



**Chatham County Planning Board
Approved Minutes
October 1, 2019**

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
Clyde Frazier
Gene Galin
Jamie Hager
Franklin Gomez Flores

Caroline Siverson, Vice-Chair
Cecil Wilson
Allison Weakley
Bill Arthur
Emily Moose

Absent:

Jon Spoon

Planning Department:

Jason Sullivan, Planning Director, Kimberly Tyson, Subdivision Administrator, Angela Birchett, Zoning Administrator, Cara Russell, Planner II, Hunter Glenn, Planner I, Janie Phelps, Zoning Official, and Dan Garrett, Clerk to the Planning Board.

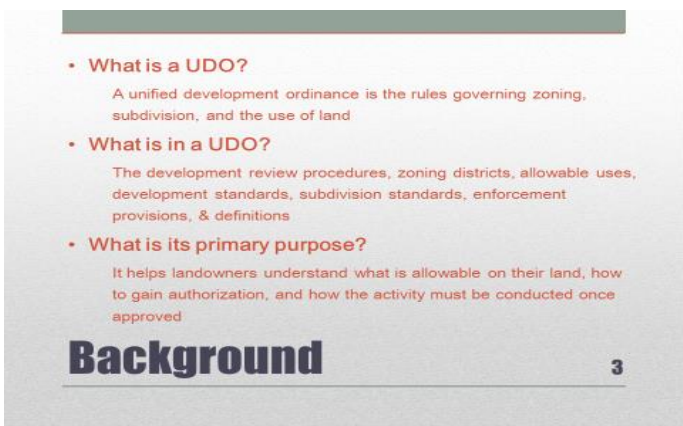
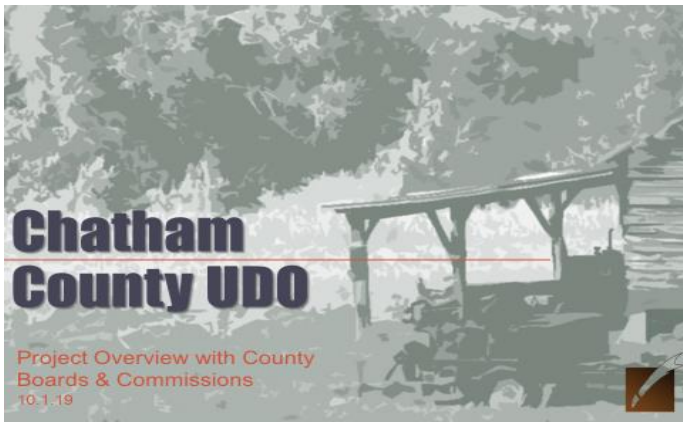
- I. INVOCATION AND PLEDGE OF ALLEGIANCE:
Mr. Galin delivered the invocation and afterwards everyone stood and recited the Pledge of Allegiance.
- II. CALL TO ORDER:
Chair Lucier called the meeting to order at 6:30 p.m.
- III. DETERMINATION OF QUORUM:
Chair Lucier stated there is a quorum (9 members were present, Mr. Spoon was absent and Mr. Wilson arrived at 6:50 and Ms. Moose needed to leave at 7:40)
- IV. APPROVAL OF AGENDA:
Approval of the Agenda - Chair Lucier asked the board members if there were any issues with the Agenda. There were no objections and the agenda was approved.
- V. APPROVAL OF THE MINUTES:
Chair Lucier asked for consideration for approval of the September 3, 2019 minutes. There were minor corrections by Board members and the September 3, 2019 minutes were approved. Motion was made by Ms. Moose to approve; second by Mr. Arthur. Motion passed with a vote of 9-0, Ms. Hager did not vote because she was absent from the September Planning Board meeting.
- VI. PUBLIC INPUT SESSION:
There was one citizens signed up to speak. Chair Lucier asked to them to speak during the item on the agenda they came to speak about.

- VII. Receive introductory presentation of the Unified Development Ordinance by project consulting firm CodeWright Planners LLC.

Ms. Russell stated the introductory presentation’s purpose is to establish a common background and understanding of the project. CodeWright Planners LLC will give an introduction of the consultant team, provide an overview of the multiyear project, as well as initial goals. Also provided will be a preview of the project website, branding, and next steps.

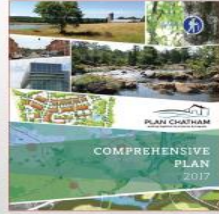
Starting in January, over the course of 2020, the project will be convening 8 focus groups consisting of a representative from a variety of Chatham Boards and Committees (including a representative from the Planning Board). The 8 focus groups will be centered on receiving initial input on the following topics: Agricultural Preservation, Conservation Design, Incentives and Flexibility, Waste Water, Storm Water, Resource Protection, Non Residential and Mixed Use Configuration, and Housing. This input will be considered in the creation of an annotated outline of the project.

Ms. Russell introduced Mr. Meadows from CodeWright Planners to the Planning Board. This is the presentation he provided for the Planning Board and some of the questions and answers about the UDO process.



- Mr. Meadows stated they are focused on a UDO document that has heavy illustration and the budget for graphic design is adequate for this project. Mr. Galin asked what advantage does the County have with a large illustration budget. Mr. Meadows stated the larger the illustration budget the more pictures will be in the UDO and people will be able to understand the document better. Mr. Meadows stated City of Burlington and Camden County were good examples of UDO projects with high illustration.

1. Preserve Rural Character
2. Protect & Enable Agriculture
3. Conserve Natural Resources
4. Foster Compact Development in Designated Areas
5. Encourage Employment-Generating Uses
6. Provide Open Space & Recreational Amenities
7. Promote Healthy Lifestyles



Policy Guidance

5

1. Implement Adopted Policy Guidance
2. Promote Preferred Forms of Development
3. Raise the Bar for Development Quality
4. Facilitate Greater Housing Choice
5. Increase Clarity, Predictability, & Efficiency
6. Ensure Consistency with Legal Requirements

Project Goals

6

www.advancechatham.com

Project Scope – project branding

7

Task	Approximate Completion
Task 1: Project Initiation	Sept. 2019
Task 2: Audit	Nov. 2019
Task 3: Annotated Outline	Nov. 2020
Task 4: Initial Draft of UDO	Aug. 2021
Task 5: Testing	Jan. 2022
Task 6: Adoption	May 2022
Task 7: Procedures Manual	Sept. 2022
Task 8: Training	
Task 9: Zoning Map Update	May 2023
	+/- 44 Months

Project Scope

8

What is it?

- Set of recommendations for how to improve the County's current development regulations
- A detailed outline of the proposed UDO structure & contents

What does it do?

It provides a framework for discussion about how best to improve the County's development regulations

How will we use it?

It is the blueprint for the initial draft of the UDO

Annotated Outline

9

Task 3 Objective:
Work with focus groups to prepare the outline



Annotated Outline

10

- Mr. Arthur asked if there are constraints by State Law. Mr. Meadows stated yes, they need to respect and follow State and Federal Laws, but despite that those constraints exist, they are still free as local government to implement land use regulatory controls. He said they will work within the State and Federal regulations and still come away with a great product.

- Step 1: Identify the key topics for discussion
- Step 2: Create a separate focus group for each topic
- Step 3: Work through each topic area with each group
- Step 4: Prepare the Outline text with each group
- Step 5: Use Outline as a guide for the initial draft of the UDO

Focus Group Concept 11

1. Agricultural Preservation
2. Resource Protection
3. Conservation Design
4. Wastewater
5. Stormwater
6. Housing
7. Non-residential/Mixed Use Design
8. Incentives & Flexibility

Step 1: Identify Topics 12

- Ms. Weakley stated Conservation Design, Stormwater, and Resource Protection are all connected in ways, how are they distinguished. Mr. Meadows stated the Planning Board members have a handout with each group and the subtopics listed below them. He showed the Planning Board members each group and their subtopics which helps distinguish the difference between them.
- Chair Lucier asked how much flexibility will there be to adjust the eight groups in the UDO development process. Mr. Meadows stated as we move forward the ability to change course is limited because of time and money. He stated they have dedicated one year to complete the annotated outline, but also stated they are open to different suggestions as we move forward. Mr. Meadows said there are a lot of other items that will be addressed that are not in the list of the eight groups because they don't need to be covered by focus groups.

1. Planning Board
2. Appearance Commission
3. Economic Development Corp
4. Agricultural Advisory Board
5. Environmental Review Advisory Committee
6. Climate Change Advisory Committee
7. Affordable Housing Committee
8. Board of Health
9. Development Community

1 representative from each Board/Commission per outline topic

Step 2: Create Groups 13

Generalized Meeting Sequence for Each Group:

1. Introductory Meeting
2. Issue Scoping Meeting
3. Research (Completed by Consulting Team)
4. Present Research
5. Identify Preferred Alternative(s)
6. Outline Drafting (Completed by Consulting Team)
7. Review Draft Language Meeting(s)
8. Consensus on Annotated Outline Language

Step 3: Work the Topics 14

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Step 3: Work the Topics 14

Meeting Parameters

- All meetings take place in the front conference room
- Each focus group meets once per month*
- Each group's meeting takes place on the same day of the month at the same time (e.g., second Tuesday at 10:30A)
- Each meeting lasts 1.5 hours
- Audio recordings from each meeting will be posted on the project webpage

* No meetings during research and text drafting stages

Step 3: Work the Topics 15

Meeting or Task	Approximate Date
1. Introductory Meeting	January 2020
2. Scoping Meeting	February 2020
3. Research – by Consultants	March 2020
4. Present Research Meeting	April 2020
5. Identify Preferred Alternatives Meeting	May 2020
6. Outline Text Drafting – by Consultants	June-July 2020
7. Review Draft Language Meeting	August 2020
8. Consensus on Revised Language Meeting	September-October 2020

Annotated Outline Finalized November-December 2020

Step 3: Work the Topics 16

- Please consider this information
- We have provided sign-up sheets
- We would like to have representatives identified on sign-up sheets by early December
- We will provide exact meeting dates in Mid-December
- Exactly 1 Board/Commission representative per focus group – may designate different people for each topic

Group Formation 17

- Ms. Weakley asked if the focus groups will be by appointment or volunteer based and what is the time commitment. Mr. Meadows stated it is by volunteer and meetings will be held in the front concerence room of the Planning department building with a total of 64 meetings combined with all the different groups. Each focus group will meet once per month on the same day and same time so people will be able to adjust their schedule. There was some concern about the meetings being held during the day and the availability of volunteers. Mr. Meadows stated the meetings will be held during the day and hoping for enough volunteers to complete the tasks. He also stated each meeting will be an hour and a half.
- Mr. Galin asked if the meetings will be public meetings and will they be announced. Mr. Sullivan stated because they are not board appointed, but volunteer focus groups they are not public meetings. Mr. Meadows stated each meeting will be recorded and available on the UDO website.

- Focus group meetings commence in January
- All information will be available on www.advancechatham.com

Next Steps... 18

What happens after the Annotated Outline is completed?

- Public Forum 1
- Initial Draft Version of the UDO is Prepared

Next Steps... 19

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Task 1: Project Initiation	Sept. 2019
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Next Steps 20

- Mr. Meadows went over the handout the Planning Board members received about the different focus groups on how to fill it out in the appropriate interest for each volunteer. Ms. Russell asked that the Board members fill it out and return it to Clerk Garrett by October 7th. There was some Board discussion about when this information will be discussed. Ms. Russell stated that staff, Chair, and Vice-Chair will discuss and organize who will attend each focus group from the Planning Board at the November agenda review meeting. Mr. Sullivan stated this will give them a starting point for discussion in the November Planning Board meeting and does not mean things can't change before the January focus group meetings begin.
- Ms. Hager asked if the focus groups were only open to Board and Committee members only. Mr. Meadows stated yes.
- Chair Lucier thanked Mr. Meadows for his time and presentation to the Planning Board.

VIII. SUBDIVISION:

1. Request by Warren Mitchell on behalf of Morgan Ridge Partners, LLC for subdivision **First Plat** review and approval of **Morgan Ridge Conservation Subdivision Phase 2**, consisting of 36 lots on 80.25 acres, located off Jones Ferry Road, SR-1942, parcels #1435 and #69883.

Ms. Tyson gave an overview of the staff notes and she stated this item was a continuation from last Planning Board meeting. Ms. Tyson stated the Planning Board met on September 3, 2019 to review the request. Warren Mitchell, P.E. and Wesley Lloyd, applicant, were present to answer questions. Also, present were an adjacent property owner. The staff report was provided followed by the Public Hearing required in the Subdivision Regulations, Section 5.2C(4).

Mr. Richard Paar spoke and stated that his property adjoins Morgan Ridge Conservation Subdivision Phase 2 on the southern boundary of the proposed subdivision. Mr. Paar's concerns were privacy and serenity of the rural area would be disturbed, potential negative impacts to ground water with 52 lots, the proposed cul-de-sacs approximately 75' and 125' from Emily Lane, Lot 24 septic field adjacent his property, and homes in the proposed subdivision being within 300' of his property line. He requested a 150' natural buffer to be along the southern border the proposed subdivision.

There were no additional speakers and the public hearing was closed. There were several issues/questions discussed by the Planning Board. Board members discussed Conservation Subdivision guideline requirements, having staff from the North Carolina Natural Heritage Program to visit the property, if there was a buffer by Mr. Paar's property, if the proposed 60' right-of-way could be reduced to a smaller private road, will Lot 24 septic

area be totally cleared, add connectivity between the proposed natural space adjacent to Mr. Paar's property, and what's the benefit to the water table by having a community well. After the Planning Board discussion they voted 10-0 to postpone discussion until the October 1, 2019 meeting to allow the developer time to have the property evaluated by North Carolina Natural Heritage Program staff, check with NCDOT on a smaller road width, and address the septic field location of Lot 24.

Ms. Tyson stated since the September 3, 2019 Planning Board meeting, Mr. Mitchell met with Mike Schafale with the North Carolina Natural Heritage Program. Mr. Schafale visited the proposed subdivision site on September 11, 2019 (attachment #6). He discovered mature Dry Basic Oak-Hickory Forest, southern shagbark hickory, post oak, white oak, upland depression swamp, small patches of Dry Oak-Hickory Forest and Dry-Mesic Oak-Hickory Forest.

Mr. Mitchell revised the layout of the proposed project and has connectivity to natural space, additional open space, an additional stormwater pond, a community gathering spot with an informational board about the conservation area preserving the Dry Basic-Oak Hickory Forest, and shows the removal of the septic adjacent to Paar's property (parcel 75528). Mr. Mitchell spoke with soil scientist Jason Hall about the septic field. Mr. Hall suggested to install the initial septic field closer to the homes on Lots 22-24 and leave the repair septic field closer to the Paar's property because the repair fields are usually never used. This would allow the lot to stay wooded.

Jennifer Britt, NCDOT Assistant District Supervisor, provided comments through an email dated September 10, 2019 stating that the public right-of-ways that were approved with smaller widths have caused maintenance problems for NCDOT and the NCDOT design manual is being revised to delete smaller widths. The minimum that is allowed is a 20' wide roadway and 60' wide right-of-way. Based on the revised layout that has been provided by the project engineer, the following condition that was previously requested by staff has been deleted - "The Final Plat shall provide a 20' wide private easement to from the public right-of-way to the stormwater pond."

Plan Chatham was adopted by the Board of Commissioners in November 2017 and is a comprehensive plan that provides strategic direction to address the most pressing needs in the county. This property is located in an area of the county identified as Conservation on the Future Land Use and Conservation Plan Map. The description for Conservation includes single family detached lots and attached units with overall very low density, greenway trails, and passive recreation areas.

Ms. Tyson stated in closing the Planning Department recommends granting approval of the road names Ivy Ridge Road, Elm Tree Court, and Black Bear Court and granting approval of subdivision First Plat for **Morgan Ridge Conservation Subdivision Phase 2** with the following conditions:

1. Approval of the First Plat shall be valid for a period of twelve (12) months following the date of approval by the Board of Commissioners and the Construction Plan approval shall be valid for a period of twenty-four (24) months from the date of approval by the Technical Review Committee or Board of Commissioners.
2. Prior to final plat recordation, the county attorney shall review and approve the form of the Management Plan, the Declaration of Covenants and Restrictions, and the deed for the Conservation Space.

PUBLIC INPUT:

Mr. Richard Paar said he lives at 396 Emily Lane, one of the properties that form the southern border of Morgan Ridge Phase II development. When I was here last, I raised my objection to the proposed plan, the same objection that I raised at the community meeting - specifically the heavy loading of the home sites in proximity of the Emily Lane property lines especially those adjacent to our property. Under that proposal, there could have

been seven homes within 300' of our property line. At that time, I requested that a 150' natural tree buffer be set aside between our property and the southern property lines. While I am disappointed that, in the latest iteration of the plans, my requested 150' natural buffer has been reduced to "25' minimum width", the plan also significantly reduces the number of home sites in close proximity to our property line. For this reason, we are prepared to accept this current iteration of the plan. We thank the Planning Board for their support.

Board Discussion followed and some items discussed were as follows:

- Mr. Mitchell stated Mr. Schafale with the Natural Heritage Program was able to walk the property and completed the site survey which identified the primary and secondary areas. Mr. Mitchell said he was happy with the revision and there is now a 150' buffer from the property lines to the Upland depression. He also stated there will be an information sign posted about the area and what makes it special.

Mr. Mitchell said he spoke with DOT and they will not approve any Right-of-Way under 60'. He had mentioned to DOT about a couple other developments that allow 50' Right-of-Ways, but DOT stated they are changing their design manual because of the issues they are having with utilities.

- Chair Lucier thanked Ms. Weakley for setting up the meeting for Mr. Schafale to walk the property and complete the on-site survey and the Chair feels this is a much better plan.
- Ms. Weakley appreciates Mr. Mitchell for his willingness to adjust the site plan based on Mr. Schafale's research. Ms. Weakley showed the Board a map with Mr. Schafale's natural communities with an overlay of the site plan. Mr. Schafale's report stated this is a highly significant site because, out of all the Dry Basic Oak Hickory forests in Piedmont North Carolina, this area was among the highest rated. Ms. Weakley spoke about the primary area on the report and was hoping all the primary area would be connected. If the road was pushed over to the side there would be a larger area for the primary area. Ms. Weakley was thankful for the 150' buffer on the Upland depression.

Ms. Weakley recommended the marked 9.4 acres boundary of the Dry Basic Hickory forest not be shown on the plat because that is not the full extent of the forest. Mr. Mitchell agrees with the statement.

Motion made by Vice-Chair Siverson to approve this item with the condition to remove the label "Dry Basic Oak-Hickory forest 9.4 ac." and show the 150' buffer for the Upland depression swamp; second by Mr. Wilson.

Motion passed, 8-1. One no vote was an abstention as per Robert's Rules of Order.

- Ms. Weakley stated the motion was already made before further discussion but, she reiterated her appreciation towards Mr. Mitchell for his willingness to adjust the site plan and work within the Conservation Subdivision Guideline. Ideally, she would prefer the Black Bear Ct shifted to allow more primary conservation area for the Dry Basic Oak Hickory forest on the ridge and as a buffer for the Upland depression swamp forest. She would have also liked to see the primary preserve area connected. She looks forward for the opportunity to work on the guidelines and how the Conservation Subdivision design is implemented in the UDO. Ms. Weakley stated she was willing to vote in favor of this item because the work that was done to make this a better design and she is thankful for the sign that will be posted to inform people of the importance of the area.

- Chair Lucier mentioned a question from Mr. Spoon about a single community well, but it is understood that there is most likely going to be two community wells on the property.
2. Request by F-L Legacy Owner, LLC for subdivision Final Plat approval of **The Legacy at Jordan Lake – Phase 4A3**, consisting of 34 lots on 8.38 acres, located off SR-1716, Big Woods Road, parcel #92463.

Ms. Tyson gave an overview of the staff notes and she stated the request before the Board is for final plat approval of The Legacy, Phase 4A3 consisting of 34 lots on 8.38 acres with a financial guarantee. Phase 4A3 received preliminary plat approval from the Board of Commissioners on April 15, 2019. The final plat conforms to the approved preliminary plat. The pre-2008 Subdivision Regulations allow a final plat to be submitted with a financial guarantee when a minimum of 40% of the total cost of improvement have been completed and when the public health and/or safety will not be endangered. Mitch Craig, PE, CE Group, submitted a cost letter with the final plat submittal certifying that 40% of the required infrastructure has been completed; that all roadways are private and will be constructed to NCDOT standards; and that the roadways are accessible to emergency vehicles. An updated cost letter may be submitted if additional work has been completed prior to recordation of the final plat to reduce the amount of the financial guarantee. The county attorney will review and approve the form of the contract and financial guarantee.

Ms. Tyson stated the roadways in The Legacy are private and to be constructed to meet NCDOT's Standards and Specifications, but not reviewed or approved by NCDOT. A third party testing agency has been retained to provide testing and certification. Those records will then be provided to the homeowners association. Per Note 12 on the plat, maintenance of the private roads is the sole responsibility of The Legacy at Jordan Lake HOA, Inc. Per Note 13 the maintenance of all park, common and meadow areas are the sole responsibility of The Legacy at Jordan Lake HOA, Inc. The Technical Review Committee met on September 11, 2019 to review the request. Bev Wiggins with Chatham County Historical Association wanted to know if the developer had coordinates of the Haw River Cemetery. There's a possibility the cemetery is located near the boundary of Legacy. Staff had no concerns or questions.

After the TRC meeting the developer contacted Ms. Wiggins with coordinates of the Haw River Cemetery. The Haw River Cemetery is located on adjacent property north of the proposed project. The developer show the cemetery on the cover sheet. The submittal meets the requirements of the Subdivision Regulations. In closing Ms. Tyson stated the Planning Department recommends granting final plat approval of **The Legacy at Jordan Phase 4A3** with the following condition:

1. The county attorney shall review and approve the contract and financial guarantee prior to final plat recordation.
2. The final plat shall not be recorded until the engineer has certified that the roadway providing access to the parcels are accessible to emergency vehicles.

Board Discussion followed and some items discussed were as follows:

- Mr. Wilson asked about access to the cemetery just north of the property. Mr. Ashness stated there is access to the cemetery from Mt. Gilead Church Rd. There was some Board discussion about access to the cemetery.
- Chair Lucier asked if the perennial creek just to the right of the property has a name. Mr. Ashness stated it is a tributary and is unnamed.

- Ms. Weakley asked if anything has been changed since the preliminary plat. Mr. Ashness stated there have not been any changes. Ms. Weakley stated she voted against this item on March 5, 2019 because of the steep slopes and the treatment of only a half inch of runoff into the stormwater ponds when the State now requires one inch of treatment. The streams go directly into the Jordan Lake and for that reason she can't vote to approve this item.

Motion made by Mr. Wilson to approve this item; second by Mr. Arthur. Motion passed, 7-2 opposed by Ms. Hager and Ms. Weakley.

3. Request by F-L Legacy Owner, LLC for subdivision Final Plat approval of **The Legacy at Jordan Lake – Phase 6A2**, consisting of 27 lots on 11.64 acres, located off SR-1716, Big Woods Road, parcel #17378. Chapel Road, SR-1752, parcels #17850 and #70380.

Ms. Tyson gave an overview of the staff notes and she stated the request before the Board is for final plat approval of The Legacy, Phase 6A2 consisting of 27 lots on 11.64 acres with a financial guarantee. Phase 6A2 received preliminary plat approval from the Board of Commissioners on April 15, 2019. The final plat conforms to the approved preliminary plat. The pre-2008 Subdivision Regulations allow a final plat to be submitted with a financial guarantee when a minimum of 40% of the total cost of improvement have been completed and when the public health and/or safety will not be endangered. Mitch Craig, PE, CE Group, submitted a cost letter with the final plat submittal certifying that 42% of the required infrastructure has been completed; that all roadways are private and will be constructed to NCDOT standards; and that the roadways are accessible to emergency vehicles. An updated cost letter may be submitted if additional work has been completed prior to recordation of the final plat to reduce the amount of the financial guarantee. The county attorney will review and approve the form of the contract and financial guarantee.

Ms. Tyson stated the roadways in The Legacy are private and to be constructed to meet NCDOT's Standards and Specifications, but not reviewed or approved by NCDOT. A third party testing agency has been retained to provide testing and certification. Those records will then be provided to the homeowners association. Per Note 12 on the plat, maintenance of the private roads is the sole responsibility of The Legacy at Jordan Lake HOA, Inc. Per Note 13 the maintenance of all park, common and meadow areas are the sole responsibility of The Legacy at Jordan Lake HOA, Inc. The Technical Review Committee met on September 11, 2019 to review the request. Staff had no concerns or questions. The submittal meets the requirements of the Subdivision Regulations. Ms. Tyson stated in closing the Planning Department recommends granting final plat approval of **The Legacy at Jordan Phase 6A2** with the following condition:

1. The county attorney shall review and approve the contract and financial guarantee prior to final plat recordation.
2. The final plat shall not be recorded until the engineer has certified that the roadway providing access to the parcels are accessible to emergency vehicles.

Board Discussion followed and some items discussed were as follows:

- Chair Lucier stated Mr. Spoon had a question about the road ways and what happens in the future to repair the roads when that time comes. Mr. Ashness stated when the roads are built they have geotechnical testing done and those records are turned over to the HOA so there is documentation on all the roads and how they are built within the DOT standards. Mr. Williams stated they also hire a company that completes a reserve analysis that will determine the life of all the roads and sidewalks from the time they are paved to required repairs. This will help the HOA to budget for the road repairs and there is an amount of money set aside each year into an interest bearing account for road repairs.

- Ms. Weakley asked what the stub-out was going to be attached to. Mr. Williams stated that will connect to Phase 6A1.

Motion made by Mr. Wilson to approve this item; second by Mr. Galin. Motion passed, 7-2 opposed by Ms. Hager and Ms. Weakley.

IX. ZONING:

1. A legislative public hearing request by Warren Mitchell dba Hwy 64 Boat & RV Storage for an amendment to the Conditional District Regional Business zoning district to revise the existing site plan on Parcel No. 17891, located at 13144 US 64 E; revise the uses to remove boat, trailer, and other utility vehicle sales and service facility; and relocate the approved mini warehouse storage facility on the project site.

Ms. Birchett gave an overview of the staff notes and she stated a legislative public hearing was held September 16, 2019. Planning staff presented the request. The applicant was present to answer questions and there were two citizens who also spoke. The original approval for this property in connection with Parcel 17890 which makes up the entire project area, was given in 2014. At that time a boat dealership and service area was projected to be constructed as part of phase two. Since that time the applicant states the market for additional boat dealerships and/or service areas has decreased but the demand for storage has continued to increase along with mini self-storage. This revision request is due to those changing market considerations.

Conditional zoning districts are districts in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. Per Section 5.9.A of the Zoning Ordinance - Alterations to Approval, states that changes to the approved conditional zoning district application or to the conditions attached to the approval shall be treated the same as a new application for a conditional zoning district and shall be processed in accordance with the procedures in Section 5.7. This includes significant changes to the approved site plan.

Ms. Birchett stated there are five standard items listed in the Zoning Ordinance under section 5.3 that must be addressed by an applicant when submitting a revision to a rezoning application. The applicant has addressed those items in the application materials or in supplemental materials and they are also discussed below. There was a community meeting held on July 2, 2019. The applicants and one adjoining neighbor were present. The main issue discussed during the meeting was the wall pack lighting on the buildings that can be seen during the winter months when no leaves are present. The applicant agreed to further shield these lights from view of the adjoining neighbor. The neighbor stated per the minutes of the meeting that the addition of the structures should help with the US 64 traffic noise he currently experiences. No other concerns were noted or reported.

The Chatham County Appearance Commission (CCAC) reviewed the revised site plan on July 24, 2019. The site plans presented had some vague boundary notations. Commission members requested and Mr. Mitchell agreed to amend the plans to show a 500 foot boundary line marking the area that will be disturbed on the southern side of the property. Plans will also be amended to include notation that there will be an undisturbed 30' buffer on the East side of the property. Members voted unanimously to approve the plant list, signage, and lighting that was submitted.

Item #1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed description of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same. The applicant is claiming no errors in the Ordinance. It is planning staff opinion this standard is satisfied.

Item #2: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare. The applicant states the following market changes warrant the revision request to the current site plan and uses:

- The boating season is short and it can be a difficult business since the sales are slow for over half of the year. There were no interested parties to open up a boat sales and service center at this time.
- The site has operated as a boat and rv storage business for three years and have a continued need from customers to expand.
- The approved self-storage use is being relocated on the site as shown on the submitted plans.

The applicant states in the narrative of the application materials that the self-storage facility was proposed at 92,700 square feet in two buildings, one three-story, and one one-story. The new plan showing the relocation of this use shows four buildings totaling 90,000 square feet in size reducing the footprint of the use. One building per the applicant will be a bi-level that will give the appearance of a one-story structure. This building will not be on the highway side of the project. The original approval was for 254 spaces. The new proposal will provide for a total of 658 spaces. **It is planning staff opinion this standard is satisfied.**

Item #3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. The Comprehensive Plan identifies the area around and including this property suitable for industrial and commercial development (p21). Page 61 reads “in the future more growth and development should occur within and near established and planned centers of activity. The US 64 and NC 751 intersection is noted as an Employment Center. Strategy 4 on page 56 reads “permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements”. This project is located within the Employment Center node of the Plan.

Ms. Birchett stated by allowing and meeting the demand for additional boat and RV storage, Strategy 6 on page 58 encourages increasing tourism and recreational opportunities and amenities. Residents and visitors accessing Jordan Lake and other recreation areas are increasingly seeking places in close proximity to those locations to keep their boats and recreational vehicles. **It is planning staff opinion this standard has been satisfied.**

Item #4: The requested amendment is either essential or desirable for the public convenience or welfare. The applicant states the business has been open for three years and there is a continued request for more storage space from customers residing in and out of the county. With more housing developments creating smaller lots and restrictive private covenants, customers are not able to store their recreational vehicles and boats on their property. The site has already been supported as the appropriate area for this use so expansion will further support the anticipated need for this service. **It is planning staff this standard is satisfied.**

Item #5: All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment include: As a result of removing the boat dealership and service facility the need for a larger septic area for the dealership will no longer be needed. The septic area for the small office use will be maintained as noted on the plans. Per the Chatham County Tax Office, the county receives the taxes for the boats and recreational vehicles from the storage sites. Property tax is paid to the jurisdiction where the recreational vehicle or boat is stored.

Ms. Birchett stated the facility is located within close proximity to other businesses ranging from general retail to light industrial. Being located on a major highway further supports these types of activities. The structures will continue to be set back an additional 25 feet from the property line for a total of 75 feet to provide for a future service road that was included in the a US64 corridor study completed by NCDOT. With the change in the site plan, the build out for the project is expected to be at the maximum built upon area of 36% without curb and

gutter. There are currently no zoning issues or other violations known. **It is planning staff opinion this standard has been satisfied.**

Ms. Birchett stated in closing the Planning Board has up to three meeting in which to make a recommendation to the Board of Commissioners. Based on all standards being satisfied, it is planning staff's opinion the revision request as submitted and detailed above and in the following conditions be approved.

A consistency statement has been provided for consideration and approval supporting the revision request.

The request to revise the existing Conditional Rezoning District and modify the approved site plan as submitted is hereby supported based on following items listed in the adopted comprehensive plan:

- **the property is located within an Employment Center as identified on the Future Land Use and Conservation Plan Map;**
- **Strategy 4.4 under the Economic Development element that includes permitting existing commercial and industrial uses to continue to operate and expand contingent upon meeting environmental and transportation requirements;**
- **and Strategy 6.3 under the Economic Development element that encourages support for tourism and recreational opportunities within the county.**

The following conditions are recommended for approval:

Site Specific Conditions

1. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes and as shown on the submitted site plan, or revised site plan as required, that reflects the adopted design guidelines. The planning staff and CCAC may conduct routine inspections of the property to ensure compliance with the landscaping requirements.
2. A building permit shall be obtained and remain valid at all times within two years of the date of this approval or the site plan and approved uses becomes null and void.
3. All previous conditions not amended with this request shall remain valid at all times.

Standard Site Conditions

4. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
7. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.

8. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
9. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

Board Discussion followed and some items discussed were as follows:

- Vice-Chair Siverson asked if the three story building was going to architecturally resemble the building they have on Hwy 15-501. Mr. Mitchell stated it was originally going to be a three story building, but it is now a bi-level building only seeing one story of the building from the highway.
- Vice-Chair Siverson stated at the public hearing there were two adjacent landowners with concern about stormwater runoff and has their concerns been addressed. Mr. Mitchell stated one of the land owners was more concerned about the lights and noise from Hwy 64. This landowner is supportive of the building because he feels that will help buffer the traffic noise from the road. The other property owner has a small pond in line with a stream on his property and he has increased the outlet of the pond which has helped with flow. Mr. Mitchell stated they have three ponds on the site plan for stormwater.
- Chair Lucier asked about parcel 17894 and if there had been any information about it. Mr. Mitchell stated he did not have any new information about the parcel, only that the person who owned it had passed away and it is in the estate. Mr. Mitchell had met with the Appearance Commission and they want a 30' landscape buffer on that property line. Chair Lucier stated he is pleased to see that because this is an entrance to Chatham County.
- Ms. Weakley asked if this was treated as a new application. Ms. Birchett stated yes for the review process. Ms. Weakley stated that the stream is broken into three segments. The upper segment is intermittent, the second segment is perennial, and the third segment started as an intermittent, but has changed to a perennial stream. She asked why was the perennial stream not a 100' buffer rather than the 50' buffer. Mr. Sullivan stated because this is not a subdivision and a preexisting lot it doesn't apply to the post-2008 regulation, but the pre-2008 regulation and the buffer is 50' wide.
- Ms. Weakley stated the Watershed Protection Ordinance section 304 under the identification procedures it states allowable methodologies for establishing the location and extent of streams and water bodies in the field is described in the guidance document entitled, "Field Procedures for the Classification of Streams and Waterbodies, Chatham County, NC". She stated there is a Carry Down Rule that states if there are discontinuous or variance stream segments functioning as a hydrologic component network they will have the same classification as the up-stream channel. Ms. Weakley stated where the stream is perennial with the buffer, it will carry down the rest of the segments and there should be a 50' buffer the length of the stream even at the stream breaks. Mr. Sullivan stated the Field Procedures for the Classification of Streams and Waterbodies doesn't apply to pre-2008 buffer requirements and is only applicable to new subdivisions post 2008.

Chair Lucier asked Ms. Weakley how would this change the site plan. Ms. Weakley stated it would probably not change the site plan, but it should show a continuous buffer and there will most likely be a

buffer crossing. Mr. Mitchell stated they might impact the buffer at the crossing, but still feels that is the best place to cross.

- Vice-Chair Siverson asked if the continuous buffer and buffer width could be added as a condition. Mr. Sullivan stated there will not be a new plat recorded, but the site plan can be updated. Mr. Mitchell agreed with the condition.

Motion made by Mr. Galin to approve the consistency statement; second by Mr. Arthur.

The request to revise the existing Conditional Rezoning District and modify the approved site plan as submitted is hereby supported based on following items listed in the adopted comprehensive plan:

- **the property is located within an Employment Center as identified on the Future Land Use and Conservation Plan Map;**
- **Strategy 4.4 under the Economic Development element that includes permitting existing commercial and industrial uses to continue to operate and expand contingent upon meeting environmental and transportation requirements;**
- **and Strategy 6.3 under the Economic Development element that encourages support for tourism and recreational opportunities within the county.**

Motion passed unanimously, 9-0

Motion made by Mr. Galin to approve this item with the additional condition that the site plan will show a continuous 50' buffer on the stream; second by Ms. Hager. Motion passed unanimously, 9-0

2. A quasi-judicial public hearing request by Ernest Clemons for a conditional use permit revision on Parcel No. 19508, located at 1711 Farrington Point Rd., to add the additional use of retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.

Ms. Phelps gave an overview of the staff notes and she stated a quasi-judicial public hearing was held on September 16, 2019. Planning staff presented the application and supporting information. Mr. Ernest Clemons, owner and applicant, also spoke to the Board on the request. The request is to remove the word "specifically" from "specifically for the sale, servicing..." and to add the use of "retail stores and personal service shops similar to those listed dealing in direct consumer and personal services" in order to attract a wider range of small business tenants. No one else spoke on the matter.

In reviewing and considering approval of the CUP, the Board must find that all of the findings of facts shall be supported. Per the Zoning Ordinance, "In considering an application for a conditional use permit or revision to a CUP, the Board of Commissioners shall give due regard that the purpose and intent of this Ordinance shall be served, public safety and welfare secured and substantial justice done. If the Board should find, after public hearing, the proposed conditional use permit or revision thereof should not be granted, such proposed permit shall be denied."

Ms. Phelps stated the property is currently zoned CU-B1 for retail stores and personal service shops specifically for the sale, servicing, and utilization of computers, e-mailing, public Internet access, and computer consulting for individuals and small businesses. In addition, other uses permitted are computer sales and

service; internet service providers; art and craft sales; clothing sales; fishing equipment sales; water sports equipment sales/rental and service; consultation such as financial, marriage, and personal. The property to the east, across Farrington Point Road is zoned B-1, Business, and the property diagonal is zoned CU-B1 for various business uses and was approved on November 20, 2006. The other adjoining and adjacent properties are zoned R-1, Residential.

Finding 1 – The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located. The removal of the word ‘specifically’ in the currently approved use for the property remains compliant with the uses listed in the B1, Business, zoning district and “retail stores and personal service shops similar to those listed dealing in direct consumer and personal services” is an allowed use. **It is planning staff opinion this finding has been met.**

Finding 2 – The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare. The applicant contends that the request for the additional use will provide the community with more choices for service, retail, trade, and health related local small business. Additionally, the applicant is not requesting any modification to the site plan, so any additional use would have to conform to the existing site plan or an additional CUP amendment would be required. **It is planning staff opinion this finding has been met.**

Finding 3 – The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. The applicant proposes that there will be no change from its current state in any form which is visible to the public. There are no proposed changes to the landscaping or lighting, and no increased noise levels. The property is currently developed below the allowable built upon area (BUA) limit within the WS-IV CA Jordan Lake watershed district. Approximately 0.17 acres is BUA out of the approximate 1.93 acres that would be permitted. **It is planning staff opinion this finding has been met.**

Finding 4 – The requested permit will be or remain consistent with the objectives of the Plan Chatham comprehensive land use plan. The use currently occurring on the property will continue. Economic Development Policy 6, page 57, supports entrepreneurship and new businesses that diversify the local economy and capitalize on the unique assets of Chatham County. As stated in the Comprehensive Plan, page 58, this revision will support development that leads to the co-location of compatible uses that, together, create destinations in the county. This property is located entirely within a Crossroads Community node in the Future Land Use and Conservation Plan Map. These areas have a minimal amount of retail with limited supporting retail. **It is planning staff opinion this finding has been met.**

Finding 5 – Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County’s plans, policies, and regulations. No changes are proposed aside from the change in the approved permit to remove the word ‘specifically’ and add an additional use for retail and personal services. All utilities, road access, landscaping and other required site specific details will continue to be in compliance with county regulations. **It is planning staff opinion this finding has been met.**

Based on all five findings being supported, planning staff supports the CUP revision request.

Ms. Phelps stated in closing the Planning Board has up to three meetings in which to make a recommendation to the Board of Commissioners. The following conditions are provided for consideration if recommended for approval:

Site Specific Conditions

1. All existing conditions shall remain in effect, except as modified by this conditional use permit amendment.

Standard Site Conditions

2. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
3. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

Standard Administrative Conditions:

4. Fees – Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
5. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditional listed above.
6. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
7. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

Board Discussion followed and some items discussed were as follows:

- Chair Lucier asked if there is a residence on the remaining acreage of the property. Ms. Phelps stated yes with a home occupation. The other house on the property has been converted to office space.
- Ms. Weakley confirmed that this item is not to approve any changes to the Watershed Protection Ordinance. Ms. Phelps said she was correct, this is just for the CUP revision and the Environmental Review Advisory Committee will meet on that item on October 10th.
- Ms. Weakley asked what the use violation was previously. Ms. Phelps stated a U-Haul business from across the street was storing some of their trucks on this property.
- Chair Lucier stated because this is going to the Watershed Protection review board as well, this will have to pass both Boards in order to make the changes to the uses and to the CUP. The BOC will have to approve both items for everything to work out.
- There was some Board discussion about the uses and how this change will allow the property owner to have more business. Mr. Clemons stated he has not been able to make much profit for 20 years, but

other businesses have come in and are not limited to the same uses as he is. He said this small change will help his business.

Motion made by Vice-Chair Siverson to approve this item; second by Mr. Wilson.

- Ms. Weakley wanted to confirm they are not voting on the Watershed Protection Ordinance, but just the CUP revision. Ms. Birchett stated she is correct, just the CUP revision.

Motion passed unanimously, 9-0.

3. A quasi-judicial public hearing request by For Garden's Sake Nursery & Landscaping for a conditional use permit revision on Parcel No. 19644, located at 9197 NC 751 Hwy, to add the additional use of Event Center Limited.

Ms. Birchett gave an overview of the staff notes and she stated a quasi-judicial public hearing was held on September 16, 2019. Planning staff presented the request and stated there are no current issues with the property or the request. The applicant was available for questions. No-one else spoke on the matter. Commissioner Crawford had one question about the former O'Kelly Chapel church that the applicant now owns and what the intent is for its use. The applicant stated they would like to move it at some point onto the property and utilize it for special events which will help preserve it and maintain some history of the area.

A conditional district B-1 (CU-B1) rezoning with a conditional use permit for a landscape design business, lawn and garden shop and horticulture was approved June 20, 1995. The business has continued to operate and expand their business since. This request is intended to provide additional services that are being requested by the community based on the location and the layout of the property, as well as the desire of the applicant to expand their business. The property is zoned CU-B1 and the adjoining properties are zoned R1 and R5, which are residential zoning districts. This request will not expand the boundaries of the business zoned area.

In reviewing and considering approval of the conditional use permit (CUP) or revision to an existing CUP, the Board must find that all of the findings of facts shall be supported. Per the Zoning Ordinance, "In considering an application for a conditional use permit or revision to a CUP, the Board of Commissioners shall give due regard that the purpose and intent of this Ordinance shall be served, public safety and welfare secured and substantial justice done. If the Board should find, after public hearing, the proposed conditional use permit or revision thereof should not be granted, such proposed permit shall be denied."

Finding 1 – The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located. The use of an Events Center Limited and general and professional offices are among those permitted in the current zoning classification for the property. There is no error in the ordinance that would be remedied with this request. **It is planning staff opinion this finding is met.**

Finding 2 – The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare. The property has been successful with its current business and the applicant contends they receive many requests for use of the property for small scale events such as weddings, rehearsal dinners, family and group gatherings, etc. They are located in close proximity to Pittsboro, Durham, NW Cary, Chapel Hill and other population centers in the Triangle region. The applicant thinks that with the population growth in the surrounding area makes this a prime location for the services they can offer all while maintaining a rural setting. The appearance of the boundary of the property will not be

changed/modified. All activity will occur in the interior of the site. **It is planning staff opinion this finding is met.**

Finding 3 – The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. The property currently operates a retail business seven days a week and the parcel is approximately 20 acres. The owners have maintained a rural character in the development of the site and have proposed to continue in that same manner. Events and any additional structures that are indicated on the site plan will be constructed on the interior of the property where activity is already occurring.

The current parking will accommodate any new uses that would fall under the events center limited so no new parking areas are proposed. Signage and lighting are in place and no changes are proposed. The applicant has stated in the application they will adhere to any noise ordinance regulations and all other county requirements. There is a cemetery located on a portion of the property that adjoins the O’Kelly church property which will not be impacted and will remain undisturbed. The property is located within a WS-IV Protected Area watershed district and also within the Jordan Lake drainage. Any additional built upon area will have to meet the requirements of the watershed protection ordinance. There is one stream identified on the property on both the USGS and NRCS maps and that feature will require a 50’ buffer on either side. **It is planning staff opinion this finding is met.**

Finding 4 – The requested permit will be or remain consistent with the objectives of the Plan Chatham comprehensive land use plan. The property is located within an area identified as Conservation on the Future Land Use and Conservation Plan Map in the comprehensive plan. The conservation designation is described as development which is predominately residential and sensitively integrated into the landscape. The plan also includes in ED Policy 4, Strategy 4.4 to “permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements.” The property is also located within the Chatham County-Town of Cary Joint Land Use Plan and the Joint Land Use Plan Map identifies this area as “Commercial/Retail”. This designation “includes shopping/retail uses, dining, entertainment, services, and related” and was included in the plan to recognize existing businesses that were in existence prior to adoption of the joint plan. **It is planning staff opinion this finding is met.**

Finding 5 – Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County’s plans, policies, and regulations. The application notes that the current facilities and septic systems should be adequate for the initial phase of the upgrades, but they will comply with all regulatory requirements. It is further noted that prior to construction of the proposed buildings, that restrooms and septic system requirements will be met. Additionally, all county regulations will apply to future development and will be reviewed as part of the permitting process. **It is planning staff opinion this finding is met.**

Based on all five findings being supported, planning staff supports the CUP revision request.

Ms. Birchett stated in closing the Planning Board has up to three meetings in which to make a recommendation to the Board of Commissioners. The following conditions are provided for consideration if recommended for approval:

Site Specific Conditions

1. All existing conditions shall remain in effect, except as modified by this conditional use permit amendment.

Standard Site Conditions

2. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
3. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

Standard Administrative Conditions:

4. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
5. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditional listed above.
6. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
7. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

Board Discussion followed and some items discussed were as follows:

- Ms. Weakley stated there is no new parking proposed, what if there is more impervious surface in the future. Ms. Birchett stated if there is any additional impervious surface in the future they will have to submit a revised plan for staff to revise the numbers to make sure it doesn't go over the max allowable.
- Ms. Weakley asked if a 50' buffer could be shown on the site plan for the stream on the property and around the pond. Ms. Birchett stated yes. Mr. Pearce stated he will honor the buffer.
- Mr. Frazier asked what the structure was near the edge of the pond. Mr. Pearce stated it is a storage shed.
- Chair Lucier confirmed that the final site plan will show the buffers. Ms. Birchett said yes.

Motion made by Ms. Hager to approve this item with the final plat to show all buffers; second by Vice-Chair Siverson. Motion passed unanimously, 9-0.

X. NEW BUSINESS:

XI. BOARD MEMBERS ITEMS:

1. Update from the Planning Board liaisons.

- Chair Lucier stated the Pittsboro Planning Board meeting will be meeting on Monday October 7th.
- Vice-Chair Siverson stated she did not attend the Siler City Planning Board meeting, but she did read their minutes from the August meeting. There is someone who would like to put townhomes on the old Chatham Hospital site and they are working with their ordinance to help that along. There was also some discussion about wastewater cap and to free up 250,000 gallons so the wastewater permits can be approved for other people.
- Ms. Weakley stated Chatham Conservation Partnership's next meeting will be on October 17th and the topic is "Wild Mushrooms". Ms. Goldston will lead them on a field trip. They will be meeting at the Jordan Lake Educational State Forest. There will also be a presentation from the Haw River Mushroom Farm for safety and identifying safe mushroom.

XI. PLANNING DIRECTOR'S REPORTS:

Mr. Sullivan reported on the following:

1. *Minor Subdivisions/Exempt Maps* - Information was included in tonight's agenda packet for your review.

XII. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:30p.m.

Signed: _____ / _____
 George Lucier, Chair Date

Attest: _____ / _____
 Daniel Garrett, Clerk to the Board Date