



Chatham County Planning Board Approved Minutes Special Meeting October 17, 2017

The Chatham County Planning Board met 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
Jamie Hager
Bill Arthur
Brian Bock
Jim Elza
Tony Gaeta
Emily Moose
Jon Spoon
Allison Weakley
Gene Galin
Jamie Hager

Absent: None

Planning Department:

Jason Sullivan, Planning Director
Paula Phillips, Administrative Support Specialist II
Cara Coppola, Planner II

I. 6:30 P.M

II. CALL TO ORDER:

Chair Lucier called the meeting to order at 6:30 p.m.

III. DETERMINTAION OF QUORUM:

Chair Lucier stated a quorum was present to begin the meeting (all 11 members were present)

IV. AGENDA:

Chair Lucier began the meeting and there was one person that showed up who wanted to speak about climate change.

Public Input-

Mr. Michael Pratusla spoke about climate change and noted the Comp Plan is a very good document. A couple of things he wanted to point out was the rapid growth and traffic pollution that will be a result of this. What the group does not see in the plan is a strategy to reduce pollution. One way to do that is to have county electric vehicles and stations to help encourage citizens to do the same. He said that forest cover absorbs most carbon

the county produces, we will lose some and we need to try to maintain as much as possible. He said to preserve conservation numbers, they look at numbers based on acres or percent and that is a very important number. He also noted that the carbon inventory is a great resource.

Chair Lucier stated that he received comments regarding the above and the board will look at comments during our review and incorporate these when appropriate. He indicated that tonight the board will go chapter by chapter.

Chair Lucier noted we have time frames for each area this evening and there will be a step by step process. Once we finish with one chapter we will not go back to that chapter and we will also try to achieve consensus. Comments should be specific recommendations, if necessary we will take a vote if we do not come to a consensus.

Chair Lucier mentioned that Mr. Gaeta had said he was uncertain about what the document is and he had a conversation on the phone with Mr. Gaeta to explain it is a guideline and a vision for land use. Next will be a development of the Unified Development Ordinance (UDO) which will be a huge job that this board will be involved in. Mr. Sullivan indicated that the next steps will be the UDO and it will take approximately three years to complete. He said that it will be a more difficult process and involve other groups. Mr. Sullivan requested that typos for this evenings meeting be emailed and/or provide hard copies to Ms. Coppola for corrections.

Mr. Arthur has some of the same concerns as Mr. Gaeta, he said that, it is a broad range and not sure how the Commissioners should receive the document. He wondered if we should provide an executive document that is clearer and explains what the Planning Board wants to do.

Chair Lucier said there will be two parts to this process, one a list of areas the Planning Board achieved a consensus on, added changes and specifics. Ms. Coppola will provide a summary of the recommended changes. There were several items the board came to a consensus on at the last meeting and that the board understands this is a vision and guide and not regulations itself.

Mr. Sullivan reported that the Commissioners have had updates and work sessions about where the board is in this process. He also said that the Consultant Group representatives had facilitated the meeting with the commissioners.

Ms. Coppola will be taking specific notes and documenting the Planning Boards recommended changes in order for the consultants to make all changes that a consensus is achieved on. She will also use her notes to compile everything for review by the board.

Chair Lucier said that the Planning Board had finished Chapters 1 and 2 along with the maps at the previous board meeting and we will not revisit those tonight.

The board started the review process as follows:

1. Continuation of the review of Chatham County Comprehensive Plan as follows:

- **Chapter 3: Plan Chatham pgs. 38-49 (20 minutes)**

Goals pages 39-43

Descriptions pages 44-49

Goals and Description of Centers

Chair Lucier stated that the Steering Committee spent more time on this chapter than any other. It included a survey filled out by 1900 people and there were several Public Hearings. He does not feel that the board should mess with the goals themselves tonight. It would be inappropriate, he asked if anyone disagreed with that? Chair Lucier said that it would be taking a step backwards. None of the members disagreed with that recommendation. The Planning Board will be looking at the metrics and subheadings only.

The following was discussed for this section, where there was a consensus it is noted.

- Discussion point regarding the Sub Headings-The chart seems confusing with all the dots, shall we keep it like it is or is there a better way to do this? Why isn't housing included as part of it?

Chair Lucier stated that the simple point is it that the goals are interrelated?

- Recommendation that the table be clearer and to find a better way to express that all of the goals are interrelated in regards to the dots. **Consensus**
- Recommendation under Goal 1 to add a metric for acreage and conservation. **Consensus**
- Recommendation to differentiate between agricultural operation and timber management. **Consensus** Consultant added that it's best suited under acreage and working land.
- Recommendation under 1, last bullet number of history lost add "or saved" **Consensus**
- Recommendation under 1-say acreage, farms and forestry. **Consensus**
- Recommendation under # 3 ETJ- Add a Sub-Goal to say 70% of new development within ETJ are within designated county centers. **Consensus**
- Recommendation #4 needs to be a Sub-Goal enhanced workforce development opportunities and add the metric-The number of community of college students through partnerships and job training. **Consensus**
- Recommendation in Section 8-To add a metric to suggest something about forestry acreage and woodlands (Climate Control Committee's suggestion.) **Consensus**

Mr. Sullivan reported that from the manager's side internal budget, collaborative impact team comp plan is being used. What are some of the matrix and how, it will take time to obtain data. We may need more staffing and software.

- Recommendation that night skies be added under Natural Goal 5-**Consensus**
- Item 6 add to metric-Park Acreage. **Consensus**

- Recommendation under Goal 8 to improve food waste and recycling systems- Chair Lucier said that would be appropriate.
- Recommendation that under Goal 9 add metric that High School participation of Central Carolina Works. **Consensus** The Consultant believes this was already captured
- Ms. Weakley stated that page 45 areas around municipalities, not all information is shown on the map, add a note that it does not include specifics about the Town Centers but it does include the outline of Chatham Park.

Chair Lucier said that a note can be added that it does not include specifics about Town Centers in Pittsboro and Siler City, but it does include the outline of Chatham Park.

Different Centers

- Recommendation to take out the height cap for the Employment Center. **Consensus**
- Recommendation on the center descriptions-Chair Lucier described if we have 2 corners and 3 corners of the 4 we have community centers, the 4th center butts up closer to residential, something needs to say you can have a mix in the 4 centers. For example Office Institutional for one and Community Center for the other 3 quadrants. This would address traffic concerns and there needs to be flexibility for a mix.
Consensus
- Conservation-Recommendation to ensure that at end of sentence add “while not disrupting agriculture practices.” **Consensus**

Chapter 4 Elements (pgs. 50-91) and Action Items (pgs. 144-150) (60 minutes)

Economic Development element pages 53-59; Action items page 144
 Land Use element pages 60-69; Action items pages 145-148
 Housing element pages 70-75; Action items page 149
 Health element pages 76-91; Action items page 150

Economic Development

Chair Lucier stated that while the Board goes through this section that at the same time talk about the action items

- Chair Lucier has a big problem with the Big Idea-population is to increase 81-84%, jobs will only increase 71%. That will result in more citizens will be commuting out of Chatham to work. The recommendation is to double the number of jobs to 14k new jobs. **Consensus**
- Item 5 Recommendation to enhance workforce training for the Central Works Program for Chatham County citizens. **Consensus**
- Recommendation to add “Other” bullet point. (page 54)

Mr. Gaeta discussed on Page 155-1.3, that it’s a novel concept in light of what we just went through with zoning, but how feasible is that? He said that he is not opposed it’s just a discussion point. The Consultant reported that at the Public Hearing when citizens came out they heard over and over the

need to be able to do seasonal businesses on their property, recognizing that adds another layer. The Consultant and Chair said this will come up in the UDO.

Land Use

- Chair Lucier request that, in the “Big Idea” to add “and” or “near” County Centers.
- Ms. Hager asked how we are tracking that and how do we know we are hitting the 70% mark? Chair Lucier said that will come into the UDO
- Land Use Policy 1-Recommendation to add working with towns to direct town development. **Consensus**
- Strategy 11.1 Recommendation to add bullet regarding compatibility of Ordinances to ensure Town and County Land Use Permits are different but they should be compatible. **Consensus**
- 6.3 last bullet-Is it saying to discourage? The Consultant explained it’s now clear to everyone, should we change or reword? Yes, **Consensus**
- Page 66 5.2 Recommendation to add open space and conservation subdivision should conserve most important natural resources. **Consensus**
- Action items second sentence page 145 it says we are going to “consider”, change the word consider to “we are going to do it.” **Consensus**
- Action Item-Recommendation to update Cary Chatham Joint Land Use Plan. **Consensus**
- Action Item-Also together with the above, to develop a joint land use with any municipality growing into Chatham. **Consensus**
- Action Item 10.1 coordinate with the CCP to update conservation data and post on the county’s website. **Consensus**

Housing

- Recommendation in the opening paragraph add information to reflect it needs to state a range, average 265k, but there are areas in the county that are much lower. Refer to past 12 months data. **Consensus** Could use general language from the housing market.
- Recommendation to create land banking program for schools, public facilities and parks. Strategy to partner with schools, parks and recreation towns and developers to anticipate future needs. **Consensus** Also reiterate it in the Parks section.
- Recommendation on page 74 3.5 to use “require” instead of encourage at some point “require” will need to be defined. **Consensus**

Health

Chair Lucier reported that the Board of Health has spent years working on this with a lot of health professions involved. He said that it should be left just as it is. The Consultant added that it is very advanced and they have gone to great lengths to link it to a lot of things.

- Recommendation 3.1 to delete ensure water and replace with maintain and improve water quality. **Consensus**
- Recommendation on page 83 to clarify Strategy 6.6 wellness propriety areas, figure 17 on opposite page, what it is referring to? The Consultant will get clarification on health disparity.

Chapter 4 Elements (cont.) pgs. 92-141 and Action Items (pgs. 151-157) (90 minutes)

Agriculture element pages 92-101; Action items page 151
Natural Resources element pages 102-109; *Action items page 152*
Resiliency element pages 110-115; Action items page 152
Parks & Recreation element pages 116-123; Action items page 153
Transportation element pages 124-135; Action items pages 154-156
Utilities element pages 136-141; Action items page 157

Agriculture

- Recommendation 4.2 to add by encouraging residential development in the areas served by public utilities. **Consensus**
- Recommendation 4.3 Page 97 to add in agricultural areas. **Consensus**

Transportation

- Action Item-7.4 where it says relaxation.....for agriculture subdivision....., add in development policy for fostering agriculture friendly subdivisions. **Consensus**
- Recommendation for the symbols, to hatch the area instead of green have no color.
- Action Items to determine the need or desirability of creating an Agricultural Zoning District. **Consensus**

Natural Resources-

- Recommendation Strategy 1.1 to add language maintain riparian buffers in water in watershed protection ordinance and minimize stream crossings in new development. **Consensus**
- Recommendation to add language on page 106 to between 2.3 and 2.4 to encourage eradication of invasive plant species. **Consensus**
- Recommendation to add Strategy 2.2 Encourage Development Policy and Tree Protection (needs to acknowledge state legislation) **Consensus**
- Recommendation Page 104 to add clean air language to the list of benefits.
- Recommendation on Page 105 add bullet point to encourage replanting after harvesting forest cover.
- Recommendation Page 106 to consider creating a new Natural Resource Strategy 2.5 to consider a recommendation provided by the NCWRC to minimize impacts to important natural resources.
- Recommendation to define Heritage trees on Page 106 **Consensus**
- Recommendation Page 106 4.1 to add language that administrative approval is needed for conservation subdivisions for up to 50 lots. Chair Lucier, is okay with it this. The Consultant said that would be part of the UDO process for procedures and guidelines.
- Recommendation Page 108- Criteria to update Conservation Guidelines 1st bullet point-add water quality buffers and important wildlife habitat.

- Recommendation on Page 107/108 under Natural Resources Guidelines recommend to condense Page 108-4.5 look through text to shorten it to have standards for Conservation Subdivision Design and let that be a reference to Big Woods Conservation Guide. **Consensus**

Resiliency-

- Recommendation that Strategy 3.3 Page 115 add words B&B. **Consensus**
- Recommendation in the last paragraph on Page 111, The opening paragraph in the “Resiliency” section, p. 111, is backwards in the sense that what should be its headline point comes at the end of the paragraph rather than at the beginning. So, the 6th sentence should come first, the 5th sentence should be 2^d, the 7th sentence should be 3rd and then sentences 1-5 could follow. The wording would be as follows with some editing: “The reason for the “Big Idea” to “become a Carbon Negative County” is to reduce the County’s greenhouse gas emissions and the environmental risks that will result from global warming. This section focuses on avoiding, mitigating and adapting to anthropogenic climate change and the associated impacts of acute natural events and emergencies. Chatham County has an opportunity to take leadership as a local government in reducing carbon emissions, while also promoting green and sustainable jobs. Resiliency can be defined in many ways. Financial resiliency includes fostering a diverse economy and tax base in order to remain solvent through the ebb and flow of growth and recession. A resilient natural environment performs valuable, irreplaceable ecological services. Infrastructure, in the form of roads and utility systems, which are capable of withstanding peak demands and have built in redundancy, can be considered a key piece of resiliency. The recommendations in the Resiliency Element build on financial, natural and infrastructure related resiliency recommendations addressed in the Land Use, Economic Development, Infrastructure and Transportation elements of this plan.”
Consensus
- Recommendation 2.3 add bullet with fostering EMT training opportunities. **Consensus**
- Recommendation to revise wording to Develop a LEED, LID or equivalent recognition program, to encourage new commercial and industrial buildings to meet LEED standards neighborhoods to achieve LEED-ND Certification. Also to encourage LID storm water practices to use cisterns, rain barrels and other collection units. **Consensus**
- Recommendation 3.6 to provide training to staff to increase capacity to review and permit green certified buildings instead of LEEDs and Action Item 7, change there also. **Consensus**
- Action item Recommendation to work with towns, the county Law Enforcement, Fire and the Health Departments to regularly review and update the Disaster Response Strategies.
Consensus
- Recommendation to add GIS data as an Action Item to update conservation data posted on the website. Same language as used previously. **Consensus**

Parks & Recreation

- Recommendation upgrade playgrounds and equipment as needed. **Consensus**
- Recommendation under 4.2 the second bullet 2 to include collaboration with municipalities and insert collaboration to set up a potential land banking fund. **Consensus**
- Recommendation under Strategy 1.8 to take steps to ensure safety in parks, walking trails.
Consensus The Consultant will look at language for this recommendation.

Transportation

- o Recommendation on Page 12 to add language to investigate the potential for any emerging private or public transportation services for technology in our modes of transportation.

Consensus

- o Recommendation for a Strategy be added to reflect that we work with jurisdiction for the MPO and RPO to achieve Chatham counties priorities in transportation. **Consensus**
- o Recommendation to define "Road Diets" or to change the word. **Consensus**

Utilities Public Services

No recommendations for this sections.

Chair Lucier closed the meeting by saying that a list of recommendations will be compiled by the notes Ms. Coppola took this evening and that will be reviewed at next Planning Board meeting and not to rehash what we have already gone through. From that, the board will provide their recommendations to the BOC either at the November or December BOC meeting.

1. Discuss forming a subcommittee to review the Conservation Design Guide

Chair Lucier reported that a Subcommittee has been formed with Vice-Chair Siverson, Ms. Weakley and Ms. Moose to review and provide recommendations for the Big Woods section. That information will then be brought back to the November Planning Board meeting for discussion and approval.

V. ADJOURNMENT: Meeting adjourned at 10:05 p.m.

Signed: _____ / _____
George Lucier, Chair Date

Attest: _____ / _____
Paula Phillips, Clerk to the Board Date