

# Chatham County Planning Board

## Minutes

April 2, 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  
Philip Bienvenue  
Philip Canterbury  
James Elza  
Tom Glendinning  
Mike Grigg  
Donna Kelly  
Cecil Wilson

Absent:

Deepa Sanyal  
B. J. Copeland, Vice-Chair

Planning Department:

Jason Sullivan, Planning Director  
Lynn Richardson, Subdivision Administrator  
Hillary Pace, Planner II  
Kimberly Tyson, Clerk to the Board

I. INVOCATION AND PLEDGE OF ALLEGIANCE:

Mr. Glendinning 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 6:30 p.m.

III. DETERMINATION OF QUORUM:

The clerk stated that a quorum was present to begin the meeting (8 members).

IV. APPROVAL OF AGENDA:

See Item V. below.

V. APPROVAL OF CONSENT AGENDA:

Minutes: Consideration of a request of approval of the March 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. SUBDIVISIONS:

1. Request by Kevin Graham, Vice President, Operations on behalf of NNP Briar Chapel, LLC for subdivision preliminary plat approval of 'Great Ridge Parkway Extension' consisting of 14.44 acres and located in Baldwin Township.

Ms. Richardson reviewed the agenda notes for preliminary plat approval of 'Great Ridge Parkway Extension'. Currently there is a NCDOT permit for the roadway construction, but not for the bridge crossing, this application doesn't include the bridge crossing. Emergency Operations Office gave permission to continue using Great Ridge Parkway for the street name. There's a cemetery and tobacco barn located outside the road right away but adjacent to the area and currently protected by a 25 feet buffer. Per the 2006 Archaeological survey, neither feature is eligible for the National Register. The applicant is not required to protect the tobacco barn. The cemetery will remain undisturbed.

Mr. Lee Bowman, Project Manager, Newland Communities and Mr. Chris Seamster, RLA, Project Manager/Landscape Architect, McKim & Creed, were present representing the applicant.

Mr. Clarence Durham, adjacent property owner, was present; he wanted clarity of the location for the proposed roadway extension.

Board discussion followed.

Motion to approve:

Mr. Glendinning made a motion; seconded by Mr. Grigg to approve preliminary plat approval of 'Great Ridge Parkway Extension' as submitted and as recommended by staff. No further discussion and the motion passed unanimously (8 members present).

VIII. ZONING AND ORDINANCE AMENDMENTS:

Legislative Request:

2. Public hearing request for review and input of proposed half mile telecommunication tower search rings from Matthew Danielson with Chatham Towers, LLC and Styers, Kemerait, and Mitchell, Attorney at Law for American Telephone & Telegraph (AT&T) Mobility for the 2013 tower plan.

Ms. Pace briefly reviewed the agenda notes for the half mile telecommunication tower search rings. A public hearing for the search rings was held March 18, 2013, one citizen spoke in favor and none spoke in opposition. Ms. Pace stated there are thirteen (13) search rings from two (2) applicants.

Karen Kemerait, Attorney at Law, was present for AT&T. Ms. Kemerait stated she received one email from a citizen in Siler City who stated she was disappointed that north and east Chatham was getting better coverage from AT&T than the western portion of Chatham. The citizen said that they would like if AT&T would give the same amount of coverage on the western part of the county. Ms. Kemerait stated her concerns about Chatham County's Cell Tower Ordinance.

Board discussion followed.

Motion to approve:

Mr. Glendinning made a motion; seconded by Mr. Wilson to approve the search rings as submitted and recommended by staff. No further discussion and the motion passed unanimously (8 members present).

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. Board of Commissioners Public Hearing

Mr. Sullivan reminded board members of the Board of Commissioners Public Hearing on April 15, 2013.

3. County Public Records Policy

Mr. Sullivan explained the County Public Records Policy to board members.

X. BOARD MEMBER ITEMS:

Board discussion followed.

XI. ADJOURMENT:

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