



Chatham County Comprehensive Plan Steering Meeting

Meeting Notes

March 17, 2016

Attendees:

Andy Bailey, Board of Commissioner (BOC) At-large

Esta Cohen, Ag Advisory Alternate

Sharon Garbutt, BOC At-large

Kaylan Ghosh, Council on Aging Board

Casey Mann, Transportation Advisory Committee

Amanda Robertson, Climate Change Advisory Committee

Linda Harris, Chatham Economic Development Corporation

Marcia Herman-Giddens, Board of Health

Tandy Jones, Ag Advisory Board

George Pauly, Parks and Recreation Advisory Board

Terry Schmidt, Environmental Review Advisory Committee

Caroline Siverson, Planning Board

Del Turner, BOC At-large

Jim Elza, BOC At-large

Staff:

Hillary Pace, Chatham County Planning Department

Jason Sullivan, Chatham County Planning Director

Jake Petrosky, LandDesign

Meg Nealon, LandDesign

Greg Payne, Economic Leadership

Miller Cochran, VHB

Dave Head, VHB

Cara Coppola, Chatham County Planning Department

Dylan Paul, Chatham County Planning Department

Phase 1 Review & Findings

- Realistic Land Use Plan: Should be nodal development to avoid sprawl and achieve balance.
- Transportation plan needs to recognize trends: congestion mitigation and safety improvement and include multimodal integration.

- Address health issues.
- Protect what makes Chatham, Chatham.
- Public Engagement – 2 rounds of 3 public meetings in June and Sept/Oct time frame. 1st meeting include the vision 2nd meeting will gather reaction of the public. Webpage for feedback on individual projects beginning in May. As people sign up they will receive updates.
- Mr. Jones asked if the findings are prioritized. Public Health is correlated with Environment.
- Are public health issues correlated with environment?
- Kaylan Ghosh asked about the inclusion of education.
- Meg Nealon reiterated the plan for public involvement.
- An overview of the stakeholder interviews was presented.

LAND USE

- Patterns of development, area specific and county wide plans all had common threads: environmental conservation, keeping pace with growth, and need for a detailed land use map to compliment the text document.
- Growth has experienced a change of 95 percent since the 90's
- Jim Elza inquired about a buildout map.

ENVIRONMENT

- Aquatic systems are impacted by impervious surface cover and runoff.
- Water quality and water resources were a #1 Concern in the Conservation Plan 2011.
- Ecological services and conservation value map (wildlife and biodiversity) observed conflicts in NE Chatham.

PARKS & RECREATION

- Open space and water bodies are a natural asset for the county.
- There is an increase in demand for active and passive facilities
- Project developments can meet demand where concentrated growth occurs— how to partner with new development – Triangle Land Conservancy cannot buy all land needed. So what steps are necessary to include private land owners and developers?
- An adopted Parks and Recreation Plan gains points toward grant funding. A new park map is needed.
- How does land use relate and compliment this plan?
- Chatham Park should play into the park system.

AGRICULTURE

- The price of land has increased and also has stress on ground water tables.
- Chatham has a thriving agricultural community with a demand for local food markets nearby. Data trends show a slight increase in farming.
- Access to processing facilities is a problem, (Carolina stockyards), loss of poultry operations.
- Farmland Preservation Plan, the new Agricultural Center, and an increasing demand for cooperative extension office services are positive outcomes.

ECONOMIC

- Higher skilled jobs are needed but industry should match utilities and infrastructure capacity.
- County wide collaboration is needed between towns, businesses and county
- Attract residents to the county – political cycles.
- Chatham has high household income, low unemployment, high age, arts tourism and recreation.
- There has been a 12% loss of jobs since 2000 and one of lowest wage rates in the state.
- Retail sales happen outside the county.
- Poverty rate is 14.4%. There is a disparity in poverty in young and old residents.
- 55% of residents commute out.
- Plan should try to concentrate development and jobs in towns and small commercial along highways.

TRANSPORTATION

- Growth: major roads and minor roads are impacted as development continues.
- Need for multi modal solutions and opportunities. Needs vary across county between rural, suburban, and urban.
- There is a recreational and non-recreational need for infrastructure and signing.
- Disaster mitigation is important. Upgrades to major facilities.
- Andy Bailey mentioned recreational and commuter routes for cyclists.
- Del Turner: Chatham County schools must be involved. What jobs will people in poverty have access to?

UTILITIES

- Water availability and sewer is limited around cities. Package plants are common in county areas. Consideration should be given to private decentralized facilities.
- County in water facility provision. Long term maintenance is an issue. Compact growth objectives might be unattainable in some areas.
- Siler City has water availability, Pittsboro needs allocation, and County water systems receive water from Jordan Lake, Sanford, and Siler City. Water quality in the rural county system is an issue because of dead end systems – improvement and interconnections are needed.
- Sewer in Goldston and Siler City and have infrastructure ready for growth.

HOUSING

- Affordable housing: there is limited product in the market. Single family home ownership has highest average price in the area.

Phase 2 Implications

- Public engagement, a detailed analysis, a topic specific workshop, and a land use map are needed for 15/501. A long term solution is needed for all facets of this corridor.
- There needs to be emphasis on outreach and education issues ~~are~~, clarity plan purpose and multiple forms of meetings to reach all.

- FOCUSES: Perception, growth, Chatham's border edges, land use around development, diversity of agriculture, 15/501 corridor, mobility, public health, environment conservation and water quality, an economic strategy aligning with infrastructure and land use, transportation, data modeling, utilities policy and affordable housing.

GENERAL DISCUSSION

- Andy Bailey mentioned transportation access (Gulf, Goldston, Moncure, Siler City), and consideration for freight
- Several committee members mentioned that many adults are also in poverty where poor children are.
- Community Profile was sectioned off ~~by county~~ and presented in maps and graphics
- Casey Mann mentioned economic tiers in presentation and how Chatham's economic designation may not necessarily reflect the actual
- Meg Nealon explained developed parcels and underutilized parcels and factoring in constraints. Land supply and suitability matching.
- ⊖ Amanda Robertson asked when the committee will we see draft? Staff responded April 4th with a report to BOC on April 18th.
- Tandy Jones spoke about resources such as the NC State Parks Deep River Trail and the Conservation Trust for NC Farmland Map. He asked about communication between the County and Pittsboro relative to Chatham Park. If the County is responsible for schools, utilities, and affordable housing needs created by Chatham Park– how do you deal with this when the County does not have control over development? He recommended that the Plan be updated every five years.
- George Pauly spoke about long term planning 50 years out. Chatham County always thinking forward.
- Jim Elza spoke about water supply concerns, and matching the needs of industry with local resources.

Branding

Plan Chatham Logos and Tag lines Project Identity

Election of Chair

Jim Elza was elected Chairperson and Mr. Bailey was elected Vice Chairperson unanimously.

Meeting adjourned at 8:06