



Chatham County Planning Board Minutes April 4, 2017

The Chatham County Planning Board met in regular session on the above date in the Agriculture Building Auditorium, Pittsboro, North Carolina. Members present were as follows:

Present:

George Lucier, Chair
Caroline Siverson, Vice Chair
Brian Bock
Jim Elza
Tony Gaeta
Gene Galin
Jamie Hager
Emily Moose
Jon Spoon
Allison Weakley

Absent:

Bill Arthur

Other: Diana Hales, County Commissioner Liaison
Mr. Brian Taylor, Pittsboro Planning Board Liaison

Planning Department:

Jason Sullivan, Planning Director
Cara Coppola, Planner I
Lynn Richardson, Subdivision Administrator
Angela Birchett, Zoning Administrator
Kimberly Tyson, Clerk to the Board
Kay Everage, Acting Clerical Assistant

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:
Mr. Galin delivered the invocation and afterwards everyone stood to recite the Pledge of Allegiance.
- II. CALL TO ORDER:
Chair Lucier called the meeting to order at 6:30 p.m.
- III. DETERMINATION OF QUORUM:
Chair Lucier stated a quorum was present to begin the meeting (10 members were present at this time.)
- IV. APPROVAL OF AGENDA:
No changes were proposed and the agenda was considered approved as submitted.

V. APPROVAL OF CONSENT AGENDA:

Minutes: Consideration of a request for approval of the March 7, 2017 Planning Board minutes. No changes were proposed and the minutes were considered approved as submitted.

VI. PUBLIC INPUT SESSION:

- Betsy Kraus, 680 Lichen Trail, Pittsboro, NC

Ms. Kraus distributed information regarding 'Roundabout Resources'. Copies of this four-page document are filed in the Planning Department. She stated that a line on the map indicates a road through her property off Andrews Store Road; that since the road was built she has been assessing traffic issues throughout Andrews Store Road relative to what prompted the road through her property. Some specifics noted were:

- a) NCDOT (North Carolina Department of Transportation) data looked fine for area
- b) Hill at intersection of Mann's Chapel and Andrews Store Road blocking view
- c) Traffic at schools (Margaret Pollard Middle School and Woods Charter School)
- d) Two additional schools being considered for this area
- e) Further build-out of Briar Chapel

Ms. Kraus commented that roundabouts are traffic circles used for calming traffic and increasing safety. She encouraged the Planning Board to consider recommending roundabouts where applicable.

Chair Lucier stated that he was not sure about the School Board's plans for new schools. Mr. Sullivan stated that the school system is processing purchasing property off Seaforth Road for a future high school which is part of the Chatham County CIP (Capital Improvements Program); that they are also considering property off Andrews Store Road for a future elementary school; and that another site off Andrews Store Road has been in discussion for several years for a Montessori school.

Chair Lucier thanked Ms. Kraus for her comments. He stated that traffic around schools is always an issue; and that this is something Chatham County needs to look at as part of our development plans.

Mr. Galin stated that Woods Charter School contacted NCDOT about traffic issues around the school site; and that some of those issues are addressed on their website (WoodsCharter.org) under 'Principle's Report'. It was also noted that Woods Charter surveyed parents about the traffic.

VII. SUBDIVISION:

1. Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision Preliminary Plat review and approval of **Fearrington P. U. D., Section X, Area "C" – Richmond**, consisting of 21 lots on 17.8 acres, located off Hwy 15-501 North/East Camden, SR-1813/Millcroft, SR-1817/ parcel #18998.

Ms. Richardson reviewed the agenda notes for this request as follows:

Introduction and Background: She stated that the zoning is a Conditional Use Permit for a planned unit development with public water and a private sewer treatment plant; and

that this is not a floodable area. She explained that the Fearington PUD was originally approved in 1976 as a Planned Unit Development with a master plan allowing for mixed uses and has continued to develop over time. Fearington PUD is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Ordinance. The development has 1602 approved residential units (includes Galloway Ridge) with 185 lots/units remaining to be developed. Fearington is exempt from the Chatham County Stormwater Ordinance, but is not exempt from the Jordan Lake Buffer requirements. The project is subject to the Chatham County Soil Erosion and Sedimentation Control Ordinance. Ms. Richardson noted that in 2010 the Board of County Commissioners granted approval of a sketch design revision to a 1999 PUD plan which included all the remaining undeveloped land within the PUD and included Section X. In 2012 another sketch plan revision was approved for Section X. In 2016, the PUD was revised to add "Tyrell" street off Richmond, and to relocate six (6) lots. The 2016 revision did not add any additional lots. Millcreek (Area A), consisting of 29 lots and Burke Place (Area B), consisting of 12 lots in Section X have received final plat approval.

Discussion and Analysis: Ms. Richardson explained that the request before the Board is for preliminary plat review and approval of Section X, Area "C" - Richmond, consisting of 21 lots on 17.8 acres. Some specifics noted were:

- In 2016 a new street named 'Tyrell' was added to Area C.
- A change to the original lot layout was the deletion of (8) single-family clustered homes in order to have three (3) larger single family home sites.
- The cluster homes would have been located on area now shown as Lots 4401, 4403, 4405.
- The change from clustered homes to single family did not require a change to the roadway layout or the utility plan.

Water: County water is available and will be utilized. The Water Main Extension Permit and the Authorization to Construct, issued by North Carolina Water Resources and dated January 30, 2017 have been provided.

Sewer: Sewer service is provided by the Fearington private WWTP. Alan Keith, P.E., Diehl & Phillips, P. A. has provided a letter stating that the WWTP has sufficient capacity to serve Section X, Area C. Mr. Keith's letter also states that "Fitch Creations, Inc. has Authorization to Construct an expansion to the wastewater treatment plant from the North Carolina Division of Environmental Quality". The Wastewater Collections System Extension Permit dated October 28, 2016, issued by the North Carolina Water Resources was provided.

The applicant also provided a buffer authorization from Dan LaMontagne, P. E. Chatham County Watershed Administrator, dated January 25, 2017 for impact to Zone 1 & Zone 2 for construction of a private 20-ft wide sanitary sewer line associated with the development of Section X, Areas C and D of the Fearington Subdivision; and that the impacts are only valid for impacts associated with the proposed 20-ft wide sanitary sewer, drainage & access easement as depicted on the plans and noted as follows:

- Zone 1 consist of the first 30 feet landward measured from the particular surface water body.

- Zone 2 begins at the outer edge of Zone One and extends landward the distance required for the combined width of Zone 1 and Zone 2 to equal the riparian buffer width specified for the particular surface water feature. For example, Zone 2 for intermittent streams shall be 20 feet and Zone 2 for a perennial stream shall be 70 feet.

Roadways / Road Names: Ms. Richardson noted that the streets, **Richmond** and **Tyrell**, are proposed to be public, state maintained roads; that the Road Plan Approval issued by NCDOT for Section X, Area C, dated February 24, 2017 has been provided; and that the road names Richmond and Tyrell have been approved by the Chatham County Emergency Operations Office as acceptable to submit for approval by the Board of County Commissioners. These permits can be viewed on the Planning Department webpage at www.chathamnc.org/planning Rezoning & Subdivision Cases, 2017.

Stormwater: Fearington *is not* subject to the Chatham County Stormwater Ordinance.

Water Features: Ms. Richardson cited that Fearington *is* subject to the 1994 Watershed Ordinance which required a 50 foot riparian buffer along perennial and intermittent waters not within 2500 feet of rivers; that ephemeral features were not required to be buffered; that the developer has provided an additional 50 foot buffer along Bush Creek, a perennial feature, for a total of 100 feet; that a voluntary 30 foot per side riparian buffer along an ephemeral feature running along Lots 4603, 4600, 4602, 4604, and 4606 has been provided by the developer; that there is also an intermittent stream with a 50 foot per side riparian buffer plus a 10 foot no-build area; and that the property lines for lots adjacent to the streams go to the center of the water feature.

Open Space: Ms. Richardson explained that there is an open space area between Lots 4703 & 4407 and that a portion of the ephemeral channel is located in the open space; that the open space area will be transferred to a homeowners association; that Area 'C' is adjacent to private property owned by T. H. Lingerfeldt and to Henderson Place, an adjacent subdivision; that a fifty foot wide perimeter buffer is shown on the preliminary plat; and that lots adjacent to the perimeter buffer will each own a portion of the buffer. Ms. Richardson stated that Dan Sears indicated that the perimeter buffer is a no-build area; however, per a note on the plat, a trail system can be placed in the perimeter buffer along with utilities and storm water control devices, additional ornamental and evergreen trees; and that invasive species of vegetation can be removed. The restrictions placed on the perimeter buffer are private and not required by Chatham County. Per Mr. Sears, Fearington normally does not grade in those areas but it is allowed. Ms. Richardson pointed out that an existing trail easement extends from the Burke Place cul-de-sac, through Area 'C', to Henderson Place.

Technical Review Committee (TRC): Ms. Richardson stated that the TRC reviewed this request on March 15th and no issues of concern were noted; that construction plans are available for review in the Planning Department; and that the Planning Board has two (2) meetings to make a recommendation to the Board of Commissioners.

Staff Recommendation: In conclusion, Ms. Richardson stated that staff recommends approval of the proposed road names, Richmond and Tyrell and recommends granting preliminary plat approval of the request as submitted.

Mr. Dan Sears, applicant with Sears Design Group was present to represent the developer. Mr. Alan Keith, P.E., Diehl & Phillips, P.A., Consulting Engineers was also present representing the applicant.

Ms. Weakley applauded the applicant for doing voluntary stream buffers. She asked if there were any plans to treat stormwater (i.e., outfall in the open space area), although not required; and if the buffer authorization was only for stream crossings. Mr. Keith stated that no stormwater treatment was planned; and that at the end of the cul-de-sac it was necessary to cross a branch to route sewer (aerial crossing).

Motion to Approve: Mr. Gaeta made a motion; seconded by Mr. Galin to approve the proposed road names, Richmond and Tyrell and to approve the preliminary plat as submitted and as recommended by staff. There was no discussion and the motion passed unanimously (10).

2. Request by Mark Ashness, P. E., CE Group, LLC on behalf of Keith Brown, Sun Forest Systems for subdivision First Plat review and approval of **Westview at Norwood Estates**, consisting of 49 lots on 107 acres, located off Mann's Chapel Road, S. R. 1532, parcel #1693.

The following hand-outs were distributed by the developer and copies are available in the Planning Department:

- a) Letter dated April 4, 2017 to Ms. Lynn Richardson c/o Chatham County Planning Department regarding changes to the project name and two (2) road names
- b) Notification of Jurisdictional Determination from U.S. Army Corps of Engineers dated March 30, 2017
- c) Signed wetland maps from U.S. Army Corps of Engineers

Ms. Richardson reviewed the agenda notes for this request as follows:

Discussion & Analysis: The request is for First Plat review and recommendation of Westview at Norwood Estates, consisting of 49 lots and located off Mann's Chapel Road, SR-1532. Attachment #2 (included in this packet) is a vicinity map showing the property location. Chatham County Subdivision Regulations, Section 5.2C (4), indicates that during a First Plat review, the first Planning Board meeting shall include a Public Hearing to receive comments on the proposal. Item (b) states that following the Public Hearing, the Planning Board shall review the proposal, staff recommendation, and public comments and indicate their recommendation for approval, disapproval or approval subject to modifications. Ms. Richardson stated that the Planning Board has two (2) meetings to act on this proposal.

Community Meeting: The developer held a community meeting on October 20, 2016 at the Mt. Pleasant UMC Church to receive input from the community on the project. Fifteen people attended the meeting. Questions were raised regarding the road alignment / stream crossing and lot line adjustments in order to place homes closer to the street when possible. (A copy of the meeting report was included in tonight's packet as Attachment #3).

Septic: A soils report and map prepared by G. Christopher Murray, Piedmont Environmental Associates, PA. were included in tonight's packet (See Attachment #4). Mr. Murray states in the report, "In this instance there does appear to be soils for conventional and/or drip type septic systems." Also noted was that per the soils map, there is adequate soil for individual on-site septic systems for each lot, except Lot #1 which is proposed to have an off-site septic system on Lot 1A. A buffer authorization from Chatham County may be required for installation of the septic systems for Lots 1, 1A and 49. Ms. Richardson noted that Thomas Boyce, Chatham County Lead Soil Scientist, reviewed the report and map and found them to be adequate.

Water: Ms. Richardson stated that County water will be utilized; that the utility/waterline layout is shown on the First Plat; and that a Water Plan Permit and Authorization to Construct will be provided with the Construction Plan submittal.

Roadway / Road Names: Ms. Richardson stated that roadways are proposed to be public, state maintained roads; that there is one proposed stream crossing that will require a buffer authorization from Chatham County; and that this property is adjacent to two developed subdivisions, Heartland Grove and The Settlement. Some details about these developments were as follows:

- Heartland Grove - received final plat approval in 2003 for 34 lots. There was discussion about the developer of Heartland Grove providing a dedication of public right-of-way to the Norwood property; but that due to objections by the developer and the Norwood property having sufficient state road frontage on Mann's Chapel Road, the Board of Commissioners did not require a dedication of public right-of-way for a future interconnecting roadway.
- The Settlement - approved in 1999/2000 for 47 lots. It was noted that Wilkinson Creek is a boundary between The Settlement and the Norwood property; that since there was floodable area along the creek, no interconnecting roadway was required; that Parcel #1717 consists of 22.25 acres and has state road frontage on Lamont Norwood Road; that the boundary between the subject property and parcel #1717 is also Wilkinson Creek; that staff does not recommend any dedication of public right-of-way to parcel #1717 due to having to cross Wilkinson Creek and floodable area; that per the engineer, NCDOT will require a right lane deceleration lane; and that a road plan approval for both the subdivision road and the deceleration lane will be provided with the Construction Plan submittal.

Ms. Richardson explained that today the Planning Department received a request from Mark Ashness that a change in the project name and two (2) street names be accepted for use on this proposal as follows: Project Name: **Stonecrest at Norwood Subdivision**
Street Names: **Stonecrest Lane** and **Kenwood Way**

She stated that these modifications have been approved by the Emergency Operations Office for submittal to the Board of Commissioners.

Historical: Ms. Richardson stated that in January of this year the applicant hired TRC Solutions to perform a limited background research and field survey for two small family cemeteries located on this property; that primary goals were to document the cemeteries and to establish a 15 foot buffer zone around each for preservation purposes; and that the two cemetery locations are shown on the First Plat map included in tonight's packet.

Some additional information regarding the cemeteries:

- each cemetery will be on an open space lot
- cemetery 1 appears to have 13 graves
- cemetery 2 appears to have 5 graves
- Bev Wiggins with the Chatham County Historical Association visited the cemeteries and presented more in-depth research on families buried in the two cemeteries.

Some of her findings were:

- the graves belong to the R. L. and Carrie Fearington family and Lester and Martha Cotton family
- Fearington and Cotton families may have been sharecropping or renting the Norwood property. See attachment # 6 for the full report.

It was noted that the developer plans to install fencing around the cemetery areas as designated by TRC Solutions; and that the cemeteries will be left in their natural state. She used the large plat map to show the cemetery locations.

Stormwater and Erosion Control: Ms. Richardson stated that two stormwater ponds are proposed and will be placed on lots designated as Community Space; that a Stormwater Permit and an Erosion Control Permit will be obtained from Chatham County prior to submittal of the Construction Plan; and that no work can commence on the property prior to obtaining approval of these permits.

Riparian Buffers/Wetlands: A wetland Delineation and Stream Evaluation report was prepared by Sage Ecological Services, Inc. personnel. On November 21, 2016 Drew Blake, Environmental Officer with Chatham County Land & Water Resources Division and Sean Clark with Sage Ecological Services made a site visit to this property to verify the previous determinations made by Sage Ecological. Mr. Blake's report (Attachment #7A) states that there are three (3) ephemeral segments, four (4) intermittent segments, four (4) perennial segments (including Wilkinson Creek), and twenty-one potential wetlands on the property.

On January 27, 2017, Andrew Williams, Regulatory Project Manager, U.S. Army Corps of Engineers, made a site visit to verify the existence of the wetlands (see Attachment #7). It was noted that all features identified will have the required buffers that range from 30 feet per side to 100 feet per side, measured from the bank of the stream or edge of the wetland, landward; and that there is floodable area along Wilkinson Creek as shown on the First Plat. (See attachment # 9 for the stream legend).

Environmental Documentation: Ms. Richardson referenced Section 6.2A of the Subdivision Regulations that states: "Any proposed subdivision of forty-nine lots or less shall be required to submit Environmental Documentation to the County. The

Environmental Documentation shall include the information required by the General Environmental Documentation Submittal Form developed by the Environmental Quality Department.” She stated that Mark Ashness, P.E., with the CE Group prepared the Environmental Documentation (Attachment #8), and submitted the document to Brian Burkhart, Environmental Quality Director who reviewed and approved it.

School Notification: Ms. Richardson stated that the developer has notified the Chatham County School system and provided a vicinity map and site plan regarding the proposed 49 lot Subdivision located off Mann’s Chapel Road.

Technical Review Committee: On March 15, 2017 the TRC met to review the First Plat submittal and those attending were:

- Planning Staff
- Tom Bender, Fire Marshal
- Larry Bridges, Utilities Director; and
- Drew Blake, Environmental Officer.

At that time there were no issues of concern.

Site Visit: Section 5.2 C (3-c) of the Subdivision Regulations requires two dates for site visits for county staff, advisory board, and elected officials. Dates of site visits and attendance were:

Attending March 14, 2017

Emily Moose
Planning Staff

Attending March 16, 2017

Keith Brown, developer
Mark Ashness, engineer
Planning Staff
George Lucier
Caroline Siverson
Bill Arthur

Ms. Richardson stated that the property has been logged in the past but now consists of pine forest, hardwoods, and small regrowth trees; that Mr. Ashness indicated that the developer would only clear necessary areas for the roadway and stormwater ponds; and that the lot clearing will be done by the owner/builder on a per lot basis. It was noted that those attending the site visits were shown the general lay of the land, the location of the proposed roadways, the existing two cemeteries, and various water features including Wilkinson Creek.

Staff Recommendation: Ms. Richardson concluded that it is the opinion of the Planning Department that the First Plat meets the requirements of the Subdivision Regulations; that staff recommends granting approval of the road names, Stonecrest Lane and Kenwood Way; and recommends approval of the First Plat titled ‘Stonecrest at Norwood Subdivision’, with the following three (3) conditions:

1. The Construction Plan shall label the cemeteries as Cemetery 1 and Cemetery 2.
2. The Construction Plan shall state the width of riparian buffers.
3. The Construction Plan and all required permits shall reflect the new subdivision name ‘Stonecrest at Norwood Subdivision’ and the new roads names, ‘Stonecrest Lane’ and ‘Kenwood Way’.

Discussion followed. In the future, the Board would like to receive more details (in complete sentences) on the 'Community Meeting Report Form'. Ms. Richardson stated that she would request more detailed reports from developers, i.e. more explanation on questions and resolutions. She noted that staff does not attend these meetings but relies on the developer to provide the report.

Mark Ashness, P.E., CE Group spoke briefly. Some specifics noted from the recent community meeting were:

- Cemeteries are located in the buffered open space areas and they will be fenced
- Some questions regarding buffering could not be addressed since not yet finalized but process could be explained, i.e., phasing and etc.
- In future, developer would be more detailed on the Community Meeting Report form
- Ms. Howard, property owner to the west stated that she does not want an interconnection to her property - there are no plans to do this
- Mr. Hackenberg, property located near Westview Way entrance voiced concern about potential noise.

Mr. Ashness stated that the stream crossing would be less than the allowed 150' of disturbance; that the stream crossings on Lots 1, 1A and 49 would be made by a bore under the stream bed as allowed by Chatham County Environmental Health.

Keith Brown, applicant with Sun Forest Systems addressed the cemeteries and open space areas. He stated that plans are to put a placard on the fence with information known about families buried there. It was noted that the Homeowners Association would eventually maintain the cemeteries; and that there has not been any outreach to the heirs (R. L. and Carrie Fearington family and Lester and Martha Cotton family) at this time.

Board Discussion followed regarding:

- Emergency access, i.e. interconnection
- Community space of 4.23 acres
- Off-site septic areas
- Environmental Report – from older data
- Roadway / Stream crossing and steepness of the stream
- Conservation Subdivision – not feasible because the small number of lots did not support construction of a waste water treatment plant and pockets of suitable soil area did not allow for a community septic system.
- Start/Stop Intermittent Stream – i.e., maps provided by Sean Clark

Public Hearing:

- Cindy Norwood Marshall, 154 Ruffed Grouse, Chapel Hill, NC 27517 (The Preserve at Jordan Lake) spoke representing the Norwood family. She stated the land has been in the Norwood family for more than one-hundred years; and that four generations of Norwood's have lived on the land. Ms. Marshall explained that her family is not interested in simply just selling the land but want to responsibly pass it on so that others can continue to enjoy it as they have; that they are pleased with the proposed subdivision that affords a balance of room to roam which is so integral to Chatham County culture; and that the proposal avails a sense of community where people know their neighbors. (A copy of Ms. Marshall's comments is filed in the Planning Department.)

- Michele Stech, 342 Jamestown Rd., Pittsboro, NC 27312 (The Settlement Subdivision), adjoining property owner spoke briefly. Ms. Stech inquired about the following: 1.) the red line running through her subdivision; 2.) is the grey area the buffer zone from where the creek is and how wide is the buffer zone; and 3.) do property lines extend down through buffer zone?

Ms. Richardson stated that the red line indicates the 400 foot property offset line; and that those residents are sent adjacent property owner letters informing them of any development plans. Chair Lucier noted that the grey area is the buffer zone where the creek is; and that the buffer is 100 feet on each side. Mr. Ashness stated that property lines do extend down through the buffer zone. He noted that no houses would be built on the west side of the existing gas line.

- Asa Goldenberg, 2412 Lamont Norwood Rd., Pittsboro NC, adjoining property owner spoke. Ms. Goldenberg was concerned that the County shows a different acreage than the actual acreage she purchased. She implied that perhaps there is a discrepancy in her lot dimensions. Mr. Bock stated that Chatham County property appraisals are based on the buildable amount of property. Commissioner Hales stated that right-of-way is deducted if your property fronts on a road.

Public Hearing Closed / Reconvene Planning Board Meeting:

Motion to Approve: Chair Lucier stated that the Planning Board has two (2) meetings to make a decision on this request. Mr. Gaeta made a motion, seconded by Mr. Bock to approve the request for subdivision First Plat of “**Stonecrest at Norwood Crossing**”, consisting of 49 lots on 107 acres, located off Mann’s Chapel Road, S. R. 1532, parcel #1693 as submitted and as recommended by staff, with two (2) additional conditions as follows:

1. The Construction Plan and all related permits shall reflect the subdivision name, “**Stonecrest at Norwood Crossing**” and the road names, **Stonecrest Lane** and **Kenwood Way**.
2. The two (2) cemeteries shall be fenced with a placard placed on each

The motion passed unanimously with the following four (4) conditions:

1. The Construction Plan shall label the cemeteries as Cemetery 1 and Cemetery 2
2. The Construction Plan shall state the width of riparian buffers.
3. The Construction Plan and all related permits shall reflect the subdivision name, “**Stonecrest at Norwood Crossing**” and the road names, **Stonecrest Lane** and **Kenwood Way**.
4. The two (2) cemeteries shall be fenced with a placard placed on each.

VIII. COMPREHENSIVE PLAN Update and Discussion:

Mr. Sullivan stated that extra copies of the draft recommendations / goals were available if needed; that the Steering Committee reviewed draft recommendations after last month’s Planning Board meeting and will review tonight’s updates at a follow-up meeting later this week; that Cara Coppola continues to receive information from various Chatham County boards and committees that she forwards to the consultants; and that the survey has been closed out.

Chair Lucier stated that he and Ms. Siverson compiled the “Planning Board Comments on Comprehensive Land Use Plan” based on comments from Planning Board members at last month’s meeting; that eight (8) members (including he and Ms. Siverson) submitted written comments; that it is not a consensus document but individual; and that the Planning Board has up to three (3) meetings to make recommendations to the Board of Commissioners for revisions, additions and deletions to the draft plan after the public hearing is held.

Plan Review: Ms. Coppola assisted Board members with review of the proposed Plan summarized as follows:

Land Use

1. Designation of rural and crossroads communities based on:
 - Use the Chatham Conservation Partnership (CCP) Conservation Plan, maps and GIS data for land use planning and development review.
 - Encourage vertical development in more concentrated areas such as Town Centers.

Some areas designated as crossroads community are more fitting in some locations than in others.

2. Additional consideration should be made to placement of a park site in Moncure.

Natural Resources

1. Access groundwater supplies to ensure appropriate land use designations with respect to agricultural vs residential development.

Parks and Recreation

1. Keep the Devil’s Tramping Ground label on maps.
2. Tick Bites – how reduction could be achieved and who would take control responsibility

Affordable Housing

1. “How can large developments be required to provide affordable housing” – this may be troubling to developers
2. “Measure home ownership relative to income level” – couldn’t be a requirement but merely a measurement to understand the issue.

Health

1. References to ‘**Lead**’ throughout the comments – include other harmful substances in wording to reflect that water and buildings should be tested for all dangerous materials to health.
2. How reduction of tick bites could be achieved and who would take control responsibility.

Resiliency

1. Add: “Encourage or require LID for storm water retention for water quality and groundwater recharge.”

Transportation

1. Delete: All connector roads and 15-501 access roads should be removed from map (dotted lines) because roads were premature and had little thought on the impact to community – but interconnectivity language should be included in the document and determined through due process with consideration impact on communities and natural resources.
2. Add: “Consider roundabouts to improve school traffic flow.”

Utilities

1. Add: “Offer water testing program for metals and volatile compounds including lead and arsenic. Require annual testing as part of back flow prevention.”

General Comments

1. Is wording under this topic overstepping beyond the scope of a land use plan?

The current lighting ordinance was discussed: 1.) if it was in compliance with dark sky, and 2.) if there should be consideration as to how this could be incorporated into the Comprehensive Plan.

Chair Lucier addressed the history of the Chatham County Lighting Ordinance that was created in 2001.

IX. NEW BUSINESS:

No items were submitted.

X. BOARD MEMBERS ITEMS:

- ***Landscape Connectivity Project*** - Ms. Weakley stated that this project is underway and involves Chatham, Orange, Durham and part of Wake County; that Wildlife Resources Commission awarded grant money to Orange County to develop a Landscape Connectivity Project (a pilot regional project); and that the undertaking is in part due to concerns about I-40 and I-85 expansion and existing conservation land (i.e., Duke Forest Land and Botanical Garden Conservation Land). Ms. Weakley explained that the Botanical Garden has taken over administration of the project and has hired a contractor; that there are representatives from Chatham, Durham, Orange and Wake; and that meetings are underway and she is participating in some of the Steering Committee meetings and will inform the Board of the progress. She noted that the consultant recently hired may reach out to Planning Department staff or others in Chatham County; that the idea is to try and link the New Hope watershed with the Eno River watershed, i.e. land connections for the two watersheds; and that she has been informing the consultant about our Comprehensive Plan in progress.
- ***Pittsboro Planning Board Liaison*** – Chair Lucier introduced Mr. Brian Taylor, Pittsboro Planning Board member and liaison to our Board. Chair Lucier stated that he is liaison to the Pittsboro Planning Board and recently attended one of their meetings; and that Mr. Taylor has reciprocated by coming to one of ours. Chair Lucier thanked Mr. Taylor for his attendance.

XI. PLANNING DIRECTOR’S REPORTS:

- ***Minor Subdivisions/Exempt Maps*** - Mr. Sullivan noted that this information was included in tonight’s agenda packet.

