



AGENDA
CHATHAM COUNTY PLANNING BOARD
Tuesday, April 5, 2011
Dunlap Classroom, Pittsboro, NC

6:30 P.M.

- I. CALL TO ORDER:
- II. DETERMINATION OF QUORUM:
- III. APPROVAL OF AGENDA:
- IV. APPROVAL OF CONSENT AGENDA:
Minutes: Consideration of a request for approval of the March 1, 2011 Planning Board minutes.
- V. PUBLIC INPUT SESSION: Fifteen-minute time of public input for issues **not** on agenda. Speakers limited to three minutes each.

6:45 P.M.

- VI. SUBDIVISIONS:
 - A. Final Plat Approval
Request by George J. Retschle, P. E., Ballentine and Associates on behalf of Jim Hodgins and Sheryl-Mar for final plat approval of Fieldstone, Phase 1, consisting of 14 lots, on 23.79 acres, located off Mann's Chapel Road, S. R. 1532, Baldwin Township. - *See Planning & Zoning Notes – Attachment #1*

7:00 P.M.

- B. Preliminary and Final Plat Approval
Request by Colvard Farms HOA for preliminary/final subdivision of three non-residential lots to consist of Lot #201, Waste Water Treatment Plant, 1.34 acres, Lot 202, Community Water System, .24 acres, and Lot #203, Storage Pond and Pump Station, 3.17 acres, located off Colvard Farms Road (private), Williams Township. *See Attachment #2*

7:15 P.M.

- VII. ZONING AND ORDINANCE AMENDMENTS: - *Items from March 21, 2011 Public Hearing.*
 1. Request by the Chatham County Board of Education for a text amendment to Section 15.5.6 of the Chatham County Zoning Ordinance, Signs Permitted in Any Zoning District, to allow up to two (2) signs for each street abutting the lot or one (1) such sign not exceeding 64 sq. ft. in area. *See Attachment #3*
 2. Request for a revision to an existing conditional use permit for Windsong Muse, LLC, on property located at 2490 & 2492 Seaforth Rd., Parcel No. 17475, New Hope Township, to add an additional commercial driveway; reconfigure the use of the smaller, previously labeled two-vehicle garage area for additional recording space; interior parking and travel areas; and relief from the expectations for the generation of renewable energy on site. *See Attachment #4*

ZONING AND ORDINANCE AMENDMENTS: - *Items from March 21, 2011 Public Hearing – continued*

3. Request by Rocky McCampbell to rezone approximately 1 acre of a 4.03 acre tract located at 1115 Mt. Carmel Church Rd., Parcel No. 64812, Williams Township, from R-1 Residential to Conditional Use Neighborhood Business (CU-NB). **See Attachment #5**
4. Request for a conditional use permit by Rocky McCampbell on Parcel No. 64812 located at 1115 Mt. Carmel Church Rd., for a dog grooming business on approximately 1 acre. **See Attachment #6**

8:15 P.M.

VIII. NEW BUSINESS:

IX. STAFF ITEMS:

Planning Director Staff Report

1. Budget Update
2. Public hearing update on Zoning Ordinance amendments from March 21st BOC meeting.
3. 2010 Census data update.

X. BOARD MEMBER ITEMS:

8:30 P.M.

XI. ADJOURMENT:

Times listed are tentative. The Planning Board will proceed with the agenda as items are completed.