on non-farm property as opposed to regulations regarding pole buildings on farm property. Commissioner Holland seconded the motion.

The motion carried four (4) to zero (0).

**ADJOURNMENT**

Commissioner Holmes moved to adjourn the meeting. Commissioner Hanner seconded the motion.

The motion carried four (4) to zero (0) and the meeting was adjourned at 10:00 a.m.

  
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Henry H. Dunlap, Jr., Chairman  
Chatham County Board of Commissioners

ATTEST:

  
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Clerk to the Board