



**CHATHAM COUNTY PLANNING BOARD
AGENDA
Tuesday, October 7, 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 September 2, 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 Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for preliminary plat approval of Briar Chapel, Phase 11, consisting of 200 lots, on 34.37 acres, located off SR-1528, Andrews Store Road and Granite Mill Blvd, Baldwin Township, parcel #2714. **See Attachment(s)**
2. Request by DR Horton, Inc. on behalf of The Estates at Legend Oaks Subdivision for final plat approval of The Estates at Legend Oaks, Phase 1B, consisting of 21 lots on 33.659 acres, located off Hwy 15-501 North and Legend Oaks Drive, Williams Township, parcel #18665. **See Attachment(s)**
3. Request by Fitch Creations, Inc. for final plat approval of Fearrington, Burke Place, consisting of 12 lots, on 11.14 acres, located off US 15-501 N and S. R. 1817, Millcroft, Williams Township, parcel #'s 18998 & 88197. **See Attachment(s)**

7:30 P.M.

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

Legislative Request:

1. A request by Raleigh Industrial Partners, LLC to rezone Parcel No. 17890 and 17891 from R-1 Residential to Conditional District Regional Business, located off US 64 E,

being approximately 45.69 acres total for a three-story self-storage facility, boat and RV storage area, and boat, trailer and other utility vehicle sales and service facility, New Hope Township. **See Attachment(s)**

2. A request by Michael Gress to rezone Parcel No. 89671 from R-1 Residential to Conditional District Community Business (CD-CB), located off Beaver Creek Rd., being approximately 6.76 acres for a self-storage facility including boat and RV storage, New Hope Township. **See Attachment(s)**

3. A request by John E Booth Farms, LLC, Kathryn Butler, for an amendment to the Chatham County Zoning Ordinance Section 10.13 Table of Permitted Uses. The request is to add the use of Event center and associated retail, including weddings, receptions, parties, gatherings, tastings including service of food and drink, both outdoor and indoor, arts and craft shows, stage shows, music events, business meetings, exhibition shows, trade shows and outdoor movies (no drive ins); provided however, said uses limited to events involving fewer than 300 simultaneous attendees. Uses requested to be allowed in the O&I, B1, NB, CB, and RB and as conditional use permits in the R-5, R-2, and R-1 Districts.

4. A request by John E Booth Farms, LLC, Kathryn Butler, for a General Neighborhood Business (NB) Rezoning on a portion of Parcel No. 19681, being approximately 6.50 acres out of the 14.02 acre tract, located at 8913 NC 751, Durham, NC, Chatham County, Williams Township, and as part of the Chatham/Cary Joint Land Use Area. **See Attachment(s)**

Quasi-Judicial:

5. A request by NNP-Briar Chapel for a Conditional Use Permit Revision on multiple parcels that make up the Briar Chapel community located off US 15-501 N, being approximately 1589 acres, to increase the dwelling unit count from 2389 to 2500 residential units; modify the use chart to allow up to 200 multi-family units in SD-North, SD-West, or SD-East; to modify and update site plan in various ways as depicted on the proposed revised Master Plan; and update Responses to Compact Communities Ordinance, Baldwin Township. **See Attachment(s)**

6. A request by Strata Solar for a Conditional Use Permit on Parcel No. 12233, located off US 64 W, Hickory Mountain Township, for a solar farm on approximately 42 acres. The parcel is split between R-1 zoning and unzoned. The R-1 zoning is the portion subject to this CUP request which is approximately 23.3 acres. **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 – October 20, 2014
3. Update on two proposed quarries.

XI. BOARD MEMBER ITEMS:

9:15 P.M.

XII. ADJOURMENT:

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