



Chatham County, NC

Meeting Minutes

Board of Commissioners

Wednesday, September 6, 2017

9:00 AM

Agriculture & Conference Center

Special Meeting

Special Meeting - 9:00 AM - Agriculture & Conference Center

CALL TO ORDER

Chairman Crawford welcomed those in attendance and called the meeting to order at 9:02am.

Present: 5 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Walter Petty, Commissioner Mike Dasher and Commissioner Karen Howard

CLOSED SESSION

[17-2319](#)

Closed Session to discuss matters relating to Economic Development

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, to approve going out of the Special Meeting and convening in Closed Session to discuss matters relating to economic development. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

BOARD PRIORITIES

[17-2312](#)

Comprehensive Plan work session to provide an in-depth review of the Plan goals and elements.

Attachments: [Presentation](#)

[More information from Planning Department website](#)

Comprehensive Plan Consultant Meg Nealon with LandDesign gave a presentation to the Board. (Presentation attached)

Commissioner Howard suggested using another photo in place of the Southern Village photo. Vice Chair Hales suggested using a photo of Fearington Village Center.

Chairman Crawford asked if the Plan would be available in the County Libraries. Ms. Nealon stated that is up to the Board. Chairman Crawford asked what a good strategy would be to reach specific groups, such as developers. Ms. Nealon stated one strategy is to have something on the homepage of the website. Planning Director

Jason Sullivan stated they are using the Plan in pre-application meetings. Vice Chair Hales suggested starting with the map. Ms. Nealon stated some communities have a Developer Forum to informally get the word out about the Plan. Vice Chair Hales stated the forum should include Chatham Park.

Vice Chair Hales asked if there should be a Cooperative Area Plan with Siler City for the CAM site. Ms. Nealon stated the County and Siler City both stand to gain by working together on an Area Plan. She pointed out the County has already done a plan with the Town of Cary.

Chairman Crawford asked if Siler City is going through a UDO process. Planner Cara Coppola stated Siler City is working on a Land Use Plan. Vice Chair Hales stated Siler City has been in the UDO process for over a year.

Commissioner Petty stated he believes the Board needs to be careful about telling people what they can and cannot do with their property in the rural areas.

Vice Chair Hales believes landbanking should be a priority in the future.

The group took a break for lunch at 12:00 PM. Commissioner Petty left the meeting.

The group resumed the meeting at 12:15 PM.

Vice Chair Hales asked if a Health Impact Assessment could be included in the UDO. Ms. Nealon stated a Health Impact Assessment could be part of the application. Chairman Crawford asked if developers are required to provide recreation amenities. Mr. Sullivan stated it is the developers' choice but they also have the recreation exaction fee. The County Manager stated the exaction fee can only be used for land.

Vice Chair Hales stated she would like to see wastewater included as part of the water and sewer master plan.

Vice Chair Hales suggested the plan address a minimum housing code.

Commissioner Dasher asked how long the UDO process is. Mr. Sullivan stated it is a three year process. Commissioner Dasher asked what the County does in the meantime while the UDO is being completed. Mr. Sullivan stated there may be some projects that the County decides need to wait until there is a UDO and there may be other projects that need to be addressed right away.

Vice Chair Hales stated she believes the megasite area plans should be a priority when it comes to implementation of the Plan.

The County Manager stated the agenda abstracts will address how the request works with the Comprehensive Plan.

Vice Chair Hales would like mounted maps of the Comprehensive Plan in County offices and in the Historic Courthouse once the Plan is adopted.

Mr. Sullivan stated the Planning Board will discuss the meeting on October 3rd and at a Special Meeting on October 17th. The Plan should come to the Board of Commissioners for adoption in November.

ADJOURNMENT

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this meeting be adjourned. The motion carried by the following vote:

Aye: 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

Absent: 1 - Commissioner Petty