



CHATHAM COUNTY PLANNING BOARD  
AGENDA

Tuesday, February 7, 2023

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 December 6, 2022 minutes for approval.
- V. 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.

- VI. CONSENT ITEM:
  1. Request by Laurel Ridge Development, Inc. for subdivision Final Plat Amendment review and approval of Laurel Ridge, Phases 1A and 1B Public Road converted to Private Road, consisting of +/- 5,842 feet, located off Old Graham Road (SR-1520), Hadley Township.
- VII. ZONING ITEMS:
  1. A legislative public hearing requested by Hardip Dhillon on Parcels 5336, 5584, 84340, and 5577 to rezone from R-1 Residential and MH-NC to General Use Neighborhood Business (NB) totaling approximately 15.25 acres, located on Old US 1, Cape Fear Township.
  2. A legislative public hearing requested by Hardip Dhillon on Parcels 5333, 5517, 5521, and 5520 to rezone from R-1 Residential and B-1 Business to General Use Neighborhood Business (NB) totaling approximately 16 acres, located on Old US 1, Cape Fear Township.
  3. A quasi-judicial evidentiary public hearing for a Special Use Permit for Fitch Creations for a new Planned Residential Development on Parcel 95264, being 51.765 acres located off Big Hole Rd., for 43 lots, Williams Township.

VIII. SUBDIVISION ITEMS:

PUBLIC HEARING:

1. Request by Dan Sears, P.L.A. on behalf of Fitch Creations, Inc. for subdivision First Plat review and approval of Granville, consisting of 43 lots on 51.76 acres, located off Weathersfield (SR-1812)., parcel 95264.

IX. NEW BUSINESS:

X. BOARD MEMBERS ITEMS:

1. Update from the Planning Board liaisons.
2. Discuss and decide the March 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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