

# CHATHAM COUNTY PLANNING BOARD

AGENDA - February 5, 2008

Central Carolina Community College, Building #2, Multipurpose Room  
Pittsboro, NC

**6:30 P.M.**

I. CALL TO ORDER:

II. APPROVAL OF AGENDA:

III. CONSENT AGENDA:

A. Minutes: Consideration of a request for approval of Planning Board minutes for January 8, 2008 meeting.

B. Final Plat Approval:

Request by Mann's Chapel Properties, LLC for subdivision final plat approval of "Mann's Crossing", consisting of 41 lots on 60.50 acres, located off SR-1532, Mann's Chapel Road and SR-1537, Tobacco Road, Baldwin Township. *See Attachment #1 - Planning and Zoning Review Notes*

End Consent Agenda

**6:35 P.M.**

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

**6:50 P.M.**

V. SKETCH, PRELIMINARY AND FINAL APPROVAL:

A. Request by The John R. McAdams Company, Inc. on behalf of Cameron Properties, LTD & 5 Star Group for subdivision sketch, preliminary, and final plat approval of "Briar Chapel – Map 18", consisting of one (1) non-residential lot, consisting of 2.94 acres, located off SR-1532, Mann's Chapel Road and Great Ridge Parkway, Baldwin Township.

*See Attachment #2— This issue has been withdrawn by the applicant.*

VI. PRELIMINARY PLAT APPROVAL:

A. Request by Parker Springs, LLC for subdivision preliminary plat approval of "Parker Springs", consisting of 50 lots on 87 acres, located off SR-1700, Mt. Gilead Church Road, New Hope and Williams Township.

*See Attachment #3*

**7:20 P.M.**

VII. ZONING AND ORDINANCE AMENDMENTS: *Items from January 22, 2008 Public Hearing:*

A. Request by New City Design on behalf of CRCED Treatment, Inc. to rezone approximately 8.73 acres from Residential/Agricultural (RA-40) and 1.41 acres from Conditional Use B-1 to Conditional Use O & I, Parcel No. 73288, 10.14 acres located at 176 Lassiter Homestead Road, Williams Township. *See Attachment #4*

B. Request by New City Design on behalf of CRCED Treatment, Inc. for a Conditional Use Permit to accommodate congregate care facilities, family care homes, hospital, health and welfare centers, and nursing homes and/or convalescent homes located on 10.14 acres and to remove the conditional use permit on 1.41 acres on Parcel No. 73288 at 176 Lassister Homestead Road, Williams Township. *See Attachment #5*

ZONING AND ORDINANCE AMENDMENTS : *Items from January 22, 2008 Public Hearing- con't*

- C. Request by Chatham County to rezone property located at 1310 Old US 1, Moncure, NC, a portion of Parcel No. 62655 (1 acre), Haw River Township, owned by Thomas C. Lewis, from Business (B-1) to Residential/Agricultural (RA-40). *See Attachment #6*
  
- D. Request by Chatham County to rezone properties located at 1334 and 1352 Old US 1, Moncure, NC, Parcel No. 11554 (.25 acres), a portion of 11531 (2 acres), and a portion of 11557 (.49 acres), Haw River Township, owned by James & Rachel Brady, from Business (B-1) to Residential/Agricultural (RA-40). *See Attachment #7*

8:20 P.M.

IX. OLD BUSINESS:

- A. Request by the Chatham County Board of Commissioners for a revision to the following sections of the Chatham County Ordinance Establishing a Planning Board: Section 1.B to change the date for Planning Board member appointments and make technical correction, Section 2.A to specify that the procedure for electing the Chair and Vice-Chair is defined in the Planning Board Rules of Procedure. *No action needed – for information only. See revisions included in the agenda packet.*
  
- B. Major Corridor Ordinance Task Force. *Supplemental materials are included in the agenda packet. Please see the report distributed for the January 8, 2008 for the full report.*

X. NEW BUSINESS:

- A. Planning Director's Report
  - 1. Commissioner's Summit – update
  - 2. March Planning Board Meeting - CCCC
  
- B. Planning Board Members Items
  - 1. Election of officers
  - 2. Distribution of Annual Report – *Included in agenda packet*
  - 3. Site visit to Briar Chapel (possibly Saturday March 29)

9:00 P.M.

XI. 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 Member
  - 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.*