



Chatham County Planning Board Approved Minutes January 2, 2018

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
Jon Spoon
Bill Arthur
Tony Gaeta
Allison Weakley
Gene Galin
Jim Elza
Brian Bock
Emily Moose

Absent: Jamie Hager

Other: Diana Hales, County Commissioner Liaison

Planning Department:

Jason Sullivan, Planning Director
Lynn Richardson, Land Planner II/Subdivision Administrator

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:
Mr. Gaeta delivered the invocation and afterwards everyone stood and recited 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 there is a quorum (10 members were present)
- IV. APPROVAL OF AGENDA:
Approval of the Agenda
- V. APPROVAL OF THE MINUTES: Chair Lucier asked for consideration of a request for approval of the December 5, 2017.

Chair Lucier asked the board members if everyone was okay with the one proposed change by Ms. Moose, there were no objections. December 5, 2017 minutes were approved.

VI. PUBLIC INPUT SESSION: None

VII. SUBDIVISION:

1. Request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for subdivision final plat approval of SD East Parcels 7 – 9, consisting of 3 lots on 18.59 acres, located off US Hwy 15-501 N., Baldwin Township, parcel #18911

Ms. Richardson read the staff notes and gave the introduction and background for the Final Plat. She stated that condition # 1 as stated in the Planning Board agenda notes which read “A note shall be added to the final plat to state that there will be a cross parking easement between the separately developed parcels” could be removed; that the discussion at preliminary plat review was regarding cross pedestrian access and not cross parking access; and that there was a note on the final plat stating that “*Pedestrian sidewalk access between separately developed parcels will be provided.*”

Ms. Richardson said that Mr. Robinson would like to address the board about this when she has finished reading the notes. Mr. Seamster and Mr. Browne were also present to answer any questions.

Mr. Robinson addressed the Board and said that he thinks the plat is ready for approval with the conditions noted as per Ms. Richardson’s report. He did agree that condition # 1 should be removed and that parking needs for each parcel will be determined by the end user. Mr. Robinson requested that the Final Plat be approved with removal of condition 1 and keep conditions 2 and 3. Ms. Richardson reiterated that the staff is agreeing to make that recommendation and that prior to a building permit being issued for a commercial lot, a site plan showing access, parking, lighting, landscaping, etc. had to be approved by the Zoning Administrator. Board discussion followed and some of the items discussed were as follows:

- How are the parking spaces handled in SD North? Per Mr. Robinson, a cross parking easement was not required in SD North.
- Concern’s that some businesses may not allow parking for other uses in their parking areas and have cars towed.
- Any idea what the end uses will be for these parcels? Mr. Robinson stated that there was currently a contract between Newland and a nursing care facility to purchase Lots 7, 8, & 9; that if the purchase is completed, the lots will be recombined into one tract; and that if the purchase is not completed, each lot may then have a different end user.
- How many stores will there be? Unknown at this time.
- In the nursing care facility scenario, will there be parking spaces specific for that use? Mr. Robinson said that more than likely yes, once they get close to the closing they will have that conversation. That will probably be similar to the daycare parking area designated specifically for that use in SD North. Mr. Robinson also indicated that parking needs of end user is addressed by private restrictive covenants and there could be designated parking depending on the use.
- Cross pedestrian access, is that a condition? Ms. Richardson stated that a note had

been placed on the final plat stating *“Pedestrian sidewalk access between separately developed parcels will be provided.”*

- Is there going to be a pedestrian access across US Hwy 15-501 to mainland Briar Chapel? Mr. Robinson said that was discussed at the Planning Board meeting in August and it is not economically feasible to provide pedestrian access across Hwy 15-501. Mr. Sullivan said that a call was placed to NCDOT and they are not supportive of a pedestrian cross access due to the super street road design and safety.
- Any restrictions for the perimeter buffers? Yes, they are subject to perimeter buffer restrictions like all the others they have done so far.
- Is SD East treating stormwater from NCDOT Hwy 15-501? Mr. Seamster said no, they are not required to treat stormwater runoff from Hwy 15-501.
- Concerns were expressed by a board member that stormwater is not being treated and is discharged adjacent to the stream buffer
- What about the southern area that drains into the pond, the pond is not big enough to handle the drainage from DOT. Is there going to be a ditch or pipe? Mr. Seamster said that it will be piped to get to the easement on the outside of the buffer. The stormwater pond on Commercial Common Area # 3 is not designed to handle any stormwater from NCDOT Hwy 15-501. Mr. Sullivan also added that there have been a lot of conversations between Land and Water Resources and Mr. Seamster about that area.
- It was noted that in 2004 and 2017 the Planning Board members had concerns regarding the lack of walkability as committed in the CCO, but as the decision had been made, it was not the time to re-litigate this point.
- Chair Lucier noted that he believes the commissioners approved Briar Chapel in 2004 without requiring pedestrian access across 15-501 to SD Ease and SD West.

Motion made by Mr. Galin to approve the recommendation by excluding item # 1; seconded by Mr. Arthur.

Motion passed unanimously

7:15 P.M.

VIII. Zoning –No Items

7:15 P.M.

IX. NEW BUSINESS:

X. BOARD MEMBERS ITEMS:

1. Discuss the draft prayer/invocation policy – **See Attachment**

Chair Lucier asked if the board has any comments on the draft prayer/invocation policy? Mr. Galin commented that it looked good, but he did not feel like a policy was needed. Mr. Elza and Mr. Arthur said they would just like to have a moment of silence. Mr. Galin said that he thought whomever the Chair asked to give the prayer could decide whether to say a prayer or have a

moment of silence. He also added that there is nothing in the statutes that require an invocation, prayer or moment of silence.

Chair Lucier asked the board, shall we adopt the policy or not adopt the policy?

Motion made by Mr. Arthur to approve the policy with the following proposed changes. Item 1- change the word "the" to "any". Item 2, second sentence change the word "will" to "may" and the words "the" to "a"; seconded by Ms. Siverson.

Motion passed 9 to 1, Mr. Galin opposed.

XI. PLANNING DIRECTOR'S REPORTS:

1. **Minor Subdivisions/Exempt Maps** - Information was included in tonight's agenda packet for your review.
2. Reminder: Chair and Vice Chair Elections will be held during the February 2018 meeting.

Mr. Sullivan announced that Chair Lucier and Vice-Chair Siverson have run for 2 consecutive terms and are not eligible for the same positions in the upcoming year. He added that they have the option to switch positions if they like.

Mr. Sullivan also reported there is no Public Hearing item for the January 16, 2018 BOC meeting

Mr. Galin asked Mr. Sullivan what big things or projects may be coming up. Mr. Sullivan reported that approximately 450 letters will be mailed out at end of the week for the previously unzoned areas of the county that were zoned R1 and R5 in 2016. The offer is an option to rezone the property for the zoning designation that matches their current use. The letter also gives the option to meet with planning staff to review, ask questions and discuss details. The third letter says that their property was evaluated and it appears there is no business on the property. There will be a Public Hearing for businesses that choose to be rezoned, then it will come to the Planning Board for review and discussion. Tentatively, the completion of this process should go to the BOC for approval around May or June 2018.

He also indicated that in 2018 the planning staff will be starting the UDO process and that be a long process and could take several years.

Mr. Sullivan announced that the Planning Department now has a Zoning Official position that was filled by Janie Phelps who was previously in the Planning Technician position. That the Planning Tech. position was filled a couple of weeks ago by Karen Bonomolo. He also reported that there is a New Planner I position and he and Ms. Phelps will be looking to interview for that position in the next couple of weeks.

XII. ADJOURNMENT: There being no further business, the meeting adjourned at 7:30 p.m.

Signed: _____ / _____

George Lucier, Chair Date

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