



CHATHAM COUNTY PLANNING BOARD

AGENDA

Tuesday, November 2, 2021

Remote GoTo Webinar Meeting, Pittsboro, NC

6:30 P.M.

- I. CALL TO ORDER:
- II. VIRTUAL MEETING GUIDELINES:
- III. DETERMINATION OF QUORUM:
- IV. APPROVAL OF AGENDA:
- V. APPROVAL OF MINUTES:
Consideration of the October 5, 2021 minutes for approval.
- VI. PUBLIC INPUT SESSION: Fifteen-minute time of public input. Speakers limited to three minutes each. If you wish to speak, please email Dan Garrett at dan.garrett@chathamcountync.gov or call 919-545-8367.

6:45 P.M.

*If you wish to speak on a specific agenda item, please email Dan Garrett at dan.garrett@chathamcountync.gov or call 919-545-8367.

- VII. SUBDIVISION:
 1. A Request by Mark Ashness on behalf of TBM Partners for subdivision **First Plat** review and approval of **Chapel Oaks Subdivision**, consisting of 31 lots on 76 acres, located off Old Lystra, SR-1724 and Peak View Place SR-1886, parcels numbers 18659, 18661, 61553, and 60646.

PUBLIC HEARING:

2. Request by Warren Mitchell, P.E. on behalf of Dr. Wyndell Merritt for subdivision **First Plat** review and approval of **Pyewacket**, consisting of 92 lots on 128.39 acres, located off Jones Ferry Road, SR-1942. parcels #90267.
- VIII. TEXT AMENDMENTS:
 1. A legislative public hearing for a request by the Chatham County Board of Commissioners to consider amendments to the Chatham County Subdivision Regulations; specifically, Sections 1.13, Variances; 2.3, Meaning of Specific Words and Terms; 6.4, Final Plat, subsection B, Features; 5.2B Concept Plan; and 7.7 Conservation Subdivision – Alternative Standards for Development; and to the Chatham County Conservation Subdivision Guidelines for Conservation Space Selection to include an appeals process of staff decisions, remove the option allowing off-site septic systems for subdivision lots, require environmental impact assessments be reviewed by the Environmental Review Advisory Committee, and revise conservation subdivision development standards and guidelines.

IX. HERNDON FARMS ZONING AND SUBDIVISION:

1. A legislative public hearing for a Conditional District Compact Community rezoning request by Herndon Farms One, LLC for an active-adult (55 and older) compact community with 161 residential units, congregate care facility, one-story office/daycare, community gardens, and barn for events on approximately 97.86 (previously 96.86 acres) acres being Parcels 93852, 2752, 18750, 18897, 18896, and 18909, located on US 15-501 N split by Williams and Baldwin townships.

PUBLIC HEARING:

2. Request by M. Travis Blake on behalf of Herndon Farms One, LLC for subdivision **First Plat** review and approval of **Herndon Farms**, consisting of 164 lots on 97.86 acres, located off US 15-501 N and Vickers SR-1719 and parcels numbers 93852, 2752, 18750, 18897, 18896, and 18909.

X. NEW BUSINESS:

XI. BOARD MEMBERS ITEMS:

1. Update from the Planning Board liaisons.

XII. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions / Exempt Maps - **See Attachments(s)**
2. Upcoming November Public Hearing

9:30 P.M.

XII. ADJOURNMENT:

Remote Meeting Link: <https://attendee.gotowebinar.com/register/4006631785030975757>

Call In Option: 1-(213) 929-4212

Access: 202-580-601

Times listed above are tentative. The Planning Board will proceed with the agenda as items are complete.
