

# Chatham County Planning Board

## Minutes

July 9, 2013



The Chatham County Planning Board met in regular session on the above date in the Henry H. Dunlap, Jr. Building Classroom, Pittsboro, North Carolina.

Members present were as follows:

Present:

Karl Ernst, Chairman  
Philip Bienvenue  
Philip Canterbury  
Tom Glendinning  
Mike Grigg  
Donna Kelly  
Deepa Sanyal

Absent:

B. J. Copeland  
James Elza  
Cecil Wilson

Planning Department:

Angela Birchett, Zoning Administrator  
Kimberly Tyson, Clerk to the Board

I. INVOCATION AND PLEDGE OF ALLEGIANCE:

Mr. Grigg delivered the invocation and afterwards the Chairman invited everyone to stand and recite the Pledge of Allegiance.

II. CALL TO ORDER:

Chair Ernst called the meeting to order at 6:30 p.m.

III. DETERMINATION OF QUORUM:

The clerk stated that a quorum was present to begin the meeting (7 members).

IV. APPROVAL OF AGENDA:

See Item V. below.

V. APPROVAL OF CONSENT AGENDA:

Minutes: Consideration of a request of approval of the June 4, 2013 Planning Board minutes.

Board members had no objections to above items IV. and V. and were considered approved as submitted.

VI. PUBLIC INPUT SESSION: Fifteen-minute time of public input for issues **not** on agenda. Speakers limited to three (3) minutes each.

There were no requests to speak at this time.

VII. ZONING AND ORDINANCE AMENDMENTS:

**Legislative Request:**

1. Request by Douglas Roberts to rezone parcel number 2246 being all of the approximate 10.28 acre tract, located at 650 Half Dollar Road, from Conditional Use Compact Community to Residential-1 (R-1).

Ms. Birchett reviewed the agenda notes to rezone Douglas Roberts' property located at 650 Half Dollar Road. Mr. Roberts was requesting to rezone his property back to its original zoning of Residential-1 (R-1), his property is currently zoned Conditional Use Compact Community (CCO). Ms. Birchett stated that Newland Communities, LLC didn't have a problem with Mr. Roberts' property being pulled out of the compact community. Staff recommended approval.

Douglas Roberts, owner, was present and made a brief statement. Mr. Roberts stated, at the Chatham County Board of Commissioners' Public Hearing, which was held on June 17, 2013, the question was asked if water was available to his property. Mr. Roberts stated he has his own water supply.

Board discussion followed.

**Motion to approve:**

Mr. Glendinning made a motion; seconded by Mr. Grigg to approve rezoning of Mr. Roberts' property located at 650 Half Dollar Road (parcel 2246) as submitted by staff. No further discussion and motion passed unanimously (7 members).

2. Request by Douglas Roberts to rezone Parcel No. 74741 being all of the approximate 1.21 acre tract, located at 577 Half Dollar Rd., from Conditional Use Compact Community to Residential-1 (R-1).

To save time and not being repetitive, Ms. Birchett stated the same rezoning agenda notes applied to Mr. Roberts' second property located at 577 Half Dollar Road. Staff recommended approval.

Douglas Roberts, owner, was present for any questions.

Board discussion followed.

**Motion to approve:**

Mr. Glendinning made a motion; seconded by Ms. Kelly to approve rezoning of Mr. Roberts' property located at 577 Half Dollar Road (parcel 74741) as submitted by staff. No further discussion and motion passes unanimously (7 members).

3. Request by Paul Smedberg on behalf of U-Haul, for a Conditional Rezoning Regional Business (CD-RB), on property located at 102 Vickers Road, Parcel No. 71691 and 79289, to add approximately .64 acres to the existing 10.4 acres, to expand the storage area to include one additional self storage building.

Ms. Birchett reviewed the agenda notes for U-Haul. The applicant is proposing to add .64 acres to an existing 10.4 acres and to expand the storage area and include one additional self storage building. Ms. Birchett explained that the applicant will exceed the maximum amount of impervious surface, but the new state law will allow the applicant to exceed the impervious surface amount of 36%, as long as, the applicant has additional property located in the same water shed. The applicant has 5.2 acres located on Charlie Perkins Road within the same water shed and this property will be deed restricted for no future development to allow the applicant to increase the impervious surface of proposed property. Staff recommended approval with conditions.

Warren Mitchell, applicant, was present, briefly spoke and answered questions.

Board discussion followed.

Motion to approve:

Mr. Glendinning made motion; seconded by Mr. Bienvenue to recommend approval to add approximately .64 acres to existing 10.4 acres and expand the storage area by one additional self storage building as submitted with the following conditions:

**Site Specific Conditions**

1. As previously approved, replacement of the advertising/identification signs may be installed as shown on the revised sign plan with the following modifications. There shall be a limit of one (1) sign, **no taller than 15 feet** from the ground to the top of the sign with a primary sign area not larger than 64 square feet (sign area #1) plus an additional 32 square foot secondary sign (sign area #2) for additional advertising of the property fronting US 15-501. All signs shall comply with the lighting requirements of the Zoning Ordinance. The sign at the entrance on Vickers Road shall remain existing.
2. As previously approved, landscaping shall comply with the recommendations of the CCAC which requires the perimeter landscaping along Vickers Road and the property now owned by the applicant be installed before the certificate of occupancy of the property is approved and issued. The remaining landscaping along the property boundaries owned by the applicant may be installed at the next optimal planting season following the start of the new commercial area use.
3. A review, approval, and recorded deed instrument and plat for the tract on Charlie Perkins Road shall be provided before any impervious surface/built upon

area on the project site is installed. The Environmental Quality Director shall approve the wording of the deed restriction and the recorded plat for compliance with statutory requirements.

**Standard Site Conditions**

4. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance unless otherwise stated in a specific condition noted above.
5. The application and approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place.
6. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Storm water Management, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.

**Standard Administrative Conditions**

7. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspection, established from time to time.
8. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
9. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
10. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

No further discussion and motion passed unanimously (7 members).

X. **NEW BUSINESS:**

No reports were submitted.

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

1. **Minor Subdivisions/Exempt Maps**

Ms. Birchett referred to the report that was included in the packet.

