



CHATHAM COUNTY PLANNING BOARD
AGENDA
Tuesday, May 1, 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 April 3, 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. ZONING AND ORDINANCE AMENDMENTS:
Items Continued from April 3, 2012 Planning Board Meeting:

Quasi-Judicial

1. 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 #1 Planning Board Agenda Notes**

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 April 3 Agenda Notes**
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

Item from March 19, 2012 Public Hearing:

Quasi-Judicial

2. Request by NNP Briar Chapel, LLC for a revision to the existing conditional use permit for the Briar Chapel compact community to clarify certain language, acknowledge certain completed commitments, and revise the master site plan to provide additional flexibility with the remaining undeveloped lands. *See Attachment #2*

Items for May 21, 2012 Public Hearing: - Application information to be distributed at meeting.

Legislative

1. Public Hearing request by Strata Solar for a text amendment to the Chatham County Zoning Ordinance, Section 7.2 Definitions, Section 10.13 Table of Permitted Uses, and Section 14.1 Off-street Parking Requirements to allow various provisions for solar energy.

Quasi-Judicial

2. Public Hearing request by Doug Piner on behalf of the Property Owner's Association for The Preserve for a revision to the existing conditional use permit to add an additional amenity area for the purpose of boat and recreational vehicle storage on Parcel No. 80601, on approximately 1-2 acres of the 63 +/- acre common, open space lands within the subdivision, located at the end of Broad Leaf Court adjacent to the WWTP.
3. Public Hearing request by GV Commercial, LLC for a revision to the existing conditional use permit under the Governor's Club PUD to change the use of Parcel No. 76561 (GV Parcel B-3), approximately 1.213 acres from commercial use to residential use, to change the maximum number of residential units from 1,975 to 1,981, to allow three (3) residential units approved for condominium or apartment units over retail and office uses to be used for residential condos on Parcel B-3, and to allow up to 15 residential condos on GV Parcel B-3.

VIII. **NEW BUSINESS:**

IX. **PLANNING DIRECTOR'S REPORTS:**

1. Minor Subdivisions update - *See spreadsheet included in packet.*

X. **BOARD MEMBER ITEMS:**

8:30 P.M.

XI. **ADJOURNMENT:**

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