

Chatham/Orange Workgroup

Meeting Summary

Date of Meeting: Thursday, February, 25 2010, 9:00 A.M.-11:00 A.M.

Location: Central Carolina Community College

764 West Street

Pittsboro, NC 27312

Members Present: Bernadette Pelissier (Co-Chair), Sally Kost (Co-Chair), Mayor Mark Chilton Matt Czajkowski, Carolyn Efland, Alice Gordon, Ed Harrison, George Lucier, Jonathan Parker, , Mayor Randy Voller

Members Absent: Hugh Harrington, Randy Kabrick, Eric Hallman, Mayor Tom Stevens

Staff Present: Craig Benedict, Cynthia Van Der Wiele, Jason Sullivan, Ben Howell, Sharon Berry, Roy Williford, JB Culpepper, Ed Holland

The meeting began with Sally Kost, Co-Chair, welcoming the group. Task force members and staff of participating jurisdictions in attendance introduced themselves. Sally Kost gave an overview of the last meeting minutes, briefly discussed the location of the next meeting and approved the current agenda. The following are summaries of items discussed.

1. General Overview of Current Land Use Plan and Land Use Decision

Craig Benedict, Orange County Planning Director, presented their conservation plan and discussed air quality and watershed issues. He explained the conservation plan is checked annually to see what has been implemented. Maps were shown indicating incorporated areas, extraterritorial jurisdictions, and the Chapel Hill/Carrboro joint planning area (since 1987). It was further explained that the Chapel Hill /Carrboro joint planning area has an agreement with a 20 year life span. Public water and sewer service boundaries, density limits, and zoning in areas along the Haw River were also discussed. The current joint planning agreement with Hillsborough phase II is about 5-7 years out with water/sewer treatment plant. The basic agreement with town is amended

every 10-15 years. The City of Mebane annexations were also discussed and it was suggested that Mebane and Durham may need to be invited to attend future meetings.

Jason Sullivan, Chatham County Acting Planning Director, presented an overview of land use, regulations, and decision making in the county and a handout was provided.

2. Explanation and Update of Development Approved in Southern Orange County and Northern Chatham County

JB Culpepper, Chapel Hill Planning Director, briefly touched on a 26 unit subdivision which was approved in 2008 and planning with Durham.

Roy Williford, Carrboro Planning Director, referred to the handout for development in Carrboro.

Craig Benedict, Orange County Planning Director, discussed a subdivision that borders Chatham County that has stubbed out roads and interconnectivity issues that were brought up as part of a subdivision request.

Jason Sullivan, Chatham County Acting Planning Director, spoke about various projects in the northeastern portion of Chatham County along the US 15-501 corridor.

3. Next Meeting

Next meeting is April 22 at 9 am at the OWASA Community Meeting Room.

Meeting adjourned.

Chatham/Orange Workgroup - Items for Future Discussion

1. Chatham County Land Conservation and Development Plan – Update
2. Environmental Policies
 - a. Comparison of existing rules for each jurisdiction including:
 - i. Stormwater
 - ii. Stream buffers
 - iii. Slopes
3. Follow up regarding approved commercial development along 15-501 in Chatham County
4. Joint Courtesy Review Areas
 - a. How are these determined?
 - b. How are these agreements developed?
 - c. What is in these agreements?
 - d. How does the review process work?
5. Transit Update
 - a. Explanation of current adopted plans
 - b. Chatham County – what is in the 2035 Long Range Transportation Plan (LRTP)
 - c. Orange County – what is in the 2035 LRTP and any other transportation plans
 - d. Identification and discussion of issues regarding transit
6. Open Space/Farmland Preservation
 - a. Transfer of Development Rights
 - i. Pending Chatham Legislation

- ii. Orange County's efforts regarding TDRs.
 - b. Farmland Preservation Plans
 - i. Orange County
 - ii. Chatham County
- 7. Rural Buffer
 - a. Definition and how it is determined
 - b. Policies regarding utilities
 - c. Annexation policies of all towns in workgroup
- 8. Co-ordination of Roads and Connectivity
 - a. Improving co-ordination between DOT Divisions 7 and 8
 - b. Connection of public roads between jurisdictions
 - c. Bicycle Route between Pittsboro and Carrboro
- 9. Water Supply
 - a. Regional Water Intake
 - b. Groundwater Studies/Implications for land use plans
- 10. General Sharing of Information
 - a. General Updates from University, OWASA, Chapel Hill, Carrboro, Hillsborough, Pittsboro, Orange County and Chatham County
 - b. Other topics for discussion