

## Comprehensive Plan Steering Committee

Agenda and minutes

February 9, 2017

Agricultural Building Auditorium (Old Ag Building), 6pm



**Committee Members:** Marcia Herman-Giddens, John Graybeal, Jim Elza, George Lucier, George Pauly, Tandy Jones, James Fogelman, Caroline Siverson, Linda Harris.

**Staff:** Cara Coppola, Jason Sullivan, Dylan Paul, Janie Phelps

**Consultants:** Jake Petrosky, Don Bryson & Miller Cochran

Al Capeheart, Renee Paschal, Ed Regan, Vic Dimato, Matt Alexander, & a member from the public attended.

### 1. Welcome and Introductions (10 min)

- i. Jim Elza open the meeting at 6:03 pm.
- Comments from the Chair
  - ii. Jim mentioned the upcoming community meetings were mentioned on local WUNC program.
- Approval of Minutes
  - i. Approved unanimously
- Review of Schedule
  - i. Jake Petrosky says we're on Phase 3, Refining Concept Plan and Policy Framework. We're moving from vision to action. More concrete action steps to come. Jake reviewed agenda for the meeting. Jim expressed interest in having additional committee meetings after Community Meetings in order to discuss what the public brought up at those meetings. Aiming for a draft plan by April.

### 2. Edits Made & Comments Since Last Meeting (10 min)

- i. Jake showed the minor changes made to the draft land use and conservation map. Jake says he still need refinements from boards. Example: Agricultural areas needed from the Ag Advisory Board. Jim asked why not take the agriculture segment of the map all the way to the county line? Jake said that the conditions are slightly different, but noted that such distinctions were "a preference" and could be changed after the public meeting.

- ii. Jake then discussed the comments from the last meeting. Jake noted he heard that there was a need for incentives for conservation development at the CCP meeting. The Megasite discussion on Basecamp was noted, including the debate between attracting large or smaller tenants. Jake talked about the outstanding questions and tasks for the draft land use map. He then talked about the draft design recommendations by future land use category. He noted that a table of design recommendation and future land uses should be created. Jim noted that there were 3 quarries going before the BOC and Planning Board and how it might impact the land use map. These quarries are operational. Jake said that the Committee needs to decide how these land use should be shown on the map (should occasional industrial uses be shown on the map?) Jake noted that not all of the pre-existing businesses in the rural part of the county should be shown on the map. Jason Sullivan spoke and said that the Committee should consider how to deal with these businesses. He noted that many out-of-use industrial buildings can't be grandfathered, but also can't be use for residential purposes. The Committee, he noted, should attempt to address this.

### **3. Housing & Education (35 min)**

- i. Jake gave a presentation about the draft goals regarding Housing and Education. He discussed these topic areas and room for refinement and opportunity if necessary to split into 2 achievable and specific goals. He talked about the outstanding questions that will be asked at the public meetings as well as to the school system as well as findings from the Ag Survey about supporting agricultural programs in schools. Noted that education goals are spread throughout other categories (economic development, transportation, etc.). Jake mentioned more outstanding education questions for the Comp Plan.
- ii. Jake continued with housing. He noted that the average home in 2016 sold for \$453,000. Income also doesn't match these high prices. Apartments are in very short supply. A presentation about renters and affordable housing followed. Jake said that the policy recommendation includes "Process, Partnerships, Products, and Places". Jake discussed each title in detail. George Lucier made comment about the County funding new schools. There was a discussion about the possibility of separating education from housing goals. Jim noted that the county owns a lot of land and we should look to possibly use that land for housing incentives. Jim noted that schools bring the houses. Tandy Jones asked if any jurisdiction in NC was actually doing a good job in providing affordable housing. Jake said there are "bright spots". Providing sufficient voluntary and attractive incentives for builders is key, according to Jake. Jake talked about how some other jurisdictions do affordable housing. Marcia Herman-Giddens said she wanted coal ash sites on various maps. Tandy also mentioned that we should put quarries on there, as well. Jake said he'd make a map as requested.

#### 4. Transportation (50 min)

- Presentation
  - i. A presentation of transportation was given by Miller Cochran. The John Graybeal mentioned that transportation produces 76% of the overall greenhouse gases in Chatham. Miller said that this plan encourages pedestrian and biking in the county, along with transit. The problem is out of county folks driving through the county, which can't really be controlled by the county. Basically, the fewer miles driven, the better. A member of the Transportation Committee asked how transit would occur between Wake and Chatham. Miller said that it would probably be a co-brand with cost sharing between Chatham and Wake Transit. It was noted that rideshare services like Uber, as well as driverless cars and Megabus would change the future of transportation and that it's important to keep them in mind.
  - ii. Model Data: TRM high level does not capture the whole county but does a good job of freeways and interstates. The issue with 2015 data is that it didn't really capture Chatham Park. It's based on TAZ based on pop, household, and income. Made edits/additions to different TAZ to reflect that. This led to recommendations.
  - iii. Recommendations: considerations to alternative modes while preserving rural design. Secondary Road network Ideas for 15-501. Rail crossings & Safety. Continued support of transit operating both fixed route and demand/response.
- Work session
  - i. Not held

#### 5. Other business (10 min)

- Next Steps
  - i. Jake discusses the next steps of the Comp Plan effort. Jim asked about the fracking study progress. Jake expects fracking study recommendations in the March time frame.
- March or April SC Meeting
- Upcoming Public Meetings (February)
- Other Outreach Efforts (Feb-March)
  - Advisory Committee Meetings
    - Planning Board
    - EDC

- Transportation Advisory Committee
- ERAC
- Ag Advisory Board
- Parks and Rec
- Climate Change
- Board of Health
- Council on Aging
- Potential adoption schedule
  - Draft Plan in April
  - April or May: Commissioners Meeting / Public Hearing (4/17 or 5/15)
  - Planning Board
    - February: Begin discussions
    - April: Review draft plan
    - May or June: Planning Board to recommend approval (5/2 or 6/6)
  - Board of Commissioners
    - June or July: Plan Approval (6/19 or 7/12)

Jim adjourned at 8:24 pm.

Next Meeting March 16th at 6 PM location TBD