

CHATHAM COUNTY PLANNING BOARD
AGENDA
August 5, 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 July 8, 2008 meeting.

B. Final Plat Approval:

1. Request by John Coffey on behalf of Coffey Grounds of Chapel Hill, Inc. for subdivision final plat approval of "Horizon Subdivision, Phase I", consisting of 38 lots on 59 acres, 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. PRELIMINARY PLAT APPROVAL:

A. Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision preliminary plat approval of "Millcroft Cluster No. 5", consisting of 6 lots on 5.29 acres, located off Millcroft, S. R. #1817, Williams Township. *See Attachment #2*

B. Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision preliminary plat approval of "The Knolls at Fearington", consisting of 29 lots on 19 acres, located off Millcroft, S. R. 1817, Williams Township. *See Attachment #3*

C. Request by Sears Design Group, P. A. on behalf of Wade Barber, Jr. for subdivision preliminary plat approval of "Henderson Place" (fka Barber Lands), consisting of 45 lots on 60 acres, located off South Langdon, S. R. 1835, Williams Township. *See Attachment #4*

D. Request by The Parks at Meadowview, LLC for subdivision preliminary plat approval of "The Parks at Meadowview, Phase 2", consisting of 182 lots on 173 acres, located off Old Graham Road, S. R. 1520, Center Township. *See Attachment #5*

7:30 P.M.

VI. EXTENSION OF FINAL PLAT SUBMITTAL DATE:

A. Request by Steve F. Yuhasz, Ent Land Survey, Inc. on behalf of Bruce Curtis, for an extension of final plat submittal for "Arcadia Subdivision" to extend the final plat submittal date from January 17, 2009 to January, 17, 2010. *See Attachment #6*

7:45 P.M.

VII. ZONING AND ORDINANCE AMENDMENTS: *Items A – H from July 21,, 2008*
Public Hearing:

- 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. *See Attachment #7*
- 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. *See Attachment #8*
- 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. *See Attachment #9*
- 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. *See Attachment #10*
- 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. *See Attachment #11*
- F. A request by Doug and Cindy Carroll on behalf of Shady Wagon Farm for a Conditional Use 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 Road, Cape Fear Township.
See Attachment #12

- G. 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, N.C. *See Attachment #13*
- H. Request by **Scott and Diana Schultz** for a Conditional Use Permit in an RA-40 Residential/Agricultural District on approximately 5.45 acres of a 16 acre tract, Hadley Township, on Parcel No. 84022, located at 6545 NC 87 N, Pittsboro, NC, for a boarding kennel *See Attachment #14*

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

- A. Planning Director's Report
- B. Planning Board Members Items:
 - 1. Discussion of Planning Board voting rules
 - 2. Discussion of request for extensions with additional conditions
 - 3. Distribution of draft Zoning Ordinance

10:00 P.M.

X. 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.