



**CHATHAM COUNTY PLANNING BOARD
AGENDA
Tuesday, July 1, 2014
Agriculture Building, Auditorium
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 May 6, 2014 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 from June 16, 2014 Public Hearing:*

Legislative Request:

1. A request by Jim Anderson and Warren Mitchell dba Meadows Land Investment, LLC, for a rezoning on Parcel No. 18727 located at 12330 US 15-501 N, from R-1 Residential to CD-RB Conditional District Regional Business, on approximately 3.677 acres, for a four-story (4-story) self-storage facility. **See Attachment(s)**
2. A request from Will Copeland dba LIR Enterprises for a text amendment to the Chatham County Zoning Ordinance, Section 10.5.B, B1 Business District Dimensional Regulation, to change the language of "open carports" to "open structures". **See Attachment(s)**
3. A request by The Retreat on Haw River, LLC to rezone Parcels 3027, 87217, 86946, 81274, and 86878 – 86944, from CU-RA90 to a split zoning district consisting of R-1 Residential for lands outside the River Corridor area and R-5 Residential to lands within the River Corridor, being approximately 650 acres collectively, located off Bynum Ridge Rd. **See Attachment(s)**

Quasi-Judicial Request:

4. A Wireless Telecommunication Permit request by American Tower Corporation and AT&T Mobility for a portion of Parcel No. 3391, known as the Bennett Site, located at 24477 NC Hwy 902 for a 300' self-supported telecommunications tower on a lease area

of approximately 0.69 acres of the 28.90 acre tract, unzoned, within the Bear Creek Township. The application includes a waiver request to exceed 199' in height pursuant to Section 2-4 of the Wireless Telecommunication Facilities Ordinance. See Attachment(s)

5. A Wireless Telecommunication Permit request by American Tower Corporation and AT&T Mobility for a portion of Parcel No. 12512, known as the Pleasant Hill Site, located off NC Hwy 902 near Cannon Rd. for a 300' self-supported telecommunications tower on a lease area of approximately 0.40 acres of the 107.20 acre tract, unzoned, within the Hickory Mountain Township. The application includes a waiver request to exceed 199' in height pursuant to Section 2-4 of the Wireless Telecommunication Facilities Ordinance. See Attachment(s)

6. A Wireless Telecommunication Permit request by American Tower Corporation and AT&T Mobility for a portion of Parcel No. 10519, known as the Gum Springs Site, located off of White Smith Rd., near Henderson Tanyard Rd., for a 300' self-supported telecommunications tower on a lease area of approximately 0.45 acres of the 43.72 acre tract and is within the Hadley Township. The application includes a waiver request to exceed 199' in height pursuant to Section 2-4 of the Wireless Telecommunication Facilities Ordinance.

8:15 P.M.

VIII. SUBDIVISIONS:

1. Request by Wade Barber for subdivision final plat review and approval of Henderson Place at Fearrington, consisting of 45 lots on 60.12 acres, located off S. R. 1835, South Langdon, Williams Township, parcel #'s 19333 and 88196. See Attachment(s)
2. Request by NNP-Briar Chapel, LLC for subdivision preliminary plat review and approval of Briar Chapel Granite Mill Boulevard Revision, located off SR-1528, Andrews Store Road, and Granite Mill Boulevard, Baldwin Township, parcel #'s 87469 and 2714. See Attachment(s)
3. Request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for subdivision final plat review and approval of NNP Briar Chapel LLC, Phase 5, Revision Plat, located off SR-1528, Andrews Store Road, Baldwin Township, parcel # 89197. See Attachment(s)

PUBLIC HEARING: Speakers limited to three minutes each.

4. Request by KC2 Enterprises, LLC & I-3, LLC for subdivision First Plat review and approval of Carolina Crossings, consisting of 20 lots on 73.23 acres, located off Hwy 751, Williams Township, parcel #60710. See Attachment(s)
5. Request by The Retreat on Haw River, LLC for subdivision First Plat review and approval of The Retreat on Haw River Conservation Subdivision, consisting of 393 lots on +/- 650 acres, located off SR-1711, Bynum Ridge Road, Baldwin Township. See Attachment(s)

9:30 P.M.

IX. NEW BUSINESS:

X. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions / Exempt Maps – *Spreadsheet included in packet*

XI. BOARD MEMBER ITEMS:

1. Land Use Plan Sub-Committee Update
2. Unzoned Areas of the County Sub-Committee Update

9:45 P.M.

XII. ADJOURMENT:

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