

MEETING MINUTES
Chatham County Environmental Review Advisory Committee (ERAC)

March 9, 2017 6:30 p.m.
Performance Building Conference Room

1. Introductions

Attendees

Public: Phillip Joyner (Applicant), Jeannie Ambrose

ERAC Members: Ray Bode, Sherri Stuewer (via video), Terry Schmidt, Vic D'Amato, Jerry Cole, Elaine Chiosso, Jeannette Ragland,

County: Brian Burkhart, Jason Sullivan

Commissioners: Diana Hales

2. Selection of the recording secretary for the meeting minutes

Bode

3. Approval of meeting minutes from February 9, 2017

Approved

4. Public Input

None

Adjourn as ERAC and convene as Watershed Review Board (WRB)

5. Vote to approve a request from Mack Gay Associates, P.A., on behalf of Builders FirstSource, to allow a density offset for additional impervious coverage for an addition to an existing business in the WS-IV PA Watershed District

- Brian introduced topic with mapping projected on screen.
- Discussion ensued about the powerline easement crossing the area to be used for the offset. It is a powerline easement and the applicant cannot control that area. Documentation from Duke, provided by the applicant does not indicate that the easement will remain in vegetation in perpetuity.
- The concern is that legally the Board cannot approve the request with that acreage involved because the averaging rules say that the offset property has to be put in a conservation easement and the disposition of that easement area is unclear.
- Item 8 of the rules say that all owners need to be involved at the Board meeting and Duke is not in attendance, so the Board cannot pass a decision.
- Decision is that the Board needs legal input to be able to decide with that easement included.

Moved: If the applicant can show that with the removal of the easement, the application is equal to or greater than the required pervious land area needed, the Watershed Board makes a conditional approval.

Approved: All but one in favor. Elaine Chiosso against, stating that the land proffered by the applicant is too far removed from sensitive watershed features to actually protect the watershed and is inadequate for use as an offset.

**Adjourn as Watershed Review Board (WRB) and reconvene as ERAC
Action at 6:54**

6. Presentation and discussion about the Comprehensive Plan

Jason Sullivan presented the County Planning video, and summarized the planning process.

- This is a 25 year plan.
- Land Design is the consultant. They compiled all the County's planning documents to create a comprehensive list of goals. Multiple public meetings have been held throughout the County for input. Next step is feedback from advisory boards.

Discussion:

- Average sales price of house in County is >\$400k, the County has asked the consultant to provide median price and other housing data.
- Some of these goals are very broad, some are specific. The County and consultant have established action items with performance metrics. All goals and objectives will be refined further pending input and feedback from County advisory boards. The County intends to begin the majority of implementation steps in the first five years, and make steady adjustments over time as we progress.
- A comment was made that the conservation subdivision guidelines should be revised during this process to make them stronger. Jason indicated that the County will address that and other specific items including habitat connectivity and riparian buffers. Examples of the conservation subdivision guidelines in use are US Steel tract at Briar Chapel and Retreat at Haw River at Bynum.
- A comment was made that stormwater needs to be better regulated for compact community ordinance. Jason responded that future developments will be using the new stormwater regulations.
- The goals presented here will translate to actual regulations eventually, but more refining is needed to drill down. Need more specificity from stakeholders before translating to regulation creation. County Planning wants more input to get to that.
- One of the goals for utilities is that private water and waste systems should be built to county standards. It is not out of the question that in the future the county might have to take over such systems. Possibly these systems should be built to a minimum standard. If a municipality gets in trouble or fails to maintain a water system, the county is required to take over. Does the same apply to private system? It could be that the County ends up pushed into it.
- A goal missing from the utilities is encouraging innovative wastewater systems. Distributed/appropriate scale is important. Broader county role is needed in the planning. More language to indicate more options for wastewater is needed.
- Currently there is an incomplete/inconsistent summary and inventory of failing septic systems throughout the County. Possibly the County could incentivize or otherwise get involved to encourage reporting and repair. Failing septic systems are a huge contributor to poor water quality.
- Encouraging BMPs in forestry and agriculture is not currently happening adequately. Need to find ways to make that more elevated to educate people. Encouraging forestry seems to be in opposition to goal of tree preservation.

- Brian and Jason requested that the ERAC focus on getting consensus ideas and recommendations to Planning. ERAC feedback does not need to be too tight/detailed, but planning definitely needs directions. Need feedback by end of March. Terry requests that ERAC to return comments to Brian by 3/17. He will compile and send out to ERAC 3/22. ERAC return to Brian 3/27 as final version.

Jeannie Ambrose asked if the consultant had the goals as they developed the maps? North/south corridors on maps appear to be on new location and appears to be encouraging development. Jason clarified that the mapping is identifying roads that need improvements and future probable transportation corridors where connectivity will be likely be needed, not necessarily that roads will be built or widened at those specific locations. Possibly that should have been drawn differently. Not really an indication of a plan on the county's part. Just depiction of need.

7. Updates from County Staff

- a. Coal Ash - County has quarterly ash sample. Still analyzing. Don't have any new data from split samples. Should be available in a week or so.
 - b. Air samples submitted. Technician is reviewing currently. Preliminary look shows nothing. County expects a report soon and will make recommendations about further testing if needed.
 - c. Water - None
 - d. Biosolids - None
 - e. Vic D'Amato and Diana Hales will discuss a possible County inventory of wastewater systems. Vic is looking into a 319 grant to fund trial project, however the grants are limited to use in eligible Jordan HUCs that have 303d listed streams that have a watershed management plan. So maybe it's a no-go, still looking at it and talking to DEQ. No ERAC input needed at this time.
8. Brian will notify the ERAC if an April meeting is needed, otherwise no April meeting is planned. Next meeting will be on 5/11/2017.

9. Adjournment

Move to Adjourn at 8:15

***Next meeting: May 11, 2017
6:30 pm at Performance Building Conference Room***