

CHATHAM COUNTY PLANNING BOARD
AGENDA
July 8, 2008
Agriculture Extension Building, 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 June 3, 2008 meeting.

B. Final Plat Approval:

1. Request by Polk-Sullivan, LLC for subdivision final plat approval of "The Glens, Phase I" (fka McBane Property), consisting of 9 lots on 15 acres, located off SR-1520, Old Graham Road, Hadley Township. *See Attachment #1 - Planning and Zoning Review Notes*

2. Request by Dan Sullivan for subdivision final plat approval of "Windfall Creek, Phase V" (fka Pennington, North), consisting of five (5) lots on 20 acres, located off S. R. 1716, Big Woods Road, New Hope Township. *See Attachment #2*

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. SUBDIVISION REQUEST – Development Schedule Extension:

A. Request by Nicolas P. Robinson, Attorney-at-Law on behalf of Harrison Pond, LLC, and the Norwoods and Feltons, for a one (1) year extension of the development schedule deadline for the Norwood/Felton Subdivision extending the deadline for preliminary plat submission from July 31, 2008 to July 31, 2009. *See Attachment #3*

7:05 P.M.

VI. ZONING AND ORDINANCE AMENDMENTS - *Item from May 19, 2008 Public Hearing and June 3, 2008 Planning Board Meeting:*

A. Request by Jerry Turner & Associates on behalf of HBP Properties, Inc. (Brantley Powell) for a revision to the conditional use permit for Polk Center, located off US 15-501 N, Baldwin Township, approved for a Conditional Use B-1 zoning district for a shopping center on October 16, 2006, to allow an extension of Condition No. 13 to extend a new expiration date of two years (October 16, 2010) to begin construction. *See Attachment #4*

B. Request by Nicolas Robinson on behalf of Baycorp Development, Inc. for an 18 month extension of their conditional use permit for property located near the corner of US 15-501 N and Mann's Chapel Road, Parcel No. 2641, Williams Township owned by Manns Chapel LLC. *See Attachment #5*

Items for July 21,, 2008 Public Hearing: Note: Information material to be distributed at meeting.

- A. A request by Richard Weston-Jones for a text amendment to the Chatham County Zoning Ordinance, Section 10, Item/s 10.1 RA-5; 10.2 RA-90; 10.3 RA-40 residential/agricultural lists of permitted uses specifically for “bed and breakfast inns” to add additional language to say “an owner occupied and operated home Bed and Breakfast with no more than two rooms (units) for rent with a minimum lot area of one and one half (1.5) acres” be permitted. Also add to Section 14 Neighborhood Home Occupations (A) “owner-occupied and operated home Bed and Breakfasts with no more than two rooms (units) for rent with a minimum lot area of one and one half (1.5) acres.

- B. A request by William Jeffrey House for a text amendment to the Chatham County Zoning Ordinance, Section 10, Item 10.5.A B-1 Business List of Permitted Uses to add “public and private recreation camps and grounds” as a permitted used in the district.

- C. A request by William Jeffrey House to rezone Parcel No. 11257 consisting of approximately 10.35 acres, Haw River Township, located at 284 Moncure School Rd., from RA-40 Residential/Agricultural to CU-B1 Conditional Use Business.

- D. A request by William Jeffrey House for a Conditional Use B-1 Business permit for a public and private recreational camps and grounds and boat, motor home, camper, trailer, and recreational vehicle storage on approximately 10.35 acres, Haw River Township, located at 284 Moncure School Rd.

- E. A request by Doug & Cindy Carroll to rezone Parcel No. 5241 consisting of approximately 22.14 acres, Cape Fear Township, located at 2312 Pea Ridge Rd., from RA-40 Residential/Agricultural to CU-O & I Conditional Use Office & Institutional.

- F. A request by Doug and Cindy Carroll for a Conditional Use Office & Institutional permit for Inns including accessory eating and drinking and personal service, training and conference centers which include various events, and a contractor’s storage yard on approximately 22.14 acres located at 2312 Pea Ridge Rd., Cape Fear Township.

- G. A request by Jack Michenfelder for an amendment to the existing Conditional Use B-1 Permit for a nursery, garden center, retail shop, and landscaping business to allow the sale of Parcel No. 17707, New Hope Township, located at 10544 US 64 E, Apex, NC.

Items for July 21,, 2008 Public Hearing – con't

- H. A request by Scott Schultz and Diana Dodge for a Conditional Use Permit in an RA-40 Residential/Agricultural District on approximately 5.45 acres of a 16 acre tract, Hadley Township, located at 6545 NC 87 N, Pittsboro, NC, for a boarding kennel.

VII. OLD BUSINESS:

- A. Major Corridor Ordinance – Prepare to make motions to forward to the County Commissioners on 1) an amendment to the Zoning Ordinance and map to incorporate overlay zoning district standards, 2) amendments to the Land Development Plan and adoption of a Map, and 3) a land use plan amendment process- *See Attachment #6*

VIII. NEW BUSINESS:

- A. Planning Director's Report
- B. Planning Board Members Items

9:00 P.M.

IX. ADJOURNMENT:

Meeting Procedure

- I. Staff Report
- II. Presentation by Applicant
- III. Comments from the Public (at Chair'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

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