

CHATHAM COUNTY PLANNING BOARD
AGENDA

Monday, November 3, 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 the October 7, 2008 Planning Board minutes.

B. Final Plat Approval: Request by Contentnea Creek Development Company for subdivision final plat approval of Windfall Creek, Phase VI, consisting of 13 lots on 77.59 acres, located off Big Woods Road, SR-1716, New Hope Township.
See Attachment #1 - Planning and Zoning Review Notes

End Consent Agenda

IV. PUBLIC INPUT SESSION: Fifteen-minute time of public input for issues **not on agenda**. Speakers limited to three minutes each.

6:45 P.M.

V. EXTENSION OF PRELIMINARY PLAT EXPIRATION:

A. Request by James E. Dixon for a one-year extension of preliminary plat approval for Fieldstone Subdivision to extend final plat submittal deadline from April 15, 2009 to April 15, 2010. **See Attachment #2**

7:00 P.M.

VI. ZONING AND ORDINANCE AMENDMENTS:

Items from 10-20-08 Public Hearing

A. Request for text amendments to the Chatham County Zoning Ordinance to provide the following new zoning districts: Neighborhood Business, Community Business, Regional Business, and Agricultural. Amendments also include the creation of a Table of Permitted Uses, revisions to Home Occupations that include reductions in accessory building sizes, environmental standards, and landscaping and buffering requirements for all non-residential developments. **See Attachment #3**

B. Request for text amendments to the Chatham County Subdivision Regulations to amend the major subdivision process from three steps to four steps. The four steps are concept plan, first plat, construction plan, and final plat. The major subdivision process is proposed to include a community meeting, review by the Planning Board, Environmental Review Board, Appearance Commission, and School Board and the incorporation of environmental standards for development. The amendments also include a voluntary conservation subdivision option to allow for open space conservation and density bonuses, road network connectivity standards, viewshed and buffering standards, and increasing the percentage of work that must be completed before acceptance of a financial guarantee. **See Attachment #4**

C. Request for text amendments to the Chatham County Watershed Protection Ordinance to provide increases in density to accommodate conservation subdivision density bonuses in the Chatham County Subdivision Regulations. **See Attachment #5**

8:30 P.M.

Items for 11-17-08 Public Hearing - Application information to be distributed at Board meeting.

- D. Request by Michael Foley to rezone approximately 48 acres, Parcel No. 60167, located between US 1, Moncure School Rd., and the Pittsboro Moncure Rd., Haw River Township, from RA-40 (residential/agricultural) to B-1 Business.
- E. Request by Belmeade Farms, LLC to rezone approximately 194 acres, consisting of multiple parcel numbers located within the zoned portions of the subdivision plat for Belmeade Farms from RA-40 (residential/agricultural) to Conditional Use O & I (office and institutional) for a cemetery and memorial gardens, Center Township.
- F. Request by Belmeade Farms, LLC for a conditional use permit for a cemetery and memorial gardens area as well as associated and ancillary structures and uses located on approximately 194 acres, Center Township.
- G. Request by LIR, LLC for a Conditional Use B-1 permit on an existing Conditional Use B-1 District portion of Parcel No. 17707, located at 10544 US 64 E, on approximately 1 acre for an eating and drinking establishment in connection with the 1.147 portion currently zoned B-1 Business, New Hope Township.
- H. Request by Carolina Utility & Grading located at 2835 Farrington Point Rd., Parcel No. 76255, for a revision to the existing conditional use permit to add the selling of retail materials used by the applicant and to include the rental of contractor equipment to the general public, located on approximately 14 acres, Williams Township.

VII. OLD BUSINESS:

9:00 P.M.

VIII. NEW BUSINESS:

- A. Planning Director's Report
 - 1. *Department Budget Discussion*
- B. Planning Board Members Items

9:30 P.M.

IX. 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.