

**CHATHAM COUNTY PLANNING BOARD**  
**AGENDA**  
**SEPTEMBER 4, 2007**  
**Cooperative Extension Building, Pittsboro, NC**

6:00 P.M.

I. CALL TO ORDER – Chair:

II. APPROVAL OF AGENDA:

III. CONSENT AGENDA:

A. Minutes:

Consideration of a request for approval of Board minutes for July 31, 2007 special Planning Board meeting and August 7, 2007 regular Planning Board meeting.

B. Final Plat Approval:

1. Request by Joe Grady, Jr. PLS, for subdivision final plat approval of Briar Chapel Phase 2, Briar Chapel Parkway and Catullo Road r/w/ dedication consisting of 15 acres, located off SR-1634, Hubert Herndon Road and SR-1529, Taylor Road, Baldwin Township and U.S. Hwy 15-501. **See Attachment #1**

2. Request by Harrison Pond, LLC for subdivision final plat approval of Harrison Pond, LLC, consisting of 42 lots on 74 acres, located off SR-1532, River Forest Road, Baldwin Township. Parcel #1907. **See Attachment #2**

3. Request by The Retreat on Haw River, LLC for subdivision final plat approval of The Retreat on Haw River, Phase 1A (f/k/a Williams Pond and Sanctuary at Haw River), consisting of 67 lots on 240 acres, located off SR-1711, Bynum Ridge Road, Baldwin Township. **See Attachment #3**

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 Harvest Community, LLC on behalf of Paul & Barbara McCoy, Woods of McCoy, Inc. for subdivision sketch design approval of "Harvest", consisting of 25 subdivision lots and four (4) exempt over 10 acre tracts on 213 acres, located off SR-1972, Pea Ridge Road, Cape Fear Township. **See Attachment #4**

B. Request by Larry E. Henson on behalf of Edward P. Lineberger for subdivision sketch design approval of 1 lot (4<sup>th</sup> lot on an easement) consisting of 1.692 acres, located off Hwy 751, New Hope Township. **See Attachment #5**

6:30 P.M.

VI. PRELIMINARY PLAT APPROVAL:

A. Request by Joe Grady, Jr. PLS, for subdivision preliminary plat approval of Briar Chapel, Phase 2, Briar Chapel Parkway & Taylor Road Right-of-Way Dedication, consisting of 15 acres, located off SR-1634, Hubert Herndon Road and SR-1529, Taylor Road, Baldwin Township. **See Attachment #6**

6:45 P.M.

VII. PRELIMINARY AND FINAL APPROVAL:

- A. Request by The Parks at Meadowview, LLC for subdivision preliminary and final plat approval of The Parks at Meadowview, Phase 2A, consisting of 61 lots on 34 acres, located off SR-1520, Old Graham Road, Center Township. **See Attachment #7**

7:00 P.M.

VIII. MISCELLANEOUS REQUESTS or REQUIRED ACTIONS:

- A. Request for development schedule extension for "The Glens" (f/k/a McBane Subdivision). **See Attachment #8**

7:15 P.M.

IX. ZONING AND ORDINANCE AMENDMENTS:

***Items from June 18, 2007 Public Hearing:***

- A. Request by David Amory, Chase Real Estate Services, on behalf of Sprint Nextel to locate a communication tower within Chatham County for the 2007 tower plan as follows:
- 190 FT. monopole on NC 42 IN Corinth area 3 - **See Attachment #9**
- B. Request by Brenton W. McConkey, Parker Poe Adams & Bernstein LLP, on behalf of Crown Castle International to locate communication towers within Chatham County for the 2007 tower plan as follows:
- 199 ft. self supporting on NC 42 east of Corinth area 3
  - 199 ft. self supporting on west side of Big Woods Rd. near Hugh Stone's land area 3
  - 199 ft. self supporting on east side of Old Graham Rd. and north of Russell Chapel Rd. area 3- **See Attachment #10**

***Items (C – G) for September 17, 2007 Public Hearing: - See application material included in tonight's agenda packet.***

- C. Request by Chatham Development Corporation to rezone approximately 15.16 acres located on the south side of US 64 E, 0.92 miles west of NC 751, New Hope Township, from RA-40 Residential Agricultural to Conditional Use B-1 Business.
- D. Request by Chatham Development Corporation for a Conditional Use B-1 Business Permit for a boat and RV storage facility on approximately 15.16 acres located on the south side of US 64 E, 0.92 miles west of NC 751, New Hope Township.
- E. Request by Nicolas P. Robinson, on behalf of General Shale Brick, Inc. to rezone approximately 192.5 total acres (3 tracts) located on Moncure Flatwood Road (SR 1924), Cape Fear Township, from RA-40 Residential Agricultural to Conditional Use Heavy Industrial (H-Ind.).
- F. Request by Nicolas P. Robinson, on behalf of General Shale Brick, Inc. for a Conditional Use Heavy Industrial (H-Ind.) Permit to allow for mining and brick manufacture, on approximately 407 total acres (4 tracts and a portion of 1 tract) located on Moncure Flatwood Road (SR 1924), Cape Fear Township.

- G. Request by Chatham County for a text amendment to the Chatham County Zoning Ordinance, Section 10, Item 10.1, 10.2, 10.3 Residential Agricultural List of Permitted Uses specifically for public and private schools to reduce the double setback requirement to allow uniformity with the zoning district's minimum setback requirements.

8:00 P.M.

X.

OLD BUSINESS:

- A. Lighting Ordinance - **See Attachment #11**
- B. Public Records Law – update on Chatham County's List Serve

XI.

NEW BUSINESS:

- A. Planning Director's Report
- B. Planning Board Member Items

9:00 P.M.

XII.

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

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