

Chatham County Planning Board

Minutes

June 4, 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 Bienvenue
Tom Glendinning
Donna Kelly
Deepa Sanyal
Cecil Wilson

Absent:

Mike Grigg
Philip Canterbury
James Elza

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 6:30 p.m.

III. DETERMINATION OF QUORUM:

The clerk stated that a quorum was present to begin the meeting (7 members).

IV. APPROVAL OF AGENDA:

See Item V. below.

V. APPROVAL OF CONSENT AGENDA:

Minutes: Consideration of a request of approval of the May 7, 2013 Planning Board minutes with two corrections as follow:

Item VIII. Section 5 change the vote from 7-0-2 to 7-0 with a note stating two members abstaining and in the same section, add a motion made by Mr. Glendinning that failed by lack of second.

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 (3) minutes each.

There were no requests to speak at this time.

VII. SUBDIVISIONS:

1. Request by Wade Davis for a twelve (12) month extension of the preliminary plat approval for "Wade Davis" consisting of two (2) lots on 10.038 acres, creating the fourth lot on a private easement, located off S. R. 1716, Big Woods, Williams Township, parcel #19583.

Mr. Sullivan briefly reviewed the agenda notes for twelve (12) month extension of the preliminary plat approval for "Wade Davis". Mr. Sullivan stated it was approved in 2009 under the Pre-2008 Subdivision Rules and during that time a fourth lot on an easement had to go through major subdivision process.

Wade Davis, owner, was present for any questions.

Board discussion followed.

Motion to approve:

Mr. Copeland made a motion; seconded by Mr. Glendinning to recommend approval of a twelve (12) extension of the preliminary plat for Wade Davis as recommended by staff. No further discussion and motion passed unanimously (7 members)

VIII. ZONING AND ORDINANCE AMENDMENTS:

Legislative Request:

2. A request by the Chatham County Board of Commissioners to amend Section 10.13 of the Zoning Ordinance to reduce setbacks to the minimum required by the zoning district for private recreation camps solely in the Haw River Township.

Board discussion followed.

Ms. Pace briefly reviewed the agenda notes to amend Section 10.13 of the Zoning Ordinance. She stated the amendment is to reduce the required setbacks for RV parks in the Haw River Township to the minimum required setbacks for the district.

Board discussion followed.

Motion to approve:

Mr. Wilson made a motion; seconded by Ms. Kelly to recommend amending Section 10.13 of the Zoning Ordinance as submitted by staff. No further discussion and motion passed unanimously (7 members).

Consistency Statement:

It is the Planning Board's opinion that it is consistent with the Land Use Conservation Plan.

Motion to approve:

Ms. Kelly made a motion; seconded by Mr. Glendinning to approve the Consistency Statement stated above. No further discussion and motion passed unanimously (7 members).

Quasi-Judicial Request:

3. Request by William Jeffrey House, Jordan Dam RV Park, located at 250 Moncure Pittsboro Rd., Parcel No. 11257 and 88475, for a revision to the conditional use permit to add an office to receive and check out guests, have a retail area for small grocery items, and RV supplies. He is also requesting to add a proposed laundry facility to be constructed in the future.

Ms. Birchett reviewed the agenda notes to revise the conditional use permit for Jordan Dam RV Park. The applicant is proposing to add an office in an existing building for check-in and check-out services, small retail items to be sold in said office, and proposal of a laundry facility for the future. Ms. Birchett stated that the applicant will still need to meet the requirements of the conditional use permit that has been previously approved. Staff recommends approval with conditions.

Jeff House, owner, and Cindy Perry, attorney, were present for questions.

Board discussion followed.

Motion to approve:

Mr. Wilson made a motion; seconded by Mr. Copeland to recommend approval of the revision to the conditional use permit as submitted by staff with the following conditions:

Site Specific Conditions

1. All previous conditions not expressly stated hereinafter shall remain in effect and shall be complied with. They are:
 - There shall be allowed one (1) sign, non-illuminated, no larger than 32 square feet and no taller than 6 feet at the entrance to the property.
 - Recommendations from the Appearance Commission shall be followed. Any additional plantings shall be done at the next optimal planting season following the approval date and shall be maintained to thrive and provide the appropriate screening as required. The Appearance Commission, with the Planning Department, may review the landscaping and screening after one year of the initial planting to verify appropriate measures have been taken as requested. Should there be any changes in the landscaping for effectiveness of screening and environmental protections, they shall be given to the applicant at that time and the applicant will be given ample opportunity to take the corrective measures.
 - There is to remain and be maintained a 50 foot vegetated, screening buffer around the perimeter of the campground area.
 - Any stormwater measures that may be required shall conform to the 2 year, 24 hour storm event and a plan submitted to the Planning Department prior to its construction.

- There shall be no more than 44 units on this property as stated in the application. The spaces may be completed in phases as stated in the application. A building permit shall not be issued for any phase without the required permits from the Chatham County Environmental Health Department.
 - Campground use is for temporary use only. "Temporary" is defined in this instance as up to two (2) years per unit. No permanent structures or tents are allowed, only campers, travel trailers, recreational vehicles and motor homes.
 - Units must be spaced a minimum distance of 30 feet apart.
 - There shall not be any trash accumulation on the campground property. Trash removal shall be the responsibility of the campground owner.
 - The property owner shall maintain a log of record on the occupants of the campground. This information is to include the name of the temporary resident, the tag number of the camper, motor home, travel trailer, or recreational vehicle, and the dates they checked into the campground as well as the dates they checked out. A copy of this log shall be available to the Planning Department and a copy filed in the Planning Department office every twelve months.
2. A sealed survey, or other calculations satisfactory to the county, shall be provided to the Planning Department on the amount of impervious surface for all areas being used for the campground and boat storage areas existing and before the certificate of occupancy is issued for the new buildings and pull off areas are constructed.

Standard Site Conditions

3. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance.
4. The application and approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Storm water Management, Building Inspections, etc.) shall be obtained, if required, and copies submitted to the Planning Department.

Standard Administrative Conditions:

6. Appeal - The County shall be under no obligation to defend any action, cause of action, claim, or appeal involving the decision taken herein. In the event a response is authorized by the County concerning this resolution, or any action to enforce the provisions hereof, the applicant, its successors or assigns shall indemnify and hold the County harmless from all loss, cost or expense, including reasonable attorneys fees, incurred in connection with the defense of or response to any and all known or unknown actions, causes of action, claims,

demands, damages, costs, loss, expenses, compensation, and all consequential damages on account of or resulting from this decision.

7. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspection, established from time to time.
8. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
9. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
10. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

No further discussion and motion passes unanimously (7 members).

X. NEW BUSINESS:

No reports were submitted.

XI. 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 – June 17

Mr. Sullivan reminded board members of Board of Commissioners public hearing meeting.

3. Chatham Park Planned Development District Master Plan update (Pittsboro's Jurisdiction).

Mr. Sullivan gave a brief description of current events, stated what's projected for the future, and stated it's in the Town of Pittsboro's jurisdiction.

XII. BOARD MEMBER ITEMS:

Mr. Glendinning gave board members a handout referencing Communications Tower Ordinance, Temporary Sign Ordinance, Appearance Commission, and informational notes for water quality and stream buffer rules. Mr. Glendinning asked the board to take these items under consideration for future meetings.

Board and staff discussion followed.

*The handout Mr. Glendinning gave to board members will be on file with the Chatham County Planning Board June 4, 2013 minutes and may be seen with that file.

XIII. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:37 p.m.

_____/_____
Karl Ernst, Chair / Date

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