

Comprehensive Plan Steering Committee

Minutes of Regular Meeting

January 19th 2016, 6:00 pm
Agriculture Auditorium, Agriculture Building
65 East Street, Pittsboro, NC



Members Present

Jim Elza
John Kessler
Sharron Garbutt
Amanda Robertson
Del Turner
George Pauly
John Fogelman
Tandy Jones
Esta Cohen
Caroline Siverson
George Lucier
Linda Harris

Staff Present

Dylan Paul
Jennifer Park
Cara Coppola
Jason Sullivan
Meg Nealon
Greg Payne
Jake Petrosky

Others Present

2 members of the public
Vic D'Amato

1. **Welcome and Introductions (5 min)**

- Comments from the Chair – Jim Elza welcomed the committee and opened the meeting at 6:05 PM
- Approval of Minutes – Jim opened the discussion to approving minutes and they were passed unanimously.
- Schedule – Jake reviewed what has been done so far and the future schedule. What has been done, CCP Meeting, and reaching out to schedule presentations to county Boards/Committees after community meetings. Next SC Meeting Transportation, ED, Housing. Public Meetings Feb 21st – 23rd
- Basecamp Tutorial – Jake reviewed how to sign in to base camp and find information, as well as how to comment.

2. **Utilities (25 min)**

- Presentation & Discussion –
- Presentation: Vic D'Amato, a specialist out of Tetra Tech in RTP, a County resident, and an ERAC member, presented on wastewater management as it

relates to Comprehensive Plan. He discussed decentralized systems: onsite, offsite, and distributed management practices and their water quality implications, types of areas it is applicable: green building, independent communities, and utility optimization. He also discussed the benefits and efficiency of treatment as it is close to source to capture and requires less energy- with a large enough space is passive. Incremental centralized capacity while decentralized systems offers flexibility to need increase (inventory, prioritize, manage). He reviewed case studies and prioritization process in determining what types of systems to use and where at multiple scales (state level, regional, and parcel level). He concluded his presentation with recommendations for distributed wastewater.

- Presentation: Jake Petrosky gave a presentation on Utility Policy Ideas about the viability of public and private systems in Chatham. The viability of a public system in the 15-501 corridor area – likely to see more privatized systems and the thought that there should be a standard across the board and for different sized systems. Cary utilities service area. There is an opportunity for public system 64/751 with Apex for non-residential uses. Moncure area viability with partner with Sanford system. To add on, could be a point based system/criteria based. In the Western portion of Chatham County, there is opportunity to expand current system in Siler City. The mega site utility service area does not extend outside of boundary. Things to consider – development on 421. Also covered additional policy to discourage community wells, with an understanding of groundwater reserves. Inventory on wells and septic.
- Discussion: George Lucier asked Vic if there had been a study done looking expansively at the multiple factors homeowner use & effectiveness of system. Vic commented that it was derived from what was found in overall water quality, so in effect, it comprises all. George also asked about the consideration given to Goldston. Jake stated that this is a specific area for the steering committee to look at and consider recommendations for that area. Amanda Robertson asked how changes in hydrological changes due to climate change will impact decisions today. Vic stated that most studies are done in coastal states due to more drastic changes in sea levels, whereas here there is more concern for extreme storms and looking at resiliency so it shouldn't drastically effect design of systems. Esta asked about the effect of super saturated rains. How many inches of rain impacts the ability for a system to drain – is this related to density? Vic answered that the data summarized points is not entirely conclusive but there are current theories emerging. Jake asked about the limitations of cluster systems related to commercial development. Vic – food system has a more significant flow than a supermarket or retail.
- General Discussion ensued regarding the following related to water and sewer:

1. Spray systems are state permitted and the rest are a locally administered permit. Recommendations for more stringent requirements.
2. Can you manage sporadic development? Design Flow equalization is possible like in school systems.
3. Multi-jurisdiction agreement with municipalities?
4. Fire hydrants and elevated water and resiliency emergency operations
5. Open space and Spray irrigation = balancing act. Example: golf courses.

3. Agriculture (20 min)

- Survey results – Jake presented the results from the Agricultural Survey and the Major concerns from Agricultural Operations. He also reviewed the Strategic Ag Map from before the survey and after changing the weighting from response results, with more weight to existing operations – showed a few differences but generally overall was the same. Some areas pop out more than others. Looking for refinement from steering committee. Policy Ideas: Ag friendly design to minimizing impacts to agriculture. Friendliness to Ag related businesses and home based businesses.
- General Discussion about ideas on Agricultural Districts, Flexibility, and Stability.
- Outreach to Ag Community about these findings and continue discussion of Ag Zoning and what that looks like – A district not coming immediately but continued discussion. Future Farmers of America.

4. Project Team Work-session Summary (10 min)

- In the interest of time, this was skipped to go on to the district level discussion.

5. District Level Discussion / Work Session (60 min)

- West, NE, SE parts of Chatham County
- Land use, economic development, utilities, and parks and recreation
- Informed by draft recommendations boards (distributed prior to the meeting)

Meeting adjourned.

Tentative: Next meeting Feb 9th 2017 6:00 PM in the Agriculture Auditorium