



CHATHAM COUNTY PLANNING BOARD
AGENDA

Tuesday, October 3, 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 September 5, 2023 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 or call 919-545-8367.
- VI. CONSENT ITEMS:
 1. A legislative request by the Chatham County Board of Commissioners to consider amendments to the Chatham County Subdivision Regulations; amend Sections 4 Types of Subdivisions; 5.2 Major Subdivisions; and 5.3 Minor Subdivisions.
 2. A legislative request by the Chatham County Board of Commissioners to consider amendments to the Chatham County Zoning Ordinance; specifically, Sections 7.2 Definitions and 10.13 Table of Permitted Uses to make changes to in-home childcare regulations.
 3. Request by Warren Mitchell, P.E. on behalf of Griffith Capital, LLC for subdivision **Modification** review and approval of **Pyewacket**, consisting of 92 lots on 128.39 acres, located off Jones Ferry Road (SR-1942), parcel 90267 in Baldwin Township.
 4. A quasi-judicial request by the Chatham County Parks and Recreation Department for a Special Use Permit for new county-owned park on Parcel 5809, located at 994 Pea Ridge Rd, Cape Fear Township.
- VII. SUBDIVISION ITEMS:
 1. Request by Jeff Foster, P.E. on behalf of Zadell Development, LLC for subdivision **First Plat** public hearing, review, and approval of **Anfield Estates**, consisting of 11 lots on 24.7 acres, located off Beaver Creek Road (SR-1008), parcel 5491 in Cape Fear Township.
 2. Request by Landon Lovelace, P.E. on behalf of Oak Crest Commercial, LLC for subdivision **First Plat** public hearing, review, and approval of **Jordan Retreat**, consisting of 33 lots on 52.17 acres, located off Jordan Dam Road (SR-1970), parcel 11433 in Haw River Township.

3. Request by Mark Ashness, P.E. on behalf of Conservancy Real Estate parcels # for subdivision First Plat Amendment (development schedule & extension) and Road Name & Right-of-Way Extension Approval review and approval of Conservancy at Jordan Lake, consisting of 1524 lots on 1,262.9 acres, located off Old US Hwy 1 parcels #62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5559, 5502, 5568 in Cape Fear Township.

VIII. ZONING ITEMS:

1. A legislative request by Drafting and Design Services on behalf of Darryl Knight dba Knight Landscaping Supply to rezone Parcel 9808, located at 14959 US 421 S, Gulf Township, from R-1 Residential to Conditional District Regional Business for a landscaping supply, grading, and outdoor storage to include boat and RVs business.

IX. NEW BUSINESS:

X. BOARD MEMBERS ITEMS:

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

XI. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions / Exempt Maps - **See Attachments**
2. Planning Board Packet Materials Discussion.
3. Unified Development Ordinance Update.

9:30 P.M.

XII. ADJOURNMENT:

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