



**CHATHAM COUNTY PLANNING BOARD  
AGENDA  
Monday, November 3, 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 October 7, 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. SUBDIVISIONS:

1. Request by Brantley Powell on behalf of HBP Properties, LLC for a twenty-four month extension of preliminary plat expiration for the balance of The Estates at Legend Oaks, Phase III, consisting of 23 lots, to extend the preliminary plat expiration date from July 1, 2015 to July 1, 2017. *See Attachment(s)*

7:00 P.M.

VIII. ZONING AND ORDINANCE AMENDMENTS: *Items from September 15, 2014 and October 20, 2014 Public Hearing:*

**Quasi-Judicial:**

1. A request by F-L Legacy Owner, LLC for a Conditional Use Permit revision on the existing Planned Residential Development called The Legacy, located at Parcels 17378 and 89437, off Big Woods Rd., New Hope Township, to revise the site plan/sketch design to relocate the primary amenity area, relocate some residential lots, and to reconfigure some roads rights-of-way. This request will not be adding additional residential lots or new land areas. *See Attachment(s)*
2. A request by Carolina Meadows, Inc. for a Conditional Use Permit revision to increase the size for the new Health Center located in Area B up to 130,000 sq. ft., an increase in the number of allowed beds from 100 to 120, and to construct 100

residential units in Area C where the current Health Center is located, Parcel Nos. 62114, 64734, 20033, and 74450, Williams Township. See Attachment(s) Online

3. A request by Kunal Enterprises LLC c/o George Farrell, Jr., for a Conditional Use Permit revision to expand the uses currently on the property, Parcel No. 70029, located at 12820 US 64 E, and to deed restrict approximately 17.829 acres, Parcel No. 69707, located on Marshall Rd., as non-buildable to offset the impervious surface expansion on the commercial property. See Attachment(s) Online

**Legislative Request:**

4. A request to amend the Chatham County Zoning Ordinance Section 7, Definitions, to include a definition for minor utility and major utility, to modify the accessory dwelling unit definition; Section 10 Schedule of District Regulations, to exempt minor utilities from minimum lot size requirements and to remove existing public utility language and add minor and major utilities to the Zoning Table of Uses; Section 5 Conditional Zoning Districts, to include an additional required finding. See Attachment(s)

5. A request to amend the Chatham County Watershed Ordinance to include Sections 302 Watershed Areas Described to exempt minor utilities from minimum lot size requirements; Section 109, General Definitions, adding a definition for accessory dwelling unit. See Attachment(s)

6. A request to amend the Chatham County Subdivision regulations to add definitions for utility lots and accessory dwelling units to Section 2. The request also includes clarification to Section 3, Security for Completion and Maintenance of Improvements, Section 5, Procedure for Subdivisions, Section 6.2 Additional First Plat Information, Sections 7.4, Lots, and addition of plat notes to Section 11 Appendix A: Certification Forms for Initial and Final Approvals. See Attachment(s)

7. A request to amend the Chatham County Impact Fee Ordinance, Section II, Definitions, to modify the definition of accessory dwelling unit for ordinance consistency. See Attachment(s)

9:00 P.M.

IX. NEW BUSINESS:

X. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions / Exempt Maps – *Spreadsheet included in packet*
2. Board of Commissioners Public Hearing – November 17, 2014
3. Annual Planning Board Report reminder

XI. BOARD MEMBER ITEMS:

1. Appointment discussion
2. Set 2015 Planning Board Calendar

9:15 P.M.

XII. ADJOURNMENT:

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