

**CHATHAM COUNTY PLANNING BOARD**  
**AGENDA**  
**December 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 Planning Board minutes for November 5, 2007 meeting.

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: *Items for December 10, 2007 Public Hearing: No Planning Board action is required on these items. The Board of Commissioners may take action on these proposed amendments on December 10.*

- 1. Public Hearing on 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, ephemeral streams, wetlands, and seeps/springs 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.)
  - 4. Delete Section 601. Definitions, and replace with Section 109. (New definitions will be added to Section 109.)
- 2. Public Hearing on consideration of amendments to the Chatham County Subdivision Regulations, Section 5.2 to specify threshold criteria of when environmental assessments or environmental documentation are required. The proposal provides options for when assessments or documentation are required for residential and non-residential development.
- 3. Public hearing on consideration of amendments to the Chatham County Zoning Ordinance, Section 11.3 to specify threshold criteria of when environmental assessments or environmental documentation are required. The proposal provides options for when assessments or documentation are required for residential and non-residential development.

6:25 p.m.

VI. OLD BUSINESS:

- A. Consideration of revised:
- Planning Board Rules of Procedure - *See Attachment #1*
  - Code of Ethics - *See Attachment #2*
  - An Ordinance Establishing A Planning Board - *See Attachment #3*

VII. NEW BUSINESS:

- A. Planning Director's Report
1. *2008 Planning Board Calendar – adopt- See Attachment #4*
- B. Planning Board Member Items
1. *Subdivision and Zoning Committees Update*

7:30 p.m.

VIII. 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.***