

CHATHAM COUNTY PLANNING BOARD
AGENDA
August 7, 2007
Cooperative Extension Building, Pittsboro, NC

6:00 P.M.

- I. CALL TO ORDER – Vice-Chair:
- II. APPROVAL OF AGENDA:
- III. CONSENT AGENDA:
 - A. Minutes:

Consideration of a request for approval of Board minutes for July 10, 2007 Planning Board meeting.
 - B. Final Plat Approval:
 1. Request by Van R. Finch, Land Surveys on behalf of Fitch Creations for subdivision final plat approval of “Farrington McDowell Place”, consisting of 15 lots on 14 acres, located off SR- 1812, Weathersfield, Williams Township. **See Attachment #1**
 2. Request by Staley Smith, Smith & Smith Surveyors on behalf of HBP Properties for subdivision final approval of “Legend Oaks, Phase Two”, consisting of 27 lots on 46 acres, located off U.S. Hwy 15-501 N., Williams Township. **See Attachment #2**

End Consent Agenda

6:05 P.M.

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

6:15 P.M.

- V. SKETCH DESIGN APPROVAL:
 - A. Request by S & S Partnership for subdivision sketch design approval of “Larkspur”, consisting of 22 lots on 46 acres, located off S. R. 1526, Andrews Store Road, Baldwin Township. **See Attachment #3**

6:30 P.M.

- VI. PRELIMINARY PLAT APPROVAL:
 - A. Request by Bynum Ridge, LLC on behalf of Chatham Partners, LLC and Roanoke Investments, LLC for subdivision preliminary approval of “The Parks at Meadowview, Phase 5”, consisting of 155 lots on 155 acres, located off SR-1520, Old Graham Road, Center Township. **See Attachment #4**

6:45 P.M.

- VII. ZONING AND ORDINANCE AMENDMENTS:

Items from July 16, 2007 Public Hearing:

 - A. Request by Andrea Snyder for a conditional use rezoning from RA-40 Residential/Agricultural to CU-B1 Business District on approximately 1.137 acres, Parcel No. 82736 located at 587 Old Farrington Rd. (SR 2053), Williams township. **See Attachment #5**

- B. Request by Andrea Snyder for a conditional use permit for a beauty salon on approximately 1.137 acres, Parcel No. 82736 located at 587 Old Farrington Rd. (SR 2053), Williams township. **See Attachment #6**

7:45 P.M.

Items for August 20,, 2007 Public Hearing:

- C. Public Hearing request for a proposal by the Chatham County Environmental Review Board to amend Section 304 and other portions of the Chatham County Watershed Protection Ordinance concerning Riparian Buffers Areas. The proposal increases some existing buffer areas, requires buffers on additional drainage ways, specifies permitted and prohibited uses within the buffer areas, and specifies procedures for review of uses. The proposal also provides a section addressing purpose and intent as well as adding definitions and revising definitions in the Ordinance.
- D. Public Hearing request for a proposal by the Chatham County Environmental Review Board to amend Section 5.2 A of the Chatham County Subdivision Regulations to specify threshold criteria of when environmental assessments are required. The proposal requires assessments for all residential subdivisions of six or more lots. Assessments are also required of residential subdivisions of less than six lots and non-residential subdivisions if located within specified areas of the County.
- E. Public Hearing request for a proposal by the Chatham County Environmental Review Board to amend Section 11.3 of the Chatham County Zoning Ordinance to specify threshold criteria of when environmental assessments are required. The proposal requires assessments for projects when located within specified areas of the County.

VIII. NEW BUSINESS:

- A. Planning Director's Report
- I. Public Records Law
 - II. Board of Commissioners' Meeting Update
- B. Planning Board Member Items

8:00 P.M.

IX. ADJOURNMENT:

Meeting Procedure

- I. Staff Report
- II. Presentation by Applicant
- III. Comments from the Public (at Chairman's discretion)
 - a. Speakers are to come to podium
 - b. Speakers are to give name and address
 - c. Comments are limited to five minutes
- IV. Board Action
 - a. Motion for Action
 - b. Discussion by Board Members
 - c. Restatement of Motion by Chairman
 - d. Vote on Motion

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