

## Meeting Notes

### Chatham County Environmental Review Advisory Committee (ERAC)

September 8, 2016 6:30 p.m.  
Dunlap Building Conference Room

#### Attendance

Committee members:

Present: Terry Schmidt, Elaine Chiosso, Ray Bode, Sherri Stuewer, Vic D'Amato, Graham Swift, David Mattison, and Mary Beth Koza,

Absent: Luke Groff, Jerry Cole, Fran DiGiano

Staff: Brian Burkhart, Chatham County Environmental Quality Director & Dan J. LaMontagne, PE Assistant County Manager & Public Works Director

Guests- See Attachment 1

1. Introductions
2. Mary Beth Koza selected as the recording secretary for the meeting minutes
3. Approval of meeting minutes from August 11, 2016 Graham Swift motioned to approved, David Mattison seconded and all approved:

Approved as written

4. Public Input – any members of the public

Robert Shi – Chief of Moncure Fire Department and other MFD members: I would like to see economic development of our area, am strongly in favor of anything that provides jobs, and support the FD. Due to two closures over the last two years, the department has lost \$100,000 and we would like to be able to provide the best to the people of our district. I feel this upcoming proposal is good for the community.

Kyle Touchstone of the Chatham County Economic Development Corporation. (EDC) - Strategic Action agenda is to promote shovel ready sites for Chatham County. I am here to support the Moncure Holdings LLC site. Also this proposal will provide an environmental benefit and it will help preserve the rural nature of the county.

#### Adjourn as ERAC and convene as Watershed Review Board (WRB)

5. Presentation by Dennis Wicker representing Moncure Holdings LLC: See attached slides:

Potential recommendation on a request from Moncure Holdings LLC for a text amendment to Section 302(E)(2)(b) of the Chatham County Watershed Protection Ordinance to provide an option for the Cape Fear WSIV Protected Area watershed district to allow 10% of the drainage to occupy up to 70% built upon area when approved as a special non-residential intensity allocation.

Members of the WRB asked many questions pertaining to the presentation. The proposed language did not go through the County attorney for review but had been reviewed by the State to insure that it meets the minimum requirements of the Water Supply Watershed Rules. The WRB completed its questioning of applicant. The WRB had a discussion pertaining to the purposed language of the TEXT change.

Is the wording of “Moncure Megasite Employment Center” adequate?

A motion was made to eliminate the word substantially in sentence # 5 and approve the rest of the proposed text. Motion made by Mary Beth Koza and seconded by Sherri Stuewer.

The motion was approved by a vote of 5 to 1 with Elaine Chiosso voting against, Mary Beth Koza abstaining, and Vic D’Amato recusing himself due to conflict of interest.

Sherri Stuewer reviewed the proposed change (Attachment 2) to the application to add a new land-use to Attachment A of the Watershed Protection Ordinance (WPO). The proposed change was developed by Ray Bode, Jerry Cole and Sherri Stuewer at the request of the full ERAC/WRB at the June meeting. The purpose of the proposed change is to get more information from an applicant about the impact of the proposed new land-use on the watershed. This proposed change will be forwarded to the Planning Department for their consideration.

Elaine Chiosso motioned to approve, seconded by Sherri Stuewer and all approved.

Motion approved

### **Adjourn as Watershed Review Board (WRB) and reconvene as ERAC**

#### **6. Updates from County Staff (Brian Burkhart)**

Quarterly groundwater/surface water monitoring will occur this month for the quarter. We are working on finalizing a proposal for air quality sampling on the rail cars per Dr. Ken Rudo’s recommendations. The air sampling will consist of a 10-minute sample prior to a rail car arriving and a 10-minute sample as the rail car passes. This will be performed once a week for 3 consecutive weeks. All of the sampling reports to date are located on our website: <http://www.chathamnc.org/index.aspx?page=1851>. Another coal ash sample will be taken this month as well.

7. Announcements and updates from ERAC members

Terry Schmidt reported on the progress of the Comprehensive Planning effort. Here is the link to the web site. <http://www.chathamnc.org/index.aspx?page=1860>

8. Adjournment Motion to close the meeting by Sherri Stuewer and seconded by Graham Swift and all approved.

***Next meeting: October 13, 2016  
6:30 pm at Performance Building Conference Room***

## Attachment 1

| Name               | ERAC 9/8/16               |
|--------------------|---------------------------|
| Kyle Touchstone    | - Chatham EDC             |
| TIM BREWSTER       | - NAI CAROLANTIC          |
| Steve Stroud       | Moncore Holdings          |
| Jim Nichols        | O'Brien Atkins Associates |
| Jay W Smith        | O'Brien Atkins Assoc. PA  |
| LANNI WICKEL       | Nelson Mullin             |
| Kimberly Brewer    | Tetra Tech                |
| WESLEY A. COOK     | WITHERS RAVENEL           |
| Jeannie Ambrose    | Chatham resident          |
| J TODD KENNEDY     | Tetra Tech                |
| CHAM BRYANT        | WITHERS RAVENEL           |
| Georgy FIKS        | MVFD / RESNC              |
| ANITA HARRELL-FIKS | MVFD                      |
| BRIAN SYKES        | MVFD                      |
| ROBERT STI         | MVFD                      |
| TOM Lewis          | MVFD                      |
| DAVID COTTEN       | MVFD                      |
| CARL BRYANT        | REG.                      |
| DAVID MATTISON     | ERAC                      |
| RAY BODE           | ERAC                      |
| Victor Dhruato     | ERAC                      |
| MARY BETH KOZA     | ERAC                      |
| Terry Schmidt      | ERAC                      |
| SHERI STUEWER      | ERAC                      |
| Graham Swift       | ERAC                      |
| Hama Hales         | BOC                       |
| Brian Birtchart    | Chatham County            |
| Don LaMontagne     | Chatham County            |

Elaine Chiodo  
 ERAC

Attachment 2

Chatham County Planning Department  
PO Box 54  
Pittsboro, NC 27312

Tel: 919-542-8204  
Fax: 919-542-2698

**TEXT AMENDMENT REQUEST APPLICATION**

1. Applicant Information:
  - a. Name:
  
  - b. Phone No:
  
2. Name of Ordinance for Text Amendment: Watershed Protection Ordinance
  
3. Text of Ordinance to be varied:
  - a. Section:
  - b. Existing Language:
  
  - c. Requested Language Change:
  
4. Information on the requested text amendment:
  - a. Describe the reasons for the request and why you think it is justified.
  - b. Explain whether vegetative and tree canopy clearing activities will be required beyond the built upon area. What measures will be taken to avoid or minimize such clearing? Are these measures consistent with typical practices for this type of development?
  - c. Explain what temporary and permanent access roads will be constructed and what measures will be taken to avoid or minimize impacts to riparian buffers, streams and/or wetlands. Are these measures consistent with typical practices for this type of development?
  - d. Explain whether the requested use will result in an increase or an increased risk of wash-off or leaching of toxic substances on to land, into streams or into ground water. How will an increase be mitigated or minimized? Are these mitigation steps consistent with typical practices for this type of development?
  - e. Explain whether the requested use will result in an increase or an increased risk of wash-off or leaching of biological wastes on to land, into streams or into ground water. How will an increase be mitigated or minimized? Are these mitigation steps consistent with typical practices for this type of development?

-----  
I hereby certify that I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

Signature  
Owner/Authorized Agent

-

Date

---

The following must be signed by the owner if person other than the owner is making this application.