

**Meeting Minutes**  
**Chatham County Environmental Review Advisory Committee (ERAC)**  
**November 14, 2019 - 6:30 p.m. (6:32 p.m. start)**  
**Performance Building Conference Room**

**Present:**

**Staff:** Rachael Thorn, Watershed Protection Director

**Members Present:** Jeanette Ragland, Terry Schmidt, Terri Tyson, Madison Ponder, Ray Bode, Jeannie Ambrose, Elaine Chiosso, Heather Holley

**Absent:** Farrell Moose, Mary Beth Koza, Sarah Justice

**Guests:** Cara Russell, Chad Meadows, Mark Ashness, Jason Sullivan, Diana Hales, Walter Harris, Sledd Thomas

**1. Selection of the recording secretary for the meeting minutes – Madison Ponder**

**2. Approval of meeting minutes** from October 10, 2019 – Not yet finalized, will approve at next meeting.

**3. Public Input – none**

**4. Chatham County Unified Development Ordinance (UDO) Presentation – Chad Meadows,** consultant with CodeWright, LLC and **Cara Russell,** project manager for this project with the planning department

CM: Presented on Advance Chatham, a new project aiming to define county legislation for unified development to account for the growing development that is occurring in Chatham County.

- Key Takeaways:
  - This “super UDO” will plan legislation for flood, storm regulations, soil erosion, sedimentation
  - To learn more about Advance Chatham, visit [www.advancechatham.com](http://www.advancechatham.com)
  - Completion estimate: +/- 44 months
- Discussion from committee members:
  - TT: Asked for a comparison of Pittsboro development to recent development in Chapel Hill (Orange County).
    - CM: Conjectures that the growth rate is not as high in Pittsboro as Chapel Hill. Recent Chapel Hill growth can be attributed to past plans to develop transportation systems. The UDO aims to plan for “higher quality” development in Chatham County.
  - EC: Asked about affordable housing as it relates to this UDO.
    - CM: Discussed initiative to recruit focus groups to prepare for initial conceptual language regarding affordable housing. ERAC members were asked to take part.

- TT: Asked about mega sites as it relates to this UDO.
  - CM: Stated that mega sites could be another focus group or discussed with the non-residential/mixed use design.
- JR: Asked about technology and other governmental regulations as it relates to this UDO.
  - CM: Stated that technology is accounted for in all of these groups. Fiber optics are separate. They will also be dealing with the wireless infrastructure to have that available when there is a market drive for better services. The ultimate goal would be to have more activity at home, including working from home.
  - JR: Followed up by asking about transportation.
  - CM: Stated that transportation fits in all the groups as well, but NC DOT has responsibility for transportation within counties.

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

**5. Vote on Density Averaging submittal presented by CE Group – Mark Ashness**, presented the density averaging permit and **Sledd Thomas** and **Walter Harris** were present to represent the interested party.

MA: Presented the application for density averaging and responded to any questions from the committee.

- Components of the application:
  - Location: US Hwy 64 West and Farrington Rd – Cruizers
  - Site is in a critical area (watershed) and zoned for business
  - Development Plans: Cruizers site expansion and ABC store
    - Cruizers will supply non-ethanol fuel, kerosene, and more diesel pumps
  - Stormwater pond will be built adjacent to the commercial area; will collect runoff from pavement and grass swales
  - Current discharge rate: 12 CFS
- Committee Considerations:
  - General Statute 143-214.5 Section (d2) was reviewed to assess whether the proposed development is consistent with the density averaging standards.
- Motion to approve from JR, Seconded by TS. Density Averaging application approved 7 to 1.

***Adjourn as WRB and reconvene as ERAC***

**6. Updates from Country Staff County:** See attachment from RT.

Highlights:

- Future goals of ERAC to work together to clarify General Statute 143-214.5 Section (d2).
- Civil penalty has been paid by Envirolink (private utility company for Briar Chapel).

**7. Announcements and updates from ERAC members**

EC: Informed the committee of the Haw River Assembly's intent to sue the town of Burlington due to the high levels of PFAS in the Haw River.

- Concerns from the Assembly:
  - Up to 35 different types of PFAS have been identified.
  - PFAS have been tracked to the sludge fields in Chatham, Alamance, and Orange County. Sludge applications are not considered a point source discharge as defined by the state.
  - The PFAS are impacting drinking water in Pittsboro and other municipalities that don't have facilities that are capable of filtering out these chemicals.

JA: Asked about air quality monitoring at the STAR Facility coal ash site in Chatham County and whether the county would be providing funding from the coal ash settlement based on expressed concerns for the children and residents near this coal ash site.

- Recommendation to JA to make a comment during public comment meeting.

**8. Adjournment:** JR motioned to adjourn, TS seconded. Meeting concluded at 8:07 pm

***Next meeting: December 12, 2019  
6:30 pm at Performance Building Conference Room***