

Chatham County Planning Board Minutes January 6, 2015



The Chatham County Planning Board met in regular session on the above date in the Agriculture Building Auditorium, Pittsboro, North Carolina.

Members present were as follows:

Present:

B. J. Copeland, Chair
Philip Bienvenue
Karl Ernst
Gene Galin
Mike Grigg
Donna Kelly
Cecil Wilson

Absent:

Cathy Wright
Bill Arthur
Tom Glendinning

Planning Department:

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

I. INVOCATION AND PLEDGE OF ALLEGIANCE:

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

II. CALL TO ORDER:

Chair Copeland called the meeting to order at 6:31 p.m.

III. DETERMINATION OF QUORUM:

The clerk stated that a quorum was present to begin the meeting.

IV. APPROVAL OF AGENDA:

The agenda was approved as presented.

V. APPROVAL OF CONSENT AGENDA:

Minutes: Consideration of a request for approval of the November 3, 2014 and December 2, 2014 Planning Board minutes.

Board members had no objections to item IV. one minor change to item V., and both items were considered approved as submitted with minor change to item V.

VI. PUBLIC INPUT SESSION: No public comment was received.

VII. SUBDIVISIONS:

Ms. Richardson reviewed the preliminary/final plat approval of Briar Chapel, Phase 9. The developer was requesting approval of the preliminary/final plat for Briar Chapel, Phase 9, consisting of 139 lots on 26.5 acres. The preliminary plat approval on 1/21/14 was for 114 lots. The developer is requesting to add twenty-five (25) lots to the Phase 9 final plat to accommodate builder requests for varying lot sizes. The overall number of lots approved for Briar Chapel, 2,389, will not change. There was no revision required to the public road layout to add the additional lots and no additional review by NCDOT was required. The developer has provided revised permits from NCDENR for the revision to the water plans and revision to the wastewater collection system to accommodate the additional 25 lots.

There are public roadways and private alleyways. No additional off-site parking is provided in Phase 9. Sidewalks are provided.

The Board of Commissioners approved the road names requested by the developer during preliminary plat review and approval. The developer has now requested that the road names be changed from the names approved at preliminary plat to the following: Highveld Avenue, Landover Circle, Fontaine Way, Manor Wood Drive, Mooreland Avenue, Nighthawk Trail, Grouse Trail, Star Grass Trail, and Greenway Lane. The Emergency Operations Office has approved the names to be submitted to the Board of County Commissioners for approval.

Per the cost estimate letter prepared by Chris Seamster, RLA, dated December 18, 2014, the Phase 9 improvements are approximately 70% complete and it is anticipated that prior to final plat approval the improvements will be approximately 85% complete. An updated cost letter will be provided prior to recordation of the final plat. Per the pre-2008 Subdivision Regulations, the required improvements must be a minimum of 40% complete and the public health and/or safety not be endangered, prior to submittal of a final plat request. Staff requests that the engineer certify that the roadways are accessible to emergency vehicles in order to protect the public health and/or safety and that the Fire Marshal review and approve the certification prior to final plat recordation.

The Planning Department recommends granting approval of the road names Highveld Avenue, Landover Circle, Fontaine Way, Manor Wood Drive, Mooreland Avenue, Nighthawk Trail, Grouse Trail, Star Grass Trail, and Greenway Lane, and approval of the request for a financial guarantee and approval of the final plat titled "Briar Chapel Development – Phase 9" with the following conditions:

1. The final plat not be recorded until the county attorney has approved the form of the contract and financial guarantee.
2. The final plat not be recorded until staff has received certification from the engineer that the roadways are accessible to emergency vehicles and the Fire Marshal has approved the certification.

Board discussion followed.

Mr. Lee Bowman, Project Manager and Chris Seamster, RLA were present for questions and both briefly spoke.

Motion to approve:

Mr. Wilson made a motion; seconded by Mr. Ernst to approve the request as submitted. The motion passed unanimously.

VIII. NEW BUSINESS: No new business was presented to the Board.

IX. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions/Exempt Maps- Provided as a handout to board members.
2. Mr. Sullivan reminded the board members of the public hearing set for January 20, 2015.

Other- Mr. Sullivan and Ms. Pace presented Open Use Districts and discussed Comprehensive Plan at the December 2014 Board of Commissioners' meeting. The board directed the planning staff to move forward with the community meetings on the Open Use Districts.

General board discussion followed.

X. BOARD MEMBER ITEMS: No board members item(s) was presented.

XI. ADJOURMENT:

There being no further business, the meeting adjourned at 7:03 p.m.

_____/_____
B.J. Copeland, Chair / Date

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