

# Comprehensive Plan Steering Committee

## Minutes of Regular Meeting

November 17<sup>th</sup> 2016, 6:00 pm  
Chatham Community Library, Holmes Meeting Room  
197 NC Hwy 87 N, Pittsboro, NC



### Members Present

Jim Elza, Chair  
Andy Bailey, Vice Chair  
Caroline Siverson  
Esta Cohen  
George Lucier  
James Crawford  
John Fogleman  
Kalyan Ghosh  
Linda Harris  
Marcia Herman-Giddens  
Tandy Jones  
Amanda Robertson  
Terry Schmidt  
Sharon Garbutt  
George Pauly

### Staff Present

Jake Petrosky  
Meg Nealon  
Emma Littlejohn  
Jason Sullivan  
Cara Coppola

### Others Present

Julia Katz TJCOG  
Renee Paschal

- 1 1. Welcome and Introductions
- 2 Jim Elza, Steering Committee Chair opened and welcomed the committee meeting at 6:05 PM.
- 3 **Comments from the Chair:** There will be a presentation to the Board of Commissioners on the 19<sup>th</sup>
- 4 during worksession to give a Comprehensive Plan midpoint update. The exact afternoon time will be
- 5 decided closer to the date.
- 6 **Approval of September Minutes:** There was a unanimous decision to approve the September
- 7 Minutes.
- 8 **Approval of October Minutes:** Edits and corrections were made to the October Minutes to further
- 9 clarify statements made by committee members. After minor changes were made, the minutes
- 10 were approved unanimously.
- 11 **Review of Schedule:** Last meeting the Committee refined goals for the plan, Tonight the committee
- 12 will wrap up the discussion and there will be a presentation on the environment, parks and
- 13 Recreation and housing. With the amount of information to digest, there is a new tool for collecting
- 14 feedback from the committee called basecamp where information can be presented and shared so
- 15 the committee can comment on it as well as be seen by the public. However, as per open meeting
- 16 laws, no discussion shall be held between members until time of public meeting. Also, after

17 feedback from the second agricultural focus group, an agricultural & forestry specific survey was  
18 distributed. The feedback from these surveys should be in by the end of November and will guide  
19 and refine the recommendations to the agriculture identified areas. The next steering committee  
20 meeting will either be in December or January to cover Agriculture, Transportation Needs, and a  
21 Worksession to work out more details on specific areas of the county. There was a general discussion  
22 on balancing benefits and drawbacks to having January versus February public meetings. There will  
23 be a decision made at the end of the meeting.

## 24 2. Land Use Discussion

25 The Committee Opened Discussion on the the Draft Land Use Map. Jake Petrosky made note  
26 that the Agricultural areas have changed since the last steering committee meeting based off the  
27 feedback from the Agricultural Focus Group.

28 There was General Discussion among the members on Conservation and Agriculture which  
29 included the following: There should be a deliberate attention and sensitivity to natural features that  
30 are a part of ecosystems to make sure impact on the natural environment is fully considered. There may  
31 be uses that are beneficial and supportive of Agriculture that should be considered as well such as  
32 conservation uses and other Agricultural related businesses. To define these types of uses that are  
33 symbiotic would be helpful. To define uses that would be harmful if they were to encroach upon  
34 agricultural or conservation land would be helpful as well to ensure the best integration. Chatham  
35 County is unique in that there are many opportunities to continue the unique efforts that have already  
36 been put forward as well as do new things that fit and accomplish the Countys Desires and Needs.

37 General Discussion on Crossroads and Sewer Needs included the following: Package Plants  
38 provide a way for development to happen when soils are not as viable and/or county water and sewere  
39 is not available. Because Package plants can work anywhere as long as they have a certain amount of  
40 acreage, they become viable mainly for larger compact developments rather than smaller ones. Bynum,  
41 Gulf and Goldston, Moncure all may have access to public water and sewer in the future and therefore  
42 do present potential as areas that could seek investment and growth. There might be other areas that  
43 would have potential if flexibility is provided in septic invoations. There is also a need to be cautious in  
44 assessing near term issues and long term viability. The implications of these new solutions long term to  
45 consider.

46 General Discussion on Future Development on Main Roads included the following: Andy Bailey  
47 Noted that the careful attention should be paid to where centers are placed on roadways. The more we  
48 planned facilities are directly on main roads, the more traffic problems we will have. Straddling arterial  
49 roads would be a preferable to development patterning rather than clustering along major arterial  
50 intersections. The County is blessed with four lane roads and that is an asset to remember when  
51 thinking about future development. The Transportation Network has a lot of capacity, but by  
52 introducing major users, it can impact the capacity dramatically and travel network patterns. Collector  
53 Roads also have needs and there should be consideration of parallel routes. Comissioner Crawford  
54 asked about the Bear Creek or Bonlee nodes and specific ways to encourage/incentivize revitalization of  
55 older, once vibrant centers and utilize existing structure as these might be opportunities that are near a  
56 four lane but not directly on them to diffuse travel network pattern. Because there would be a plan in  
57 the future identifying that these are areas identified by a community oriented effort, it would  
58 communicate a direction for growth for future developers, businessses, and county partners. It signifies  
59 that these centers should be encouraged and there is something to be built upon in these said locations.  
60 Just having a Colocations of Schools and Parks in an area could be considered something to be built  
61 upon as an identified center. Partnerships with Cities and Towns for water and Sewer exapansion and/or  
62 Special Use Permits for a package plant in strategic locations could also be something to consider that  
63 would drive development where the community would like it to go. The Moncure and CAM site sewer

64 system if added capacity could open opportunity in certain areas such as Moncure so there is Economic  
65 and Residential Development in a compact pattern strategic location.

66 Feedback was collected from the committee and the conversation on Land Use was  
67 completed. Consensus was made that the types of places identified on the map were good categories to  
68 start, with an acknowledgement that a dive deeper into specific locations with specific locations would  
69 be to come later on in this process.

70 3. Intermediate Findings & Preliminary Recs

71 Jake Petrosky, Meg Nealon, and Emma Littlejohn, presented the findings and recommendations  
72 Environment/Resiliency, Parks & Recreation, and Housing.

73 4. Discussion

74 Jim Elza Dismissed Discussion of the committee due to lack of time. The committee concurred.

75 5. Other Business

76 There was a Brief discussion about the next meeting date to be in December or January. The  
77 Committee decided that due to the December Holidays it would be better to have the Next Meeting  
78 in January.

79 6. Adjourn

80 Jim Elza moved to adjourn, and it was unanimously approved; the meeting adjourned at 8:35 PM.

81 Next meeting: Jan 19<sup>th</sup>, 2017 at 6:00 pm Location Agriculture Auditorium 65 East Street  
82 Pittsboro, NC