

CHATHAM COUNTY PLANNING BOARD
MINUTES
July 13, 2010

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. Members present were as follows:

Present:

James Elza, Chair
B.J. Copeland, Vice - Chair
Karl Ernst
Barbara Ford
Judy Harrelson
Jim Hinkley
Susan Levy
Bill Sommers
Delcenia Turner

Absent

Warren Glick
Timothy Keim

Planning Division:

Jason Sullivan, Planning Director
Benjamin Howell, Planner
Kimberly Tyson, Assistant Clerk to the Board

Others Present

Tom Glendinning
Board Parliamentarian

- I. CALL TO ORDER: Chair Elza called the meeting to order at 6:33 p.m.
- II. DETERMINATION OF QUORUM: Jason Sullivan stated that a quorum was present to begin the meeting.
- III. APPROVAL OF AGENDA: Mr. Hinkley made a motion; seconded by Ms. Turner to approve the agenda as submitted. There was no discussion and the motion passed unanimously.
- IV. APPROVAL OF CONSENT AGENDA:
 - A. Minutes: Consideration of a request for approval of the June 1, 2010 Planning Board minutes.
 - Ms. Levy stated that page 39 indicates Mr. Glick as voting in favor of the motion, i.e. Shambley Meadows, Phase IV; that Mr. Glick was absent from the meeting; that she voted in favor of the motion; and that the minutes should reflect her vote instead of Mr. Glick's.
 - *revise minutes to show this vote was by Ms. Levy instead of Mr. Glick.*
 - Ms. Turner stated that she left the meeting at the same time of Mr. Ernst
 - *revise page 43 to indicate correct time Ms. Turner left meeting.*

Mr. Copeland made a motion; seconded by Mr. Ernst to approve the consent agenda as submitted with the two (2) revisions to the June 1, 2010 minutes as noted above. There was no discussion and the motion passed unanimously.

- V. 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.

- VI. GREEN BUILDING ADVISORY BOARD – Presentation:

Jamie Hager was present representing the Chatham County Green Building Advisory Board. She stated that she has lived in Chatham County four years; that she has worked in the building industry for the past eleven years; that she has been doing some green building management programs and involvement for the last five years; that she has worked with Habitat for Humanity for two years building houses and learning more about green building from the builders prospective; that she has worked with NC State for two years as a program coordinator for their green building program; that for the last three-and-a-half years she has been working with Southern Energy Management (working directly with builders and developers); and that her specialty within the company is green building programs.

Some specifics discussed were:

- the “Green Building Questionnaire” (document included in tonight’s agenda packet)
- improvements that could be made to the questionnaire
- sustainability regarding water resources, waste disposal, transportation, and economics, i.e. schools and highways – questions needed in document
- plans for recycling, and
- top ten major principles of smart growth.

Ms. Hager stated that the Green Building Questionnaire was designed around five (5) major categories as follows:

- ✓ energy use
- ✓ water use
- ✓ land use
- ✓ community connectivity (impact), and
- ✓ materials.

Following discussion, Ms. Hager stated that the idea behind the Green Building Questionnaire is to provide a useful tool to the Planning Board to assist them in obtaining information on potential projects as they relate to energy use, water use, land use, and the other aspects of "sustainable communities". It is very much a draft document ready to be revised and restructured until it meets its intention and serve as a useful tool for the Planning Board that provides "green" insight on potential projects. Ms. Hager said that she would be presenting suggestions from tonight’s discussion to the Green Building and Sustainable

Energy (GBASE)Advisory Board next month; and that the GBASE Board would work to create a revised copy of the questionnaire with the goal of providing a revised version to the Planning Board by the end of September 2010.

VII. US 64 DRAFT CORRIDOR STUDY REPORT: Staff presentation on the US 64 Phase 2A draft study report.

Benjamin Howell stated that an entire draft report of the Corridor Study was provided in tonight's agenda packet (CD); that the Board of Commissioners has requested that the Planning Board review the draft report and provide comments and/or recommendations; that tonight's packet also includes a hard copy of the "Executive Summary of the Draft Report"; and that hopefully Board members are more familiar with the corridor study having reviewed this material.

Mr. Howell gave a brief history of the study. He stated that Phase 1 was completed in 2006 and studied the entire corridor from US #1 in Cary through Highway 49 to Charlotte; that it was decided during the study that this corridor was very important and should be upgraded to be a higher speed and eventually be a secondary route to Charlotte (instead of having to use I-40/I-85); that the current Phase 2A is studying portions of the corridor from US#1 in Cary to the Pittsboro bypass; that there are short and long term recommendations in the corridor study report; that short-term recommendations are relative to specific improvements to mainly intersections along the corridor; and that long-term recommendations insure the mobility of the corridor and the safety of the traveling public in long range. He noted that he would explain the process and answer questions following his PowerPoint presentation.

Mr. Howell gave a PowerPoint presentation regarding the US 64 Corridor Study. Some specifics noted were as follows:

- Study Overview
 - project sponsors and members of study team
- Study Outcome - "Products"
 - what will be the products of the study?
- Study Overview
 - what is the purpose of the study?
- Study Process
- Community Outreach
- Recommended Short-Term Improvements
- Recommended Long-Term Improvements
- Implementation Plan
- Where do we go from here
 - what is the study process – moving forward?

Board discussion followed. Some concerns noted were:

- traffic
- funding
- lack of community meetings
- need

- existing businesses
- safety
- sight distances to the u-turns on the super streets
- different design for super streets
- consider light rail
- our land use - not ready for this
- growth is inevitable – NCDOT possibly submit different plan
- environmental impact statement, i.e. environmental protection
- letter from NCDOT to Commissioner Lucier did not address the questions
- consider another solution, i.e., build a new Highway 64 (different route)

Loyse Hurley, member of the Chatham Citizens for Effective Communities, stated concerns regarding, 1.) plans for bicycle lanes, and 2.) US 64 currently an evacuation route.

Mr. Howell asked that Board members forward their comments to him by the end of this month in order to get these to the August Commissioners meeting.

Mr. Ernst left the meeting at this time [8:18 p.m.]

VIII. LAND USE PLAN UPDATE: - Staff presentation on the land use plan update proposed to start in FY 2010-2011.

Jason Sullivan stated that there would not be a hand-out distributed; that there has been much discussion with the Board of Commissioners (BOC); that the Land Use Plan is more than just a Planning Division document; that the plan is a Sustainable Communities Development document; that the last update (general framework and 2-page hand-out) provided the BOC was June, 2010 during their budget discussion; that the BOC requests additional comments included in the plan hand-out before distributing to advisory boards and public; that these have not yet been incorporated into the document; and that some additional comments have been received by the Affordable Housing Advisory Board regarding further consideration of different elements of the document that the BOC has not had time to address.

Mr. Sullivan explained that the BOC has agreed to a two-step process for the Land Use Plan update as follows:

1. Community Dialogue Introduction to the Plan update
2. Work with a consultant to develop a documentary video in the county – solicit input interviews from Chatham County citizens on their views, i.e., what has happened in the county, and where do they see the county going – video to be used at community input sessions.

He stated that the total time-frame of the plan is over a two-year period with an estimated cost of \$300,000.00 and up; that the Board of Commissioners has allocated \$150,000.00 (of which \$60,000 was a rollover from last year's budget) in our current budget year which started July 1; and that while staff would be doing some of the work, a consultant would do the bulk. Mr. Sullivan used a map to define the general areas (1, 2, 3, 4, and 5). He stated that all of these areas have some major corridors; that much work has been done on the major corridor overlay district; that the BOC decided to roll this effort into the overall planning process and avoid having a set of design guideline that covers the entire county; that pieces of existing plans (Parks and Recreation Master Plan; Farmland Preservation Plan, Economic Development Plan, Chatham Conservation Plan, and etc.) would be compiled within the Land Use Plan to make sure they interconnect and if they don't to work out how they can operate together; that there would be an oversight committee (Planning Board Chair, 1 member from the Ag. Advisory Board, Environmental Review Board, Economic Development Corporation, and Transportation Advisory Board); that the Affordable Housing Advisory Board has asked to have a position on the committee; that there would also be representatives from each of the towns serving on the committee (Goldston, Pittsboro, and Siler City); and that two (2) representatives would be appointed by the BOC from each of these five (5) areas. Mr. Sullivan noted that the county is starting the landfill study proposal that would roll into this plan; and that a consultant has been hired and would begin looking for the right location in the county for a landfill.

Transportation planning was discussed.

Ms. Turner left the meeting at this time [8:40 p.m.]

IX. NEW BUSINESS:

There were no reports submitted.

X. STAFF ITEMS:

A. Planning Director Staff Report

1. *Kim Tyson – Assistant Clerk*

Mr. Sullivan introduced Ms. Tyson, Planning Division staff member who works at the front counter managing permitting and grants.

2. *Minor Subdivisions Update*

Mr. Sullivan stated that an update was included in tonight's agenda packet.

3. *Chatham/Cary Joint Use Plan*

Mr. Sullivan stated that a meeting of this subcommittee was held earlier today; that the subcommittee is trying to work out the location of an employment center within the overall plan; that one mixed use node was proposed at the intersection of Lewter Shop Road and Hwy 751; that (for the Chatham side) one was proposed off Lewter Shop Road at the county line near Wake County; that Cary had a proposal for split nodes (one at

intersection of Lewter Shop Road and Hwy 751 and another at the county line of Lewter Shop Road); that another series of community meetings are being planned for input on these options; and that the next subcommittee meeting is August 19.

3. Off-Premise Sign Ordinance and Zoning Ordinance – revised

Mr. Sullivan stated that revised copies of these ordinances were provided Board members earlier tonight that include the changes adopted recently by the Board of Commissioners.

XI. BOARD MEMBER ITEMS:

No reports were submitted.

XII. ADJOURMENT: There being no further business, Mr. Sommers made a motion; seconded by Ms. Levy to adjourn the meeting. There was no discussion and the motion passed unanimously. The meeting adjourned at 8:58 p.m.

_____ / _____
James Elza, Chair Date

Attest:

Kay Everage, Clerk to the Board

Kimberly Tyson, Assistant Clerk to the Board

Date

Date