

# CHATHAM COUNTY PLANNING BOARD

## AGENDA

**Monday, November 5, 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 Planning Board minutes for October 2, 2007 regular meeting and October 3, 2007 special joint meeting with the Chatham County Environmental Review Board.

B. Final Plat Approval:

1. Request by Lewis Metty Development Co., LLC for subdivision final approval of “Cedar Mountain Subdivision, Phase One”, consisting of 18 lots on 62 acres, located off SR-1540, Jones Ferry Road and Cedar Grove Road (public), Baldwin Township. **See Attachment #1 - Planning and Zoning Review Notes**
2. Request by Roanoke Investments, LLC for subdivision final plat approval of “The Bluffs, Phase 1A”, consisting of 12 lots on 54 acres, located off SR-1520, Old Graham Road, Hadley Township. **See Attachment #2**
3. Request by Over Jordan, LLC for subdivision final approval of “Westfall, Phases 1A, 1B, and 1C” (f/k/a Booth Mountain), consisting of 94 lots on 160 acres, located off SR-1721, Lystra Road and Sr-1717, Jack Bennett Road, Williams Township. **See Attachment #3**
4. Request by The John R. McAdams Company, Inc. on behalf of NNP Briar Chapel, LLC for subdivision final approval of “Briar Chapel, Phase 4, Section 3”, consisting of 129 lots on 39 acres, located off SR-1532, Mann’s Chapel Road and Great Ridge Parkway and US 15-501 N, and Briar Chapel Parkway, Baldwin Township. **See Attachment #4**

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.

6:20 P.M.

V. ZONING AND ORDINANCE AMENDMENTS:

*Item from September 25, 2007 Public Hearing:*

A. Request by the Chatham County Board of Commissioners to zone property located within the following areas and containing approximately 32.2 square miles to Residential-Agricultural 40 (RA-40):

- 1500 feet on either side of the unzoned portions of US 421,
- 1500 feet on either side of the unzoned portion of US 64,

- 1500 feet on either side of the unzoned portion of US 15-501/Highway 87 south of the Town of Pittsboro,
- 1500 feet on either side of the unzoned portion of US 1,
- 1500 feet on either side of the unzoned portion of Moncure-Pittsboro Road, and
- 1500 feet west of Highway 87, north of the Town of Pittsboro zoning jurisdiction to the Alamance County line, heading east to the existing zoned areas. **See Attachment #5**

7:00 P.M.

***Items from August 20, 2007 Public Hearing: Text and notes for items B., C., & D may be available following the Thursday, November 1<sup>st</sup> Environmental Review Board meeting.***

- B. Consideration of amendments to the Watershed Protection Ordinance including the following:
1. Amend Section 304:
    - a. Buffer Areas Required, to increase stream buffer widths along perennial streams, intermittent streams, and unclassified streams countywide
    - b. Prohibit additional uses within these buffers.
  2. Amend section 501 (C) and (F), Watershed Administrator duties Administrator and Duties Thereof
  3. Section 503 (Changes and Amendments to the Watershed Protection Ordinance to correct references to state agencies.)
- C. Amendments to the Subdivision Regulations
1. Consideration of amendments to 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.
- D. Amendments to the Chatham County Zoning Ordinance
1. Consideration of amendments to Section 11.3 of the Chatham County Zoning Ordinance to specify threshold criteria of when environmental assessments are required.

8:30 P.M.

VI. PRELIMINARY PLAT APPROVAL:

- A. Request by Dan Sullivan on behalf of Contentnea Creek, Co. for subdivision preliminary approval of "Cooper Subdivision, Phase 1", consisting of ten (10) lots, on approximately 23 acres, located off SR-1714, Hatley Road, New Hope Township with revisions to the balance of the existing sketch design plan and approval of a development schedule. **See Attachment #6**

VII. SKETCH, PRELIMINARY AND FINAL APPROVAL REQUEST:

- A. Request by The John R. McAdams Company, Inc. on behalf of NNP Briar Chapel LLC for subdivision sketch, preliminary and final plat approval of "Briar Chapel Reclamation Facility, Tracts A & B, consisting of two (2) non-residential lots on 29 acres, located off SR-1532, Mann's Chapel Road and Great Ridge Parkway and US 15-501 N, and Briar Chapel Parkway, Baldwin Township. **Staff has determined this issue is exempt from subdivision review and will not be reviewed by the Board.**

9:00 P.M.

VIII. OLD BUSINESS:

- A. Consideration of revised:
- Planning Board Rules of Procedure - **See Attachment #7**
  - Code of Ethics - **See Attachment #8**
  - An Ordinance Establishing A Planning Board - **See Attachment #9**

IX. NEW BUSINESS:

- A. Planning Director's Report
1. *2008 Planning Board Calendar – set dates*
- B. Planning Board Member Items

9:30 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

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