

CHATHAM COUNTY PLANNING BOARD
AGENDA
December 2, 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 November 3, 2008 Planning Board minutes.
 - B. Final Plat Approval: Request by Fitch Creations, Inc. for subdivision final plat approval of "Millcroft Cluster Homes – Close V", consisting of 6 lots on 5.138 acres, located off S. R. 1817, Millcroft, Williams 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. SKETCH and PRELIMINARY PLAT APPROVAL:
 - A. Request by David Klarmann on behalf of Wade A. Davis for sketch and preliminary approval of 2 lots creating the fourth (4th) lot on a perpetual easement, consisting of 10.038 acres, located off S. R. 1716, Big Woods Road, Williams Township. **See Attachment #2**

7:00 P.M.

- VI. PRELIMINARY PLAT APPROVAL:
 - A. Request by Lee Moore Capital Company for subdivision preliminary plat approval of "County Line Site", consisting of 3 commercial subdivision lots and one exempt, over 10 acre tract, located off U. S. 15-501 N., Williams Township. **See Attachment #3**

7:15 P.M.

- VII. EXTENSION OF PRELIMINARY PLAT EXPIRATION:
 - A. Request by Nicolas P. Robinson, Attorney-at-Law on behalf of Polk-Sullivan, LLC, for a three year (3) extension of the development schedule for "The Glens" (f/k/a McBane Property Subdivision) to extend the final plat deadlines for Phase 2 to August 2012, for Phase 3 to August 2013 and for Phase 4 to 2014. **See Attachment #4**

7:30 P.M.

- VIII. ZONING AND ORDINANCE AMENDMENTS: **Items from 11-17-08 Public Hearing.**
 - A. 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. **See Attachment #5**
 - B. 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.
Note: Planning Department deferred this item until January 6, 2009 Planning Board meeting.

ZONING AND ORDINANCE AMENDMENTS: *Items from 11-17-08 Public Hearing continued*

- C. 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. **Note: Planning Department deferred this item until January 6, 2009 Planning Board meeting.**
- D. 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. **See Attachment #6**
- E. 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. **See Attachment #7**

IX. OLD BUSINESS:

X. NEW BUSINESS:

- A. Planning Director's Report
 - 1. *Department Budget Discussion*
 - 2. *Planning Board / Planning Department Calendar – Draft calendar to be distributed at meeting.*
- B. Planning Board Members Items

9:30 P.M.

XI. 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.