

Chatham County Planning Board Minutes March 5, 2013



The Chatham County Planning Board met in regular session on the above date in the Henry H. Dunlap, Jr. Building Classroom, Pittsboro, North Carolina.

Members present were as follows:

Present:

Karl Ernst, Chairman
B. J. Copeland, Vice-Chair
Philip Canterbury
James Elza
Tom Glendinning
Mike Grigg
Donna Kelly
Deepa Sanyal
Cecil Wilson

Absent:

Philip Bienvenue

Planning Department:

Jason Sullivan, Planning Director
Angela Birchett, Zoning Administrator
Hillary Pace, Planner II
Kimberly Tyson, Clerk to the Board

I. INVOCATION AND PLEDGE OF ALLEGIANCE:

Mr. Copeland delivered the invocation and afterwards the Chairman invited everyone to stand and recite the Pledge of Allegiance.

II. CALL TO ORDER:

Chair Ernst called the meeting to order at 6:30p.m.

III. DETERMINATION OF QUORUM:

The clerk stated that a quorum was present to begin the meeting (9 members).

IV. APPROVAL OF AGENDA:

See Item V. below.

V. APPROVAL OF CONSENT AGENDA:

Minutes: Consideration of a request of approval of the February 5, 2013 Planning Board minutes.

Board members had no objections to above items IV. and V and were considered approved as submitted.

VI. PUBLIC INPUT SESSION: Fifteen-minute time of public input for issues not on agenda. Speakers limited to three minutes each. Speakers limited to three (3) minutes each.

There were no requests to speak at this time.

VII. ZONING AND ORDINANCE AMENDMENTS:

Legislative Request:

1. A request by Raleigh Towers, LLC to construct a new cell tower on Parcel Number 19952 known as the Old Chatham Golf Club, located off O'Kelly Chapel Road across from Nickel Creek Circle. The lease area will be approximately .27 acre of the 403 acre tract and is located within the Joint Plan Area of Chatham Co. and Cary, Williams Township.

Ms. Birchett reviewed the agenda notes for construction of a new cell tower. The new cell tower site is located in the Chatham-Cary Joint Land Use Plan. A public hearing was held on February 18, 2013, two (2) people spoke in support of the cell tower and eight (8) emails were received in the County Manager's office in support of the cell tower. Since the public hearing two (2) land owners have voiced their concerns of the location and are in opposition of the cell tower. Ms. Birchett stated some concerns from land owners were the visibility of the tower. Mr. Matthew Danielson, applicant, and Mr. Robbie Bell spoke with land owners and took measurements and sight angles from each land owner's property based on the height of the cell tower. The cell tower will look like a tree and trees and landscaping will be added. Staff recommends approval of the request.

Mr. Matthew Danielson, applicant, was present for any questions.

Board discussion followed.

Motion to approve:

Mr. Grigg made a motion; seconded by Mr. Glendinning to approve the construction of a new cell tower recommended by staff. No further discussion and the motion passed unanimously (9 members).

Motion to approve:

Mr. Wilson made motion; seconded by Mr. Glendinning to adopt the following Consistency Statement:

The rezoning request is recommended for approval by the following:

1. Meeting the Chatham/Cary Land Use Plan as a permitted use in the Parks, Open Space, and Golf Course classification.
2. Telecommunication towers are found to be consistent with the uses allowed in the Parks, Open Space, and Golf Course classification in the land use plan.
3. The site area is within the approved 2012 search ring location.
4. The need is supported with the development of over 1800 homes in the immediate area.
5. No trees are to be removed, new landscaping will be added, and the structure will not be an intrusion in the area.

No further discussion and the motion passed unanimously (9 members).

Legislative Request:

Public hearing request by the Chatham County Board of Commissioners to amend Sections 7.2, 10.5, 10.6, 10.7, 10.8, 15.4, and 15.11 of the Zoning Ordinance to (1) establish standards for off-premise directional signs in the zoned areas of the county for businesses, churches, parks, historic properties, schools, and other places of public assembly and (2) provide a reduction in building setbacks in business zoning districts with permission of the adjoining property owner and when the adjoining property has the same zoning classification.

Mr. Sullivan reviewed the agenda notes on reducing building setbacks in business zoning districts. He stated they are a continuation from the February 5, 2013 meeting. Mr. Sullivan spoke with chief building inspector who stated that with the fire rating you can build a building up to property lines. He also spoke with the Fire Marshal who stated a 20 foot wide fire access road is needed within 150 of any portion of a non-residential structure.

Board discussion followed.

Motion to approve:

Mr. Copeland made a motion; seconded by Ms. Kelly to approve the revised text for setback reductions as submitted by staff. Board discussion followed and the motion passed by vote 8–1 with Elza voting against.

Motion to approve:

Mr. Copeland made a motion; seconded by Ms. Kelly to adopt a consistency statement that amendments to Sections 7.2, 10.5, 10.6, 10.7, 10.8, 15.4, and 15.11 of the Zoning Ordinance to (1) establish standards for off-premise directional signs in the zoned areas of the county for businesses, churches, parks, historic properties, schools, and other places of public assembly and (2) provide a reduction in building setbacks in business zoning districts with permission of the adjoining property owner and when the adjoining property has the same zoning classification are consistent with Land Use Plan. No further discussion and the motion passed by vote 7-1-1 with Elza voting against and Glendinning abstaining.

VIII. NEW BUSINESS:

No reports were submitted.

IX. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions/Exempt Maps

Mr. Sullivan referred to the report that was included in the packet.

2. New Planning Department Staff Member

Mr. Sullivan stated Hillary Pace is a new staff member and introduced her to the Planning Board.

3. Resignation of Board Member

Mr. Sullivan stated Mr. Howard has resigned from the Planning Board.

X. BOARD MEMBER ITEMS:

Annual Report

**CHATHAM COUNTY PLANNING BOARD
ANNUAL REPORT – 2012
Mission and Goals –**

The mission of the Planning Board is defined in “AN ORDINANCE ESTABLISHING A PLANNING BOARD FOR CHATHAM COUNTY, NC”. Key goals are to provide the best analysis of pending planning issues resulting in considerate recommendations to the Board of Commissioners (BOC) to assist in their decision-making process.

Summary –

For the past year, the Planning Board’s primary objective for planning has focused on revitalization of Chatham County’s economy through practical use of ordinances and regulations to stimulate and nurture responsible growth in the County. The Planning Board plans to continue pursuit of this objective in concert with the BOC, Planning Department Staff, and County Residents during the coming year.

Three new members were appointed to the Board in 2012. Karl Ernst and B.J. Copeland were elected as Chair and Vice-Chair respectively in 2012.

The Board met 10 times during the year, considered 6 major subdivision applications (4 final plats, 1 preliminary plat, and 1 sketch revision), 6 text amendments, 5 rezoning applications, 10 conditional use permit applications and 2 subdivision extension requests. Board members also attended 6 public hearings.

Based on research and development by Staff, the Planning Board recommended text amendments to subdivision and zoning ordinances. These revisions were aimed at reducing time requirements for the application process, duplication of efforts, and removal of conflicting rules.

The Joint Land Use Plan with the Town of Cary was completed in 2012, as well as revisions to the Zoning Ordinance to switch from conditional use zoning to conditional zoning.

Motion to approve:

Mr. Copeland made motion; seconded by Mr. Grigg to approve the annual report as submitted and present at a County Board of Commissioners meeting. No further discussion and the motion passed unanimously (9 members).

XI. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:25 p.m.

_____/_____
Karl Ernst, Chair / Date

Attest: _____/_____
Kimberly Tyson, Clerk to the Board / Date