



CHATHAM COUNTY PLANNING BOARD
AGENDA
Tuesday, April 3, 2012
Dunlap Building Classroom
Pittsboro, NC

6:30 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:
- II. CALL TO ORDER:
- III. DETERMINATION OF QUORUM:
- IV. APPROVAL OF AGENDA:
- V. APPROVAL OF CONSENT AGENDA:
Minutes: Consideration of a request for approval of the March 6, 2012 Planning Board minutes.
- VI. PUBLIC INPUT SESSION: Fifteen-minute time of public input for issues **not** on agenda. Speakers limited to three minutes each.

6:45 P.M.

- VII. JOINT PLAN: *Item from January 17, 2012 Public Hearing. Discussion continued from last month's Planning Board meeting.*
Request by the Chatham County Board of Commissioners for the proposed Chatham County – Town of Cary Joint Land Use Plan – discussion continued. *Please refer to February 7, 2012 Planning Board agenda notes and plan document and map distributed previously.*

7:15 P.M.

- VIII. REQUESTS FOR ZONING AND ORDINANCE AMENDMENTS: - *Items from March 19, 2012 Public Hearing*
Miscellaneous
 1. Request for search ring approval from Matthew Danielson with Raleigh Towers to locate a telecommunications tower within the northeastern portion of the county. - ***See Attachment #1 Planning Board Agenda Notes***
Legislative
 1. Request by Kent Dickens for a text amendment to the Chatham County Zoning Ordinance to add boat storage facility and recreational vehicle storage to the list of permitted uses under the Industrial Light and Industrial Heavy zoning classifications. ***See Attachment #2***
 2. Request by George Farrell on property located at 306 McGhee Road, Parcel No. 74986, to rezone approximately 2.096 acres of the 10.01 acre tract from R-1 Residential to CU-NB Conditional Use Neighborhood Business, Williams Township. ***See Attachment #3***

REQUESTS FOR ZONING AND ORDINANCE AMENDMENTS: - Items from

March 19, 2012 Public Hearing – Continued

Quasi-Judicial

1. Request by George Farrell on property located at 306 McGhee Road, Parcel No. 74986, for a conditional use permit for a boat storage facility and recreational vehicle storage facility on approximately 2.096 acres of the 10.01 acre tract, Williams Township. **See Attachment #4**
2. Request by Scott Thomas, on behalf of Jessie Fearington, for property located at the corner of US 15-501 N and Morris Road, Parcel No. 65232, to remove approximately .322 acres from the existing conditional use permit to be recombined with property owned by the North Chatham Fire Department. **See Attachment #5**
3. Request by Talitha Sanders and Ellen Martin for a conditional use permit on Parcel No. 75481, located at 235 Easy Street, Baldwin Township, on 4.564 acres for a daycare center for 15 or fewer children. **See Attachment #6**

8:30 P.M.

IX.

ORDINANCE AMENDMENTS REQUESTED BY BOC: - Items from March 19, 2012

Public Hearing

Legislative

1. Request by the Chatham County Board of Commissioners for text amendments to the Zoning Ordinance to modify the following sections as described below: **See Attachment #7**
 - Section 3**, Revise the bona fide farm exemption
 - Section 4**, Districts Established – Delete references to districts that will change to conditional zoning districts
 - Section 5**, Conditional Use Districts – Change section to refer to new requirements for conditional zoning districts
 - Section 7**, Definitions – Modify definitions
 - Section 10**, Schedule of District Regulations –Revise to refer to new conditional zoning districts
 - Section 11.3**, Environmental Impact Assessment - specify that environmental impact assessment is only required for non-residential projects and mixed use districts.
 - Section 13**, Lighting – allow internally-illuminated signs, delete amortization requirement for vehicular canopy lighting
 - Section 15**, Regulations Governing Signs – Specify that signs in the right-of-way are regulated by NCDOT
 - Section 17**, Conditional Use Permits – Revise procedures
 - Section 18**, Board of Adjustment – delete Table 2
 - Section 19**, Amendment to Zoning Ordinance – Revise provisions for parties that can apply for a rezoning, specify different procedures for citizen-initiated amendments and county-initiated amendments
 - Section 20**, Enforcement – delete stop work order, clarify issuance of Notice of Violation
 - Section 21**, Penalty for Violations – delete stop work order
 - Section 23**, Effects Upon Outstanding Conditional Use Permits – add procedure for termination of conditional use permits
 - Section 29**, Index – delete entire section

ORDINANCE AMENDMENTS REQUESTED BY BOC: - Items from March 19, 2012

Public Hearing

Legislative - continued

2. Request by the Chatham County Board of Commissioners for text amendments to sections 11 and 22 of the Countywide Lighting Ordinance to allow internally-illuminated signs and delete the amortization requirement for vehicular canopy lighting. **See Attachment #8**
3. Request by the Chatham County Board of Commissioners for text amendments to sections 7.2 and 7.7 of the Subdivision Regulations to clarify conservation subdivision standards and review procedure. **See Attachment #9**

X. NEW BUSINESS:

XI. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions update - **See packet for spreadsheet update.**

XII. BOARD MEMBER ITEMS:

9:15 P.M.

XIII. ADJOURNMENT:

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