



**Chatham County Planning Board
Minutes
December 1, 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
Cecil Wilson, Vice Chair
Bill Arthur
Brian Bock
Stacey Curtis
Jim Elza
Tony Gaeta
Gene Galin
George Lucier
Caroline Siverson

Absent:

Other: Diana Hales, County Commissioner Liaison

Planning Department:

Jason Sullivan, Planning Director
Lynn Richardson, Subdivision Administrator
Kimberly Tyson, Clerk to the Board

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:
Mr. Wilson, Vice Chair, delivered the invocation and afterwards invited everyone to stand and recite the Pledge of Allegiance.
- II. CALL TO ORDER:
Chair Copeland called the meeting to order at 6:30 p.m.
- III. DETERMINATION OF QUORUM:
The clerk stated a quorum was present to begin the meeting (9 members were present at this time).
- IV. APPROVAL OF AGENDA:
No changes were proposed and the agenda was considered approved as submitted.
- V. APPROVAL OF CONSENT AGENDA:
Minutes: Consideration of a request for approval of the November 2, 2015 Planning Board minutes.

Minor changes to the minutes and minutes stand approved.

VI. PUBLIC INPUT SESSION:

Fifteen-minute time of public input. Speakers limited to three minutes each.

Bill Arthur arrived at this time (6:38 pm)

VII. SUBDIVISIONS:

Request by Chatham County for subdivision preliminary and final plat approval of Briar Chapel – Civic Site, consisting of one (1) non-residential lot on 3.683, located off Mann’s Chapel Road, SR-1532 and Great Ridge Parkway, parcel #2617.

Ms. Richardson reviewed the agenda notes for Briar Chapel – Civic Site preliminary and final plat approval. This request is for one (1) non-residential lot on 3.683 acres per Condition #14 (d) of the Briar Chapel 2014 Conditional Use Permit Revision request. The lot was originally offered to the North Chatham Fire Department, but they declined and decided to expand their existing building. The county decided they would like to own the lot. Briar Chapel had a timeframe to deed the lot to Chatham County which was one (1) year from the approval of the 2014 revisions and the lot was tendered to the county. The proposed site is for a civic-site which could be used for a fire station, EMS station, or other civic use. Currently there’s a septic approval; an easement that will allow connection to Briar Chapel Wastewater Treatment Plant if the county chooses, but there’s a time limit that the county will need to let Briar Chapel know if they will do the connection. If the county decides to use Briar Chapel Wastewater Treatment Plant they will be limited to 400 gallons per day and the county has seven (7) years from date of approval on November 17, 2014, to notify Briar Chapel. County water will be utilized for the site. The impervious surface coverage for this site plan is limited to 24%. If the site plan and/or impervious surface coverage changes in the future, approval by the Planning Department and the Environmental Quality Department will be required. Prior to obtaining a building permit, the site plan with landscaping and lighting will be reviewed by the Chatham County Appearance Commission and will be subject to the Briar Chapel Design Guidelines, existing as of the date of the 2014 CUP revision. No erosion control permit is required until the site is developed and no commercial driveway permit isn’t required until site is being developed. The lot is subject to the Briar Chapel Stormwater Permit. The county has until December 31, 2025 or any extension of that date to utilize the site or the lot will revert back to Briar Chapel.

The Planning Department recommends granting preliminary and final plat approval of Briar Chapel – Civic Site as submitted with the following conditions:

1. The mylar copy of the final plat show the 100 foot wide viewshed and perimeter buffers.
2. The mylar copy of the final plat shall show a fifteen foot (15’) non-exclusive, perpetual utility and landscape easement along Great Ridge Parkway and an additional (immediately to the east of and alongside of the 15’ easement just described), temporary ten foot (10’) construction easement. Said easements shall be for the purpose of installation, maintenance, repair, removal and replacement of utilities and landscaping.

Motion - Passed:

Mr. Lucier made a motion; seconded by Ms. Siverson to recommend granting preliminary and final plat approval of Briar Chapel – Civic Site as submitted with the two conditions. There was no further discussion and the motion passed unanimously.

Adjourn Regular Meeting for Public Hearing at 6:43 p.m.

2. Request by Chatham Capital, LLC for subdivision First Plat review and approval of Sunset Grove, consisting of 55 lots on 107.82 acres, located off Mt Gilead Church Road, SR-1700, parcel #'s 17425, 17440, & 17441. This request requires action by the Board of Commissioners.

Ms. Richardson read the request and stated that the Planning Board had two (2) meetings to act on the request. Chair Copeland opened the floor for public hearing. Citizens from the audience stated they didn't know they needed to sign up to speak, but would like to speak and Chair Copeland agreed for them speak.

The following Citizen Signed Up for Public Hearing:

1. Leroy Kelly, 2528 US 64 Hwy, Apex, NC spoke in favor of the proposal.

The following Citizen (from the audience) didn't Sign Up for Public Hearing:

1. Kevin Flynn
2. Phil Ewing
3. John Roach
4. Jason Carver
5. Brad Crace

All the above had concerns with riparian buffers, drainage, water pressures within Monterrane Subdivision, lighting, road crossing of Parker's Creek and potential flooding, tree clearing and structure setbacks, septic, and no follow-up from the developer regarding questions from residents at the Community Meeting, etc.

Mark Ashness, P.E. introduced Sarah O'Brien with Bryan Properties. Ms. O'Brien gave a brief history of Bryan Properties. Board members asked Ms. O'Brien and Mr. Ashness to address some of the concerns from the above citizens. Ms. O'Brien stated that the lighting will follow the county lighting regulations, there will be private covenants established for the community, setbacks from property lines will follow county regulations and they are normally established during covenants which is too early into the project to establish, and that she was sorry there was no follow-up regarding questions from the residents at the community meeting. Mr. Ashness spoke and stated that the two proposed utility connections to Monterrane Subdivision from Sunset Grove, which will provide a new loop waterline within Monterrane Subdivision, would improve the water pressure for many of the residents and would not adversely affect other residents. Mr. Ashness stated that the community meeting was to provide information to the public about the project, receive public comments, and answer questions from the public at the meeting. He stated there was no requirement from the county to respond in writing to the questions raised at the community meeting, but he would be glad to answer any questions. Mr. Ashness also addressed questions regarding drainage, septic, lighting, tree clearing, setbacks, and traffic.

Public Hearing Closed and Regular Meeting Resumed at 7:30 p.m.

Mr. Ashness continued to answer questions from board members.

Board discussion followed. Questions were asked about the cemetery, water quality ponds, the Environmental Impact Assessment and responses to the peer review and ERAC questions/comments regarding the EIA.

Motion Removed:

Mr. Wilson made a motion; seconded by Mr. Bock to recommend granting First Plat approval as submitted. Board discussion followed. Mr. Wilson removed motion.

Motion - Passed:

Mr. Lucier made a motion; seconded by Ms. Curtis to postpone the request until the next meeting January 5, 2016 to allow the developer time to address the peer review and ERAC questions/comments regarding the EIA; and to address questions raised regarding water pressure, lot drainage, tree clearing; etc. There was no further discussion and the motion passed

X. NEW BUSINESS: None

XI. BOARD MEMBERS ITEMS:

1. Barbara Ford resigned.
2. Board members were reminded that a new chair will need to be elected at our February meeting.
3. Chair Copeland stated there's a procedure for Minority Reports and one was prepared for the Board of Commissioners' meeting that didn't follow the procedure. Chair Copeland stated the procedure.

XII. PLANNING DIRECTOR'S REPORTS:

1. *Minor Subdivisions / Exempt Maps* - Mr. Sullivan stated that this update was included in tonight's agenda packets.
2. Reminder of a scheduled site visit to Brookside at Fieldstone

XIII. ADJOURNMENT: There being no further business the meeting adjourned at 8:05 p.m.

_____/_____
B.J. Copeland, Chair Date

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