



CHATHAM COUNTY PLANNING BOARD  
AGENDA

Tuesday, December 6, 2022

Chatham County Agriculture and Conference Center, Pittsboro, NC

6:30 P.M.

- I. CALL TO ORDER:
- II. DETERMINATION OF QUORUM:
- III. APPROVAL OF AGENDA:
- IV. APPROVAL OF MINUTES:  
Consideration of the November 1, 2022 minutes for approval.
- V. APPROVAL OF 2023 MEETING CALENDAR:  
Consideration of the 2023 Planning Board meeting calendar.
- VI. PUBLIC INPUT SESSION: Fifteen-minute time of public input. Speakers are limited to three minutes each. If you wish to speak, please email Dan Garrett at [dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov) or call 919-545-8367.

6:45 P.M.

- VII. SUBDIVISION ITEM:
  1. Request by Warren Mitchell on behalf of Morgan Ridge Partners, LLC for six (6) months extension of first plat to extend the current first plat expiration date for Morgan Ridge Conservation Subdivision Phase 2 from January 12, 2023 to June 30, 2023, consisting of 36 lots, located off Jones Ferry Road, S. R. 1942, parcels #1435 and #69883.

PUBLIC HEARING:

2. Request by Mark Ashness, P.E. on behalf of Pea Ridge Developers, LLC for subdivision **First Plat** review and approval of **Firefly Overlook**, consisting of 30 lots on 75.2 acres, located at the corner of Seaforth Road (SR-1941) and N. Pea Ridge (SR-1700), parcels 18070 and 17531.

VIII. ZONING ITEMS:

1. A legislative public hearing requested by Drafting and Design Services, Inc. on behalf of Because of His Grace, LLC for a rezoning from R-1 Residential to GU-NB General Use Neighborhood Business on Parcels 77640, 80540, 94921, and 5588 being a total of 9.71 acres, located at 4295 Old US 1, Cape Fear Township.
2. A legislative public hearing requested by Russ Anderson for a rezoning from R-1 Residential to General Use Light Industrial (IL) on Parcel 5518 being 15 acres, located at 5749 Old US 1, Cape Fear Township.
3. A legislative public hearing requested by Withers Ravenel on behalf of Joette and Manley Midgett for ST Wooten for a rezoning from R-1 Residential to CD-IH Conditional District Heavy Industrial for a concrete batch mixing plant on Parcel 68321 being 21.26 acres, located off Pea Ridge Rd., Cape Fear Township.

IX. NEW BUSINESS:

X. BOARD MEMBERS ITEMS:

1. Update from the Planning Board liaisons.
2. Discuss and decide the January Planning Board meeting location.

XI. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions / Exempt Maps - **See Attachments**
2. Unified Development Ordinance update
3. Moncure Area Site Update

9:30 P.M.

XI. ADJOURNMENT:

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

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