

CHATHAM COUNTY PLANNING BOARD

Minutes

August 4, 2009

The Chatham County Planning Board met in regular session on the above date in the classroom of the Henry H. Dunlap Building in Pittsboro, North Carolina. The members present were as follows:

Present:

Jim Hinkley, Chair
Warren Glick, Vice-Chair
B.J. Copeland
James Elza
Karl Ernst
Barbara Ford
Judy Harrelson [arrived at 6:35 p.m.]
Timothy Keim [arrived at 7:25 p.m.]
David Klarmann
Delcenia Turner

Absent

Susan Levy

Planning Division:

Keith Megginson, Planning Director
Jason Sullivan, Assistant Planning Director
Lynn Richardson, Subdivision Administrator
Angela Birchett, Zoning Administrator
Kay Everage, Clerk to the Board

Other

Tom Glendinning
Parliamentarian to the Board

Commissioner Sally Kost
Liaison to the Board

Cynthia F. Van Der Wiele, Director
Sustainable Communities Development

Jim Willis, Soil, Erosion & Sedimentation
Control Inspector

- I. CALL TO ORDER: Chair Hinkley called the meeting to order at 6:30 p.m.

Board Quorum:

The clerk confirmed that a quorum was present to begin the meeting. She stated that Susan Levy was out of town; and that Tim Keim would be late due to a prior commitment.

- II. APPROVAL OF AGENDA: Mr. Copeland made a motion; seconded by Ms. Turner to approve the agenda as submitted. There was no discussion and the motion passed unanimously.

- III. CONSENT AGENDA:

A. Minutes: Consideration of a request for approval of the June 2, 2009 Planning Board minutes.

Commissioner Sally Kost stated that Judy Harrelson had planned to make a revision to the June 2, 2009 minutes; but that since Ms. Harrelson had not yet arrived, she would make the revision. Commissioner Kost noted the following revision (as show in strikethrough and bold italic below, i.e. change the word Coalition to Citizens):

- Page 69, second paragraph that states, "Loyse Hurley, 16 Matchwood, Pittsboro, NC, and member of the Chatham Coalition **Citizens** for Effective Communities [CCEC]"

Mr. Copeland made a motion; seconded by Ms. Turner to approve the consent agenda as submitted with the one revision to the minutes as noted above. There was no further discussion and the motion passed unanimously.

End Consent Agenda

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

There were no requests to speak at this time.

Member Judy Harrelson arrived at this time [6:35 p.m.].

- V. Observations on the Chatham Downs Erosion Matter, as suggested by member Judy Harrelson, and continuing problems in other subdivision developments

Chair Hinkley stated that there continues to be concern regarding this issue.

Peter Theye, 1065 Boothe Hill Rd., Chapel Hill, NC spoke.

Mr. Theye stated that he was invited to speak at tonight's meeting to address this issue; that it is his understanding that this development was built prior to the hiring of Jim Willis, Chatham County Soil, Erosion and Sedimentation Control Inspector and is still being handled by the State; that response time to his concerns has been three or four months; that he attempts to document various actions; and that since he, as a single citizen, has gotten very little response, he thought that the Board as a group might possibly get more attention.

Jim Willis, Chatham County Soil, Erosion and Sedimentation Control Inspector stated that he knows very little about this site; that he has never inspected the site and is not familiar with the issue; that the site is monitored and files are maintained by the State; and that he recently talked with the property owner who seems willing to cooperate to rectify any problems noted.

Mr. Theye showed several pictures taken of the Chatham Downs site illustrating possible violations, i.e., runoff, siltation, dead tree not replaced, and serious erosion.

Discussion followed regarding steps the Board might take to correct some current problems and prevent future ones. Some specifics noted were:

- staff follow-up - make sure project is implemented as approved
- how can problems be rectified
- time frame for completion, i.e., exposed pipes and etc.
- what is our objective in this discussion
- Erosion Control bond – who holds it (financial disclosure given to the State)
- staff possibly report problems to State and report back to Board, i.e., what State is willing to do

- serious erosion issue – large percentage of water quality problems in North Carolina is from runoff - have something in place to curtail this
- set up bond system for mechanism to enable the County to fix the problems if the developer does not
- what action staff might take, i.e., contact developer and report back to Board next month (Jim Willis stated that he would do this)
- In future, set up procedure under site plan – Certificate of Occupancy [CO] not given until all requirements are complete, i.e., erosion control, landscaping, building permits
- what constitutes a violation
- new rules of the Jordan Lake watershed - may be mechanism available to enact changes

Member Dave Klarmann left the meeting at this time [7:00 p.m.].

Mr. Ernst stated that the question, “who’s responsibility is it”, has been asked and responded to time and time again in the same way it will be responded to tonight; that it is apparently not the responsibility of the Planning staff; and, therefore, why do we (the Planning Board) continue to ask this question to which we know the answer.

Mr. Megginson explained staff’s procedure.

Chair Hinkley voiced concern that this issue was not reported by staff but rather by a citizen.

Motion

Mr. Glick made a motion; seconded by Ms. Ford, that this issue be included on next month’s Planning Board Agenda [September 1, 2009]; and that Jim Willis report at this meeting regarding, 1.) progress occurrence, and 2.) how successful or not he has been. Mr. Glick stated that the Board would then proceed with consideration of other future requirements such as a bond. There was no further discussion and the motion passed 7-1 with all Board members present voting in favor of the motion, except Mr. Ernst who voted against.

VI. PRELIMINARY PLAT APPROVAL and EXTENSION OF FINAL PLAT DEADLINE:

A. Request by Arcadia Consulting Engineers on behalf of HBP Properties, LLC for subdivision preliminary plat approval of “Legend Oaks, Phase III”, consisting of 56 lots, on 99.23 acres; located off U.S. Hwy 15-501, Williams Township; and a request to extend the final plat submittal deadline an additional 12 months, from 18 to 30 months.

Ms. Richardson reviewed the agenda notes for this request. She stated that Senate Bill 831, AKA the Permit Extension Act of 2009, had been ratified by the NC Senate, and presented to Governor Perdue for signing; that as of today said Bill had not been signed; that it is staff’s interpretation that if the Bill is signed it would extend the final plat submittal deadline to July 1, 2012 (18 months from January 1, 2011); that if the development schedule is also approved, it is staff’s opinion that the Bill may extend the final plat submittal deadline to July 1, 2013; and that staff recommends approval of the

proposed road names (as noted in tonight's agenda notes) and approval of the preliminary plat with the following condition:

1. The final plat shall be revised to show the drainage easements labeled as 'private' outside the area designated acceptable by NCDOT.

Ms. Richardson distributed to Board members a brief version of Senate Bill 831 noted above. A copy is filed in the Planning Division.

Eric Braun, attorney for the developer, stated that the preliminary plat was prepared according to the Consent Judgment.

Trenton Stewart, P. E. Arcadia Consulting Engineers, stated that three phases would be developed within the 30 month time frame if the 12 month extension is granted within those 30 months.

The Board discussed 1.) steep slopes, 2.) severe topography - need to review a topo map, 3.), whether or not an extension would constitute a change to the Consent Judgment and require an approval by the court if the extension request is approved, 4.) creek crossings, 5.) drainage easements, and 6.) individual septic areas, i.e., lot size.

Mr. Braun addressed the above. He reiterated that the preliminary plat was prepared in accordance with the Consent Judgment; and that Exhibit A (referenced in the Judgment and attached in tonight's agenda notes), included the topography information. He stated that approval of the extension request **would** constitute a change to the Consent Judgment but that it should be a simple legal matter to accomplish if the development schedule request for a 12 month extension is approved by the Board of County Commissioners; that his client is willing to reimburse Chatham County for any legal expenses incurred to effectuate the extension request; that all required permits have been received and furnished to staff; that topography was part of the litigation; that code requirements have been met; and that the developer would like to move the project forward.

Mr. Stewart addressed creek crossings and drainage easements. He stated that the three buffered creek crossings are 72 inch single concrete culverts; that drainage easements are outlets between the lots to prevent the homeowner from building within the drainage area.

Member Timothy Keim arrived at this time [7:25 p.m.].

Motion to approve

Ms. Harrelson made a motion; seconded by Mr. Ernst, to approve the project. Board discussion followed regarding, 1.) development schedule, 2.) steep slopes and 3.) Consent Judgment. Mr. Braun asked that the Board consider the requests as a two-part motion, i.e., project and extension.

Clarification of motion to approve [excludes extension request]

Ms. Harrelson clarified that her motion was to approve the road names 'Victory Park Drive', 'Carter Walk Way', 'Flanders Street', 'Laurel Grove Court', and 'Triton Walk

Way'; and to approve the preliminary plat (as per the Judgment of the Court) with the one condition listed below.

1. The final plat shall be revised to show the drainage easements labeled as 'private' outside the area designated acceptable by NCDOT.

The motion was seconded by Mr. Ernst. There was not further discussion and the motion passed 8-1 with all Board members voting in favor of the motion except Chair Hinkley who voted against.

Motion to approve extension request / Consent Judgment

Mr. Copeland made a motion; seconded by Mr. Ernst to approve the request for a development schedule extension of 12 months (for a total of 30 months) and approval of the modification to the Consent Judgment. Discussion followed regarding Senate Bill 831 and the possible expense to Chatham County. The motion passed 7-2 with all Board members present voting in favor of the motion; except Chair Hinkley and Ms. Harrelson, who voted against.

VII. FINAL PLAT APPROVAL:

- A. Request by John R. McAdams Co., LLC on behalf of Newland Communities for subdivision final plat approval of "Briar Chapel, Phase 4, Section 3" to revise existing lots 5 and 6 of plat titled Briar Chapel – Phase 3 and Phase 4, Section 1 and Lots 309 – 315 of plat titled Briar Chapel – Phase 4, Section 3 into new lot #'s 6 and 358 – 377.

Ms. Richardson reviewed the agenda notes for this request. She stated that the developer requests that the 9 currently recorded lots be reconfigured to 21 lots; that the existing 9 lots are designed for detached single family residences; and that the developer proposes another product for these lots, i.e., attached townhouse units; and that staff recommends approval of the request.

Bill Mumford, Newland Communities, stated that the lot revision was needed to accommodate requests for more townhouse type lots (12) and smaller lots for single family detached units (9); that a builder is ready to begin construction if the request is approved; that the lots would be accessed off the alleyway, Warbler Circle; and that there would be no access off Great Ridge Parkway.

Board discussion followed. Some members stated that they appreciated the clustering of homes and that the Briar Chapel development is a good example of a compact community.

Grey Styers, attorney, addressed the Board on behalf of Briar Chapel. Mr. Styers stated that during the drafting of the Compact Communities Ordinance there was much discussion regarding the need to cluster units within a walking distance of amenities; that at that time he was premature to doubt some restrictions enforcing smaller lots; and that the compact community with walk ability aspects was what was anticipated and what is now happening with this development.

Board discussion followed regarding density (no increase) and traffic (no driveway entrances onto Great Ridge Parkway). Mr. Ernst stated that this concept was the

innovation of Mr. Ray Greenlaw, former Planning Board member; and that during the creation of the Strategic Plan Development in 1994 this was one of the first things Mr. Greenlaw offered, i.e., balance growth.

Motion to approve:

Ms. Harrelson made a motion; seconded by Ms. Ford to grant approval of the request for subdivision final plat approval of "Briar Chapel, Phase 4, Section 3", existing Lots 5 & 6 and 309-315 into new Lot 6 and Lots 358-377. Discussion followed.

Editorial Comment: Chair Hinkley stated that we are very fortunate to have the design and thought that has gone into Briar Chapel; and that as build-out begins to take place it will be a proud addition to Chatham County. He inquired if incorporation as a municipality had been considered because of many aspects, i.e., fire and police protection, water and sewer service, storm water drainage, street maintenance and lighting, sidewalks, etc. He added that this would be a great responsibility for a Home Owners Association.

Vote on motion:

The motion for approval (as stated above) passed unanimously.

VIII. ZONING AND ORDINANCE AMENDMENTS: *Item from July 20, 2009 Public Hearing*

A. Request to rezone a portion of parcel #18402 (consisting of approximately 30 acres), owned by Joanna Bright and Walter Anthony Bright, Trustees, from R-1, Residential, to Light Industrial.

Ms. Birchett reviewed the agenda notes for this request. She stated that if the landowner wishes to continue with rezoning the balance of the property currently not used for non-residential purposes, it would be more appropriate to request a conditional use rezoning along with a conditional use permit for specific uses and go through the conditional use rezoning process; that currently there are no plans for a specific use of the land; that The Land Use Development Plan does not list this area specifically as an area to build economic centers; that through the conditional use process, this could be achieved; but that staff recommends denial of this rezoning request

Explanation of staff recommendation for denial:

Ms. Birchett explained that to keep uniformity of zoning of surrounding properties along areas currently being used in the corridors (because they were non-conforming uses) the rezoning was done to eliminate all non-conformities created by the zoning at the corridor; that in doing so the business or industrial portion would have this area for more adequate space; that in order to be in uniformity with the Land Development Plan and insure that protections are made for adjacent properties, i.e., buffering landscaping, it would be beneficial to go through the conditional use rezoning process with a conditional use permit for a specific use.

Walter Anthony Bright, landowner, stated that he lives within a quarter mile of this property; that the four (4) citizens who spoke in opposition at the recent public hearing were not adjacent landowners; that there are no immediate plans for future development of the property; and that his family could not afford to keep the property if it is taxed as industrial. Mr. Bright read letters of support from the following two (2) adjacent property owners:

- *Gordon Bright* (he and his family own several adjacent tracts); and
- *Margaret Moore* (corner of Wade Bright and Walter Bright Road)
Ms. Moore suggested a grocery store for the site.

Mr. Bright addressed the following concerns raised during the recent public hearing:

- pollution,
- traffic, and
- rural character of the land.

Board discussion followed. Some specifics noted were:

- Landowners right of use - concern with dictating to property owners what can or cannot be done with their property (for Board control) based on zoning;
- Conditional Use Rezoning - it would be more beneficial for the applicant to come back with an application for conditional use rezoning and a conditional use permit;
- Light Industrial Zoning - a blanket zoning for light industrial could create possible environmental, appearance, and traffic concerns with the multitude of permitted uses in the light industrial zoning category (per Table of Permitted Uses in the Chatham County Zoning Ordinance); and
- Straight Rezoning - should an interest be made to locate a commercial/business type use on this property a straight rezoning would be more favorable.

Possibly explore other options:

Ms. Birchett explained that should the Board of Commissioners vote to support staff recommendation for denial, and the applicant decides to explore other options, another application would need to be submitted for either straight zoning or conditional use.

Mr. Megginson stated that if the request is withdrawn at this point it is the same as denial and would revert back through the public hearing and application process.

Motion to approve - failed:

Mr. Ernst made a motion; seconded by Mr. Copeland to approve the request as submitted. Discussion followed. Mr. Ernst reiterated Ms. Harrelson's earlier comment regarding the possible uses allowed within zoning categories, i.e., residential.

Mr. Glick called the question but then withdrew. Board members ended their discussion. The motion to approve the request failed 3-6 with Ernst, Copeland, and Keim voting in favor of the motion; and Hinkley, Glick, Elza, Ford, Harrelson, and Turner voting against.

Motion to deny – passed:

Ms. Ford made a motion; seconded by Ms. Harrelson to recommend denial of the rezoning request (30 acres from R-1 to Light Industrial) per Planning staff recommendation. There was no further discussion and the motion for denial passed 6-3 with Ford, Harrelson, Hinkley, Glick, Elza, and Turner voting in favor of the motion; and Copeland, Ernst and Keim voting against.

IX. OLD BUSINESS:
No reports were submitted.

X. NEW BUSINESS:

A. Planning Director's Report

1. August 11 Joint Meeting of the County Commissioners and Planning Board Regarding Major Corridor Recommendations

Mr. Megginson reminded Board members about the joint meeting of the Board of Commissioners and Planning Board scheduled as follows:

Tuesday, August 11, 2009

6:00 P.M.

Central Carolina Community College [CCCC], Multi-purpose Room
Pittsboro, NC

He noted that material was mailed last month to Planning Board members and that additional maps were being distributed tonight.

B. Planning Board Members Items

1. As reported by Commissioner Sally Kost, discuss annexation request under consideration by the Town of Cary on Pittard Sears Road and joint planning between Chatham County and the Town of Cary.

Commissioner Kost noted that a community workshop for Chatham County citizens to give their input to the Board of Commissioners about the joint use plan with Chatham and Cary is scheduled to be held as follows:

Monday, August 10, 2009

6:30 p.m.

North Chatham School, Multi-purpose Room.

She stated that the Board was previously furnished a series of maps that would also be available at the meeting for public review; that the focus of the meeting would be regarding questions to the community such as:

- ✓ if we were to have commercial, where would citizens want it,
- ✓ how do you envision your community;
- ✓ are there things that you've seen elsewhere that you would want to replicate;

that it would be good if Planning Board members could attend; that an overview of the plan would be provided, i.e., where we have been in this process, where we are; and how we are to get to completion; that 2,000 notices were mailed to property owners within the joint planning area; that break-out groups are planned (depending on the size of groups); that if a large number of citizens show up at the meeting (over 150 people) another format would be considered; that staff would be recruited to facilitate the small groups; and that Planning Board members could also volunteer with various groups.

Commissioner Kost read the six (6) questions listed on the "Comments & Suggestions" sheet to be distributed to citizens at the meeting as follows:

1. What places or features typify eastern Chatham County character?
2. Do you have concerns about specific places or features that might be changed for the worse or gone in a decade or generation if something isn't done to protect them?
3. What places or features are good models for future development here?
4. What kinds of places or features do you dislike and we *shouldn't* repeat with future development here?
5. In rural areas, what is the best pattern of development – clustered development in which houses are concentrated in limited areas with fields or forests in the front along the roadways, or large-lot development with houses evenly spread out?
6. Where should commercial (or mixed use) development be located?

Several Planning Board members acknowledged that they *would* attend said meeting on August 10.

Maps: Mr. Sullivan distributed new maps to the Board and asked that members recycle maps previously provided.

Commissioner Kost pointed out the 39 acre parcel on the large overview map located at the corner of Pittard Sears Rd. and O'Kelly Chapel Rd. She stated that this Chatham County land is currently not annexed; that the parcel is adjacent to high density residential property; that an annexation request is under consideration by the Town of Cary and Chatham County; that during the recent public hearing some adjacent landowners spoke in favor of the annexation; that Chatham County would receive an impact fee from each residence and an increase in the tax base; that the proposed houses would be age-restricted, i.e., 55 and over, having no impact on schools; and that Chatham County has requested a 50 foot undisturbed buffer along Pittard Sears Road.

2. Major Corridor Work Session – Chair Hinkley stated that this joint work session of the Board of Commissioners and Planning Board is scheduled as follows:

Tuesday, August 11, 2009 at 6:00 P.M.

Central Carolina Community College [CCCC], Multi-purpose Room
Pittsboro, NC.

3. Sidewalk Information Work Shop – Chair Hinkley stated that this session is scheduled tomorrow night as follows:

Wednesday, August 5, 2009

6:30 P.M.

Captain John's Dockside Seafood
Cole Park Plaza - US 15-501

5 Minute Break [8:45 p.m.]

Members Delcenia Turner and Karl Ernst left the meeting at this time.

4. Discussion of Organic Farms as Subdivision Amenities from *The New York Times*, as proposed by member Barbara Ford, et al. and Urban Edge Agricultural Parks Tool Kit from **SAGE (Sustainable Agriculture Education)**, as suggested by Cynthia Van Der Wiele, newly appointed Director of Sustainable Communities Development;

Chair Hinkley introduced Cynthia F. Van Der Wiele, Director, Sustainable Communities Development Department. He stated that the [old] Planning Department is now the Planning Division underneath her department.

Ms. Van Der Wiele thanked the Board for the invitation to speak. She gave a PowerPoint presentation titled, "Urban Edge Agricultural Parks, Creating Common Ground between Urban and Rural Interests". A summary of the presentation is as follows:

- What is an 'agricultural park'?
 - ✓ designed for multiple uses that accommodate small farms, public areas, and natural habitat
 - ✓ allows small and/or new farmers access to secure land and local markets
 - ✓ it satisfies a desire for fresh, nearby food
 - ✓ an educational, environmental, & aesthetic amenity for nearby communities
- Builds on public & private models
 - ✓ educational farms
 - ✓ collective farming
 - ✓ farmer-incubator projects
 - ✓ eco-villages
 - ✓ urban-edge allotments
 - ✓ market gardens
- Why 'ag park'?
 - ✓ convey the dual role an AgPark plays in open space preservation + economic development
- Benefits
 - ✓ sustain/protect a 'sense of place'
 - ✓ make agriculture viable as an integral part of community & regional health
 - ✓ maintain access to fresh food, parks and green spaces
- Applications: Public Land
 - ✓ sites with existing mandates for agriculture, agricultural education, passive recreation, natural resource protection, curation of cultural/historical artifacts, and community linkages
 - ✓ can contract with partners to help fulfill this mandate
- Applications: Private Lands
 - ✓ are permanently preserved for agriculture or have the potential to be set aside permanently as farmland

- ✓ are viable for small scale agriculture
- ✓ have potential for home sites affordable by farm families
- ✓ are located within a place-based agricultural marketing initiative area
- ✓ have regulations that permit farmers to operate value-added types of enterprises
- General Conditions
 - ✓ a scale that allows for multiple small to medium parcels
 - ✓ potential for direct and onsite marketing, such as farm stands or tours
 - ✓ potential for cooperation among tenants, such as collaborative marketing, technical
 - ✓ assistance, and shared-use equipment and facilities
 - ✓ opportunities for public education; and
- Sustainability Principles – should fulfill the “3E’s”
 - ✓ environmental soundness
 - ✓ economic viability
 - ✓ equity

A copy of Ms. Van Der Wiele’s comments is attached.

Tony Kleese and Mike Ortosky were present. Mr. Kleese stated that he and Mr. Ortosky are business partners with the Earthwise Company - a community and agriculture development organization that believes there is a natural relationship between how we live and our connection to the planet.

Mr. Kleese gave a brief PowerPoint presentation regarding development supported agriculture, i.e., the idea of putting farms in subdivisions. He stated that the amenity would be an organic farm in your community instead of a golf course or swimming pool; and that some issues that force impacts in our social and economic structures are:

- financial crises
- global climate changes
- Peak oil
- food safety and security, and
- population growth

He noted that these social impacts are forcing us to take on creative ways to respond to these issues; and that the thought is that they should be market based such as:

- support local business campaigns
- farmers markets and CSAs
- barter networks
- organic food movement, and
- development supported agriculture [DSA] - An innovative land development model that integrates organic farms into housing developments
 - ✓ residents have access to fresh organically produced food
 - ✓ farmers have access to affordable land and infrastructure in areas of greater population density, and
 - ✓ developer protects green space and local agriculture while gaining a valuable sales amenity

Mr. Kleese explained that land is set aside for farming and basic infrastructure; wells, sheds, equipment, are established; that the majority of this cost is incorporated into the residential lot cost; that the farm is then leased to a farmer or managed by the community; that most examples require the farm to be managed organically to avoid the dangers of pesticide exposure to residents. He stated that this concept is still relatively new its infancy and not fully implemented; that zoning ordinances could impact the design or function of these farms; and that long term management is unclear and untested. He cited some current examples are:

- Prairie Crossing, Grayslake, IL
- Serenbe, Chattahoochee Hill County, Ga.
- East Lake Commons, Atlanta, Ga
- The Cliffs at Mountain Park, Upstate, SC, and
- Blue Moon Farm, Durham, NC

Mike Ortosky stated that his background is soil scientist, landscape architect and environmental consultant; that he has pushed for better development for many years; and that this is an opportunity for him to promote this type of food system and community.

Board Discussion

Tom Glendinning, Parliamentarian to the Board, stated that the main tool to keep this concept in the private sector is land conservancy; and that we need to encourage the State to change the Tax Laws so that agriculture is defined as less than ten (10) acres.

Mr. Copeland stated that tax incentives are an important aspect of making this concept work; that a professor at UNC Greensboro is currently doing work on how to make these farm co-ops work, i.e., economic and socio-political aspects; and that while he thinks this concept is a great idea we possibly need to explore some incentives.

Ms. Harrelson stated that our current Subdivision Regulations have a conservation portion to encourage citizens to do cluster subdivisions, i.e., open space. She inquired if this open space would possible count for a farm.

Debbie Roos, Chatham County Agriculture Extension Agent employee, stated that Chatham County Extension is a resource in the county; that she is very interested in this topic; that she works with CSA's in Chatham County, i.e., organic farms; that in the past she has met with Briar Chapel representatives and introduced the concept of develop support agriculture; that she is pleased that the development is making some plans in that direction; and that she encourages Extension involvement and inclusion of the concept in the "Farmland Protection Plan".

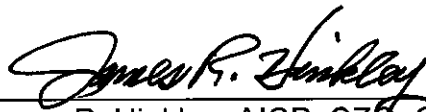
Chair Hinkley stated that recently the Planning Board recommended to the County Commissioners that the entire county be zoned; that the Commissioners are very interested in involving the agriculture community in agriculture zoning; that this would be a great opportunity to promote this zoning concept to farmers (entire county) in using this type of development; that we are feeling the pressure of development from the Eastern and Northeastern portions of the county and need to somehow relate to the needs of the farmers and to new residential development; and that this seems like a

great concept for us to consider and evidentially apply to the development of Chatham County.

5. Determination of The Board's Role in Planning for the Future of Chatham County, as proposed by Vice Chair Warren Glick and Chair Jim Hinkley.

There was no discussion on this issue.

- XI. ADJOURNMENT: Mr. Keim made a motion; seconded by Mr. Copeland to adjourn the meeting. There was no discussion and the motion passed unanimously. The meeting adjourned at 10:00 p.m.



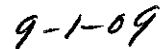
James R. Hinkley, AICP, CZO, Chair



Date

Attest: 

Kay Everage, Clerk to the Board



Date

URBAN EDGE AGRICULTURAL PARKS
Creating Common Ground Between Urban and Rural Interests

August 4, 2009
Cynthia F. Van Der Wiele, Director
Sustainable Communities Development

The concept of agriculture at the urban edge has been prompted by a number of different phenomena— a desire for food that hasn't travelled 3000 miles— the locavore/local food movement; a greater appreciation for and investment in creating local farmers' markets...and Smart growth-- Among progressive planners touting sustainable community development and the notion of resilient cities, local sources of food are at the forefront of their teachings.

Increasingly, there's been a recognition that in order to maintain existing family farms, **new and creative ideas** are needed in order for them to remain economically viable. This has resulted in community-support agriculture, contracting directly to restaurants and university food service entities, and a host of other non-traditional strategies. Yet overwhelmingly, existing farmers struggle to survive in an environment of competitive markets, depressed prices, rising input costs, escalating land prices and extreme development pressures. New farmers have an extraordinarily difficult time finding affordable land, especially near metropolitan areas.

Urbanization brings land-use conflicts, regulatory uncertainty, and the 'impermanence syndrome' of agriculture on the edge. These sets of rural and urban problems are inter-related. So are their potential solutions. Sustaining cities and sustaining their regional agriculture are part of a common effort. That's a given. However, in this effort, the urban-rural interface is a contested zone where, increasingly, urban influence typically wins.

In response to this dire scenario, the Sustainable Agriculture Education (SAGE) program at UC Berkeley along with the USDA Risk Management Agency's Community Outreach and Assistance Partnership Program developed the Urban Edge Agricultural Parks Toolkit— a 150-page resource for communities such as ours.

This is especially salient here in Chatham as we consider major issues as the eastern Chatham joint LUP with Cary; our major corridors, and down the road, a county-wide LUP. The notion of an agricultural park is that it's... This concept is derived from both public and private models from the US and abroad. The term Ag Park suggests a blending of land use categories— that is, the permanent land conservation and recreational use exemplified by **public parks**, as well as evoking the traditional model of a **business park**, where multiple tenants operate under a common management structure

These are just some of the many benefits; however, local leadership must value these as integral to a community's future and actively seek to prioritize this.

One way of doing that is by having permanently protected edges to contain cities

Environmentally sound

- employ sustainable and organic practices appropriate for urban edge locations and promote bio-diversity and natural resource protection
- provide 'environmental services' such as habitat enhancement, small-scale composting,

flood control and aquifer recharge

- aim to be a self-sufficient system, following practices of recycling and re-use
- can be a buffer between urban areas; or a transition zone between urban areas and larger, more industrialized agriculture or between urban areas and open space preserves

Economically viable

- promotes viable agriculture operations for small farmers
- fosters economic development opportunities within local food systems
- funding is available for start up and development phases
- some ongoing community and civic support is assumed to support operations and management, but AgParks aim to be self-sustaining
- add real estate value to the surrounding community

Equity for urban and rural interests

- provide fresh food and an educational, recreational, and aesthetic urban amenity
- serve small farmers, including **new entry farmers**, by providing access to land, community support, technical/marketing assistance and (possibly) opportunities for housing and equity