**Planning Board Updates**

Liaison Jeannie Ambrose

**Site Visits**

1. **June 24.** Flatiron Forest, 678 Hamlet Chapel Road. 29 lots on 42.124 acres. County water and individual septic systems. Jennifer Scott, Windjam Development Group.

2. **July 19.** Summit Terrace, Mt. Gilead Church Road near Bynum Ridge Road. 26 lots on 56.15 acres. County water and individual septic systems. Brad Haertling, P.E. of American Engineering on behalf of Contentnea Creek Development Co.

**PB Meetings Notes**

1. **July 5**.

• 8:3 vote. Approval of consistency statement and rezoning of 313 acres in total [parts of three parcels] from R-1 Residential and Conditional Use Heavy Industrial to Industrial Heavy, Cape Fear Township. Request by Chatham County Board of Commissioners for VinFast.

 • 9:1 vote. Approval of Flatiron Forest for Subdivision First Plat review. 29 lots of 42.124 acres, located off Hamlet Chapel Road.

 • Unanimous vote on motion to table. Continue review and approval for Parks at Meadowview. 788 lots [changed from 739 lots] on 948.3 acres, located between Old Graham Rd. and NC 87. Comments from seventeen people included concerns about spray field operation; increased traffic; speeding; gates and speed table installation and costs; main road access; and need for traffic light on 87. Chapel Ridge and Meadowview representatives will meet again before the Aug. 2nd Planning Board mtg.

 • Liaisons Updates:

 • Siler City BOC approves rezoning of 99.73 acres, Harold Andrews Road and U.S. Highway 421, for 147 single-family homes and 67 townhouses.

 • UDO PB Subcommittee to meet remotely July 20, noon. Ex officio members to be added. Review of annotated UDO outline.

 • Chatham County Partnership webinar on July 21.

2. **August 2**.

 • Planning staff is using a new PowerPoint standard format for presenting subdivision, rezoning, and special use cases.

• Unanimous vote to table request by True Homes for Sketch Plan Revision review and approval of Parks at Meadowview (pre-2008 case). Chapel Ridge HOA Board and Parks at Meadowview developers have written an agreement that has not been signed yet. Final negotiations to resolve traffic and spray field issues are anticipated before CC BOC mtg. in September. Nine people made public comments.

 • Unanimous vote to approve first plat for Summit Terrace, Mt. Gilead Church Road. No public comments.

• Liaisons Updates:

 • Second mtg. of PB UDO Subcommittee held remotely July 20. Megan Nealon presented UDO timeline. Next in-person mtgs. are scheduled for September 29th and October 27.

 • Next quarterly mtg. of CCP, Oct. 20, 9:30 am, via Zoom. Conservation topics will include Rocky River and Deep River project; Natural Heritage Inventory (last done in 1992); and Eno-New Hope conservation project.

• Staff Updates:

• Next PB mtg. will be held in-person, Ag Center, September 6, 6:30 pm.

• UDO consultants will present Small Area Plan at Aug. 29th work session mtg. of BOC, 1:30–3:30 pm.