

**CHATHAM COUNTY PLANNING BOARD**  
**AGENDA**  
**OCTOBER 2, 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 September 4, 2007 Planning Board meeting.
  - B. Final Plat Approval:
    - 1. Request by Community Properties, Inc on behalf of Chatham Partners, LLC and Roanoke Investments, LLC for subdivision final plat approval of “The Estates at Laurel Ridge, Phase 1A” (fka Creekside Subdivision), consisting of 18 lots on 94 acres, located off SR-1520, Old Graham Road, Hadley Township. ***See Attachment #1 - Planning and Zoning Review Notes***
    - 2. Request by Joe Grady, Jr., PLS on behalf of NNP Briar Chapel, LLC for subdivision final plat approval of “Briar Chapel, Phase 4”, consisting of 120 lots on 35 acres, located off SR-1532, Mann’s Chapel Road and US 15-501 N. ***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. LIGHTING ORDINANCE: ***See Attachment #3***

6:45 P.M.

- VI. PRELIMINARY PLAT APPROVAL:
  - A. Request by Coffey Grounds of Chapel Hill, Inc. for subdivision preliminary approval of “Horizon”, consisting of 62 lots on 103 acres, located off SR-1525, Hamlets Chapel Road, Baldwin Township. ***See Attachment #4***
  - B. Request by David Ferrell, Village Investments, Inc. for subdivision preliminary approval of NC751 Parcels, consisting of 12 lots on 47 acres, located off NC Hwy 751, Williams Township. ***See Attachment #5***
  - C. Request by Dan Sullivan on behalf of Contentnea Creek Co. for subdivision preliminary approval of “Pennington South Subdivision”, consisting of 50 lots on 68 acres, located off Hwy 64 E, New Hope Township. ***See Attachment #6***
  - D. Request by James E. Dixon for subdivision preliminary approval of “Fieldstone Subdivision”, consisting of 27 lots on 83 acres, located off S. R. 1532, Mann’s Chapel Road, Baldwin Township. ***See Attachment #7***

7:45 P.M.

VII.

ZONING AND ORDINANCE AMENDMENTS: *Items from September 17, 2007 Public Hearing:*

- A. 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. **See Attachment #8**
- B. 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. **See Attachment #9**
- C. 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.). **See Attachment #10**
- D. 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. **See Attachment #11**
- E. 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. **See Attachment #12**

VIII. OLD BUSINESS:

- A. Public Records Law – update on Chatham County's List Serve

IX. NEW BUSINESS:

- A. Planning Director's Report
  - 1. Impacts of Senate Bill 831–Wireless Telecommunications Facilities on the Chatham County Communications Tower Ordinance. **See Attachment #13**
- B. Planning Board Member Items

9:00 P.M.

X.

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.***