

CHATHAM COUNTY PLANNING BOARD
AGENDA
January 6, 2009
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 December 2, 2008 Planning Board minutes.

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, PRELIMINARY and FINAL PLAT APPROVAL:
 - A. Request by Joe Grady, Jr., PLS on behalf of Five Star Group & Cameron Properties, LTD, for sketch, preliminary, and final plat approval of "Briar Chapel - Map 24", consisting of one (1) non-residential on 2.94 acres, located off S. R. 1532, Mann's Chapel Road and Great Ridge Parkway, Baldwin Township. *See Attachment #1 Planning and Zoning Review Notes*

7:00 P.M.

- VI. 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 #2*

7:15 P.M.

- VII. ZONING AND ORDINANCE AMENDMENTS:

Items from 11-17-08 Public Hearing:

- A. 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. *See Attachment #3*
- B. 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. *See Attachment #4*

Items for Tuesday, January 20, 2009 Public Hearing – Information material to be distributed at meeting:

- C. Public Hearing request by Redd Dog LLC to rezone Parcels #2684 and #2683 (to be recombined) consisting of approximately 1.83 acres collectively, located at the corner of US 15-501 N and Woodbridge Dr., Baldwin Township, from RA-90 to Conditional Use Community Business District.
- D. Public Hearing request by Redd Dog LLC for a conditional use permit on Parcels #2684 and #2683 (to be recombined) consisting of 1.83 acres collectively, located at the corner of US 15-501 N and Woodbridge Dr., for a "Veterinary clinics and hospitals with dog runs or equivalent facilities" business.

Items for Tuesday, January 20, 2009 Public Hearing – cont.

- E. Public hearing request by R. L. Matthews to rezone Parcel #19386 consisting of approximately 1.197 acres, located at 545 Old Farrington Rd., Williams Township, from RA-40 to Conditional Use Neighborhood Business District.
- F. Public Hearing request by R.L. Matthews for a conditional use permit on Parcel #19386 consisting of approximately 1.197 acres, located at 545 Old Farrington Rd., for a “heating, plumbing, electrical, cabinet, and similar shop” business.
- G. Public Hearing request by CRCED Treatment Inc. on Parcel #73288 for a revision to the conditional use permit for a 90 day extension to the one year time frame, specifically for the approval in wastewater capacity and a certificate of occupancy as stated in Condition #10.
- H. Public Hearing request for a text amendment to the Chatham County Watershed Protection Ordinance to Section 303, Cluster Development, to delete provisions within the Pokeberry Creek drainage area, also referred to as hydrologic unit #03030002060010, allowing for lot densities to be located anywhere within a project area on parcels spanning multiple watershed districts.
- I. Public Hearing request for a text amendment to the Chatham County Watershed Protection Ordinances to Section 505, Establishment of the Watershed Review Board, to designate the Environmental Review Board as the Watershed Review Board.

8:30 P.M.

VIII. OLD BUSINESS:

- A. *Approval of Planning Board / Planning Department Calendar – Calendar included in agenda packet.*

IX. NEW BUSINESS:

- A. Planning Director’s Report
- B. Planning Board Members Items
 - 1. *Election of Officers*

9:00 P.M.

X. 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.