



## Chatham County Planning Board Minutes August 3, 2021

The Chatham County Planning Board met in regular session on the above date and the meeting were as follows:

### Present

Jon Spoon, Chair  
Caroline Siverson  
Eric Andrews  
James Fogleman

George Lucier, Vice-Chair  
Bill Arthur  
Clyde Frazier  
Alex West

### Absent

Allison Weakly  
Brittany Harrison  
Jamie Hager

### Planning Department

Kim Tyson, Subdivision Administrator, Hunter Glenn, Planner I, and Paula Phillips.

#### I. CALL TO ORDER:

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

#### II. PLEDGE OF ALLEGIANCE:

#### III. DETERMINATION OF QUORUM:

Chair Spoon stated there is a quorum, 8 members present.

#### IV. APPROVAL OF AGENDA:

Approval of the Agenda - Chair Spoon 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:

Consideration of the June 1, 2021, closed session Planning Board minutes and the July 6, 2021 Planning board minutes. Motion made by Vice-Chair Lucier to approve the minutes, second by Mr. Arthur. The June 1, 2021, and the July 6, 2021 minutes were approved 8-0.

#### VI. PUBLIC INPUT SESSION:

There was one citizen signed up to speak on the subdivision item. Chair Spoon asked for them to speak during that item discussion.

#### VII. SUBDIVISION:

### PUBLIC HEARING:

1. Request by Zach Daugherty on behalf of Garden Street Communities Southeast, LLC for subdivision **First Plat** review and approval of **Savannah Ridge**, consisting of 158 lots on 150.58 acres, located off Moncure School Road, SR-1931, parcels #11229.

Ms. Tyson stated the request is for First Plat review and recommendation of Savannah Ridge, consisting of 158 lots on 150.58 acres, located off Moncure School Road, S.R. 1931. A vicinity map showing the property location, attachment # 3, is included in the agenda packet. As stated above, the Planning Board has two (2) meeting to act on the proposal.

Section 7.7 of the Subdivision Regulations, Conservation Subdivision – Alternative Standards for Development states in part “As an alternative to conventional layouts, Chatham County encourages the preservation of large, contiguous blocks of land....When a project voluntarily preserves Conservation Space in accordance with this Section, a project can increase the number of units that would be allowed on the overall property by ten (10) percent. Calculations of the density bonus shall be based on the applicable underlying land use regulations(s) dictating allowable development density.” Section 7.7 J. states in part “conservation subdivisions proposed for the purposes of sustaining existing on-site bona fide agricultural operations are entitled to a five (5) percent increase in permitted density (this in addition to the ten (10) percent density bonus)....” Please read the entire Section 7.7, Items A – N for a complete understanding of Conservation Subdivisions. Also, please refer to the Chatham County Conservation Subdivision Guidelines for Conservation Space Selection which is available on the Planning Department webpage under Ordinances and Regulations. A conservation subdivision requires that a minimum of 40% of the project area be retained as Conservation Space. A minimum of 80% of such Conservation Space shall be Natural Space and a maximum of 20% of the Conservation Space may be Open Space.

**Density Calculations:** The land required to be protected within a Conservation Subdivision under other regulatory provisions, i.e., riparian buffers and floodplain, is 22.2 acres. Based on the net land area the lot yield would be 150 lots and with the 10% density bonus would increase to 165 lots. The proposed project is 158 lots.

**Conservation Space:** Of the total project area of 150.58 acres, 60.23 acres is required to be in Conservation Space and the site plan indicates that 81.93 acres will be set aside. See the site plan for the breakdown and location of the Conservation Space. The developer allowed NC Natural Heritage Program to visit the proposed project prior to designing the subdivision layout. The area set aside for Conservation Space meets the requirement that 40% of the project area be retained as Conservation Space.

**Natural Space:** 80% of the Conservation Space is required to be Natural Space. The Conservation Space Guidelines states “Natural space is unimproved land in its naturally occurring state, or preserved to regenerate to its naturally occurring state, unaltered by human activity, and preserved to maintain or improve the natural, scenic, ecological, cultural, hydrological, or geological values of an area.” The site plan indicates this requirement will be met.

**Open Space:** A maximum of 20% of the Conservation Space may be Open Space, of the 60.23 acres designated as Conservation Space and the site plan indicates this will be met. The ‘Guidelines’ state “Open space, as defined in the Subdivision Ordinance, allows amenities such as recreational uses and some non-intrusive common uses (e.g., when land application is not the preferred means of wastewater disposal, community septic systems are allowed in Open Space areas). Open space should be located as close to proposed development as practicable, taking into account considerations such as public safety and soil suitability.” See Section 7.7 (D), Items 1 – 7 for allowed uses in Open Space related to Conservation Subdivisions. All land disturbing activities associated with the Conservation Subdivision are subject to the full provisions of the Soil Erosion and Sedimentation Control Ordinance, regardless of the designated use or status of a given area.

**Roadways:** The roads are to be built with a 50-foot-wide travel way with a 20-foot-wide public right-of-way, will be approximately 1.4937 miles in length, and are to be state maintained. A newly proposed 20’ wide access easement is provided to parcel 11371.

**Historical:** Bev Wiggins and Sy Robbins with Chatham County Historical Association commented that per the will of Joseph Minter dated September 25, 1822 (Will Book B-108), refers to “the graveyard where my father and mothers buried with other of the family, which is one eighth of an acre.” It is believed the graves are on or near parcel 11371. The Minters were very early settlers and were known to have a plantation of 1000+ acres.

A letter from the North Carolina Department of Natural and Cultural Resources dated August 26, 2020. (*EIA Appendix D*) stated “While no archaeological sites have been recorded within the project area, a potential historic cemetery associated with the Minter family has been reported... We recommend that a reconnaissance level survey of the project area be conducted by an experienced archaeologist.”

The current property owner of parcel 11371, Brenda Harrington, provided a statement (EIA Appendix D) “there are no graves on this property related to the Minter family at any time in the past or currently and has no knowledge of this property ever having graves located within its boundary.” Ms. Harrington is a daughter of Clarence and Mottie Minter whom were previous owners of parcel 11371.

**Environmental Impact Assessment:** Due to the number of lots, an Environmental Impact Assessment (EIA) was required to be submitted and peer reviewed. The EIA dated February 10, 2021 and updated, March 14, 2021 was prepared by Timmons Group and peer reviewed by Johnson, Mirmiran & Thompson, Inc. (JMT). Per the EIA Appendix B noted that Notched Rainbow, Septima’s Clubtail, Coppery Emerald, Cape Fear Shiner, Dry Mesic Oak Hickory Forest, Dry Oak Hickory Forest, Mesic Mixed Hardwood Forest, Piedmont Boggy Streamhead, Buttercup Phacelia, Bog Spicebush, Harperella, and Piedmont Basic Glade has been documented in a one-mile radius of the site.

The developer engaged the NC Natural Heritage Program to visit the site and provide a survey report. Justin Robinson, Special Projects Botanist visited the site March 2020 and provided a report dated June 27, 2020 (the report is included as Appendix B in the EIA). The report included that “no records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary, it does not imply or confirm their absence...”

In the Conservation Subdivision Guidelines for Conservation Space Selection two maps are required to be submitted, a Fragmentation Map and an On-site Inventory Map. The Fragmentation map illustrates the project site and all land within one mile of its boundaries and is designed to assist the applicant in deciding where Conservation Space should generally be located to create connections with existing Natural Space or allow future Natural Space connections on adjacent properties. The Onsite Inventory Map is used as the “primary decision-making tool for the applicant in selecting specific areas to include in Conservation Space, and the County in issuing approvals. Data required to generate this map should be available on the Chatham County GIS and from on-site investigations. This can include information on existing landcover, proposed natural space preservation locations and acreages, topography, locations of streams, wetland, floodplains, and required buffers, adjacent natural areas, and cultural and historic resources. Watershed Protection Department staff has reviewed the maps and determined they are adequate to meet the minimum submittal requirements.

**Ownership / Management of Conservation Space:** Section 7.7 (F) of the Subdivision Regulations requires that the applicant identify the current and intended future owners(s) of the Conservation Space and who will be responsible for maintaining the area / facilities. Per the Draft Conservation Management Plan the Natural Space and the Open Space will be maintained by the Savannah Ridge Conservation Subdivision Homeowners Association. Section 7.7 (G) requires that a management plan for the Conservation Space be submitted to and approved by the County. A copy of the draft plan has been provided by the applicant. Per Section (G) “Upon initial approval of the management plan by the County, changes to the plan shall be allowed only when approved by the County Board of Commissioners.” Section (H) requires that the Conservation Space shall be protected in perpetuity by a binding legal document that is recorded with the deed upon review and approval by the County. The applicant has provided a draft copy of the deed which will convey the Conservation Space to the third party (homeowners association) and has included a draft copy of the Declarations of Covenants and Restrictions. 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.

**Community Meeting:** A community meeting was held March 9, 2020, at Moncure School Cafeteria. Approximately thirty-two people attended the meeting. Some concerns were price range of the homes, size of lots, will the school system be able to support the development, location of graves, location of construction entrance, any road improvements, water runoff, what is the timeline of the project, any amenities, any additional parking on proposed project for the school and a walkway to the school, water pressure concerns, and can the fire department support the growth.

The applicant’s response included the home price range will be \$60,000 for lots and homes between \$200-\$300k, 73+/- lots will be 6,000 square feet and 88+/- lots will be 20,000 square feet, stormwater ponds are

required by Chatham County to help with the runoff, and it's proposed for the amenity to have a clubhouse and pool.

**Technical Review Committee:** The TRC met virtually on June 16, 2021 and July 14, 2021 to review the First Plat submittal. Representatives for the applicant were Zachary Daugherty, Liz Ange, and Beth Blackmon. Items discussed during the June 16, 2021 included:

- On-site inventory and fragmentation maps will need to be reviewed and approved again.
- Lot 23, if converted into open space or a park, would remove a stream crossing impact.
- Lots 30-35, combine the red route with purple route to combine several pipes into one stream crossing.
- Live Oak Drive lots, route was brought behind lot 124, reduce the impact to one stream crossing.
- Accommodation for additional parking - designated on-street parking or parking within the community.
- Cul-de-sac radius is 35', needs to be changed, county requires 40' with 55' Right-of-Way.
- Water tie-in at intersection of Jordon Dam Road and Moncure School Road, then brought down the Right-of-Way of Moncure School Road into the subdivision.
- Access easements going to the septic fields needs to be established up front because that will go into your open space and not be calculated as natural space.
- Numbering of the lots be more consecutive.
- Correction on the application for total acres, Minter parcel was removed, 1.5 acres from total.
- Septic line needs to be shown for lot 105 (supposed to be part of lots 100-104)
- Stormwater ponds should have an easement around them and needs to be labeled.
- Show the streams inside the riparian buffers and wetlands.
- Provide the development schedule on a sperate sheet.
- Coordinate with the Fire Marshal and Moncure Fire Department regarding accommodation for additional parking in areas with 6,000 square foot lots.

July 14, 2021 TRC comments included:

- The development team stated they deleted Lot 23 and its currently open space, the layout is the same, extra parking located at the amenity center, stream crossings were adjusted for septic, cul-de-sac corrected, and labeling and numbered.
- Concerns with the space requirements for most of the on-site and off-site septic systems. Environmental Health recommends the soil scientist demonstrate to the developer that all septic systems, homesites, driveways, walkways, etc. can be accommodated within the space provided. The developer must follow the Off-Site Rules for septic system placement.
- If graveyard has been located?
- Fire Marshal had concern with the density of the lots and if there would be additional parking. -The development team stated they added no parking signs, and the road design would be a ditch and swale cross-section, which is less likely to have on-street parking.

**Septic:** A soils report and map were submitted to Thomas Boyce, Chatham County Environmental Health, LSS, REHS, Chatham County Environmental Health, for review. Mr. Boyce indicated that the report and map were adequate for a First Plat review, the off-site septic systems must comply with the State's innovative approval. The project is proposed for private and community septic.

**Water:** County water is available; the developer is proposing to extend a water line to serve the development. Larry Bridges, Chatham County Utilities Director, has reviewed the proposal and stated during the TRC meeting on June 16, 2021, it's preferred that the tie-in be made at the intersection of Jordan Dam Road and Moncure School Road.

**Road Name:** The road names Live Oak Drive, Orleans Drive, Harper Lane, Mercer Ridge, Savannah Ridge Lane, Telfair Lane, Warren Drive have been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval. **Water Features:** Lauren Norris-Heflin,

submitted the Riparian Buffer Review Application along with a riparian buffer map, to Drew Blake, Senior Watershed Specialist for review. Ms. Jean Gibby of the US Army Corps of Engineers completed an on-site determination on August 31, 2020, to verify wetlands. Drew Blake, Morgan Gilbert, and Lauren-Heflin visited the site July 28, 2020. Mr. Blake confirmation letter dated August 28, 2020, stated three (3) ephemeral streams, two (2) intermittent streams, one (1) perennial stream, and eleven (11) wetlands were identified. The three (3) ephemeral streams require a 30-ft buffer, the two (2) intermittent streams require 50-ft buffers, the one (1) perennial stream require 100-ft buffer, and the eleven (11) wetlands require 50-ft buffers from all sides landward.

**Phasing:** The applicant has provided a phasing schedule stating, Construction Plan submittal for Phase 1 (74 lots) by November 30, 2022, and Final Plat submittal for Phase 2 (84 lots) by August 31, 2023.

**Stormwater and Erosion Control:** Two stormwater devices are proposed. As part of the stormwater permitting process additional information will be provided to the Watershed Protection Department. A Stormwater Permit and Sedimentation & Erosion Control Permit will be obtained from the Chatham County Watershed Protection Department prior to Construction Plan submittal. No land disturbing activity can commence on the property prior to obtaining Construction Plan approval.

**Site Visit:** Site visits were scheduled for July 21, 2021 and July 22, 2021, for Planning Department staff and various Board members to attend. Zachary Daugherty, Elizabeth Ange, and Mike Zaccardo were present to walk the property with staff and board members and discuss the project. Areas viewed included wetlands, perennial streams, ephemeral streams, proposed conservation spaces and off-site septic areas. Questions raised during the site visit include additional parking and off-site septic areas.

**Special Buffers:** Chatham County Conservation Viewer shows the proposed project is within a hunting safety buffer and a smoke awareness area. The hunting safety buffer is shown in pink, and the smoke awareness area shown in green. These are not regulatory buffers, but notifications from the NC Forestry Service and Wildlife Resources Commission regarding activities that occur on the adjoining property owned by the Army Corps of Engineers.

**How does this relate to the Comprehensive Plan:**

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 in a split area of the county a portion of the property is identified as compact residential and the other portion of the property identified as conservation on the Future Land Use and Conservation Plan Map. The description for compact residential includes single family homes, community centers, amenities, recreational uses, schools, churches, large natural resource areas to small pocket parks and garden. The description for conservation includes single family, low impact development, passive recreation areas, and greenway trails. Conservation subdivisions are encouraged to protect nature resources while not disrupting agricultural practices. The developer also contacted the NC Natural Heritage Program to review their database for any rare species, important natural communities, natural areas, or conservation/managed areas within the project boundary and no rare species were identified in their records. It should be noted that Plan Chatham is not intended to be used as a regulatory tool but is a policy document. When reviewing subdivision applications, the boards can use the plan as a tool to identify future regulatory changes.

Ms. Tyson stated in closing the Planning Department recommends that the Planning Board review the proposal to determine if it complies with the conservation subdivision standards and guidelines. If the application is recommended for approval the Planning Department recommends granting approval of the road names Live Oak Drive, Orleans Drive, Harper Lane, Mercer Ridge, Savannah Ridge Lane, Telfair Lane, Warren Drive and granting approval of subdivision First Plat for **Savannah Ridge** with the following conditions:

1. The following development schedule shall apply: Construction Plan submittal for Phase 1 of 74 lots by November 30, 2022, and Final Plat submittal for Phase 2 of 84 lots by August 2023.
2. The Final Plat shall provide consecutive lot numbering.

3. 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.
- Mr. Mike Zaccardo of the Timmons Group stated this is a conservation plan with 158 lots on approximately 150 acres and cannot comment on how all the TRC meeting questions were answered. One of the bigger issues was from the Fire Chief on problems with on-street parking and we have provided no parking signs on both sides of the road. There were also concerns about off-site septic and the reason this project is laid out the way it is, is to avoid crossing any perennial streams and the septic fields are located where the best soils are. Our developer Zach Daugherty could not be at this meeting tonight so I will do my best to answer any questions you may have. The homes will be built by Adams Homes. On the smaller lots the homes will be about 1600 sq ft and will sell for the low \$300,000 and consider themselves as affordable custom homes builder. The project will have public water and the larger lots will have their septic systems on their own lots. The smaller lots will each have their own septic tanks but will share a septic drain field up to 6 homes. There will be 6 homes in a row with their own pumps systems tying into a common force main and the force mains will run beside each other with a permitted crossing of the stream and will continue to the remote septic fields to drain. In order to do this the HOA will need to hire an on-site wastewater operator to keep an eye on the systems and the remote fields by doing at least one annual inspection per year per the State requirements. 80% of these septic systems are conventional septic systems, when the force main comes over to the distribution box it will then gravity flow to the drain fields. There is one area where there will be a drip irrigation system.
  - Ms. Susan Miller of 446 Moncure School Road stated right now this is not a good idea for this development. There are concerns with the road and the existing traffic issues and potentially more that has not been addressed. There is a big concern and issues with school and the traffic, all of the traffic from this development is on this one little rural road, and she has not heard one word what the implications of the road will have on the community. Ms. Miller thanked the Planning Board.

Planning Board discussion:

- Vice-Chair Lucier asked how much of the open space is covered by the off-site septic fields. Mr. Zaccardo stated there is about 29 acres of open space, Ms. Tyson stated it is 29.2 acres of open space. Mr. Zaccardo stated there is 29 acres out of 61 acres. Vice-Chair Lucier stated he is asking about the open space; the open space is separate from the natural area. Vice-Chair Lucier asked if there is any open space that is not a septic field. Mr. Zaccardo stated 12 acres of the open space is not a septic field and 29.2 acres of the open space is a septic field and 52 acres of natural space. Vice-Chair Lucier asked how much of the natural space is taken up by the stream buffers. Mr. Zaccardo did not have an answer to this question.
- Chair Spoon asked about the designation of the primary and secondary natural areas and the applicant listed is wetlands, streams, and environmental buffers. All of these would be required to be set aside to begin with. Of those three categories for primary and secondary natural areas which of those would it fall in because there is no gravesites, and it is clear from the Natural Heritage Program that there is no rare species, high quality natural communities, natural heritage areas, or nature preserves on the property. Chair Spoon stated he did not see any wildlife action plans and did not exactly see where wetlands, streams, and environmental buffers do qualify as primary and secondary natural areas and is curious how the developer arrived at that conclusion that those can be included as primary and secondary natural areas. Mr. Zaccardo stated he cannot answer that question.
- Chair Spoon asked if the smoke awareness area is a regulatory buffer. Ms. Tyson stated she it is not a regulatory buffer. When you use the conservation viewer and pull up those buffers, you will see the buffered area. Sometimes there is a controlled burn on the Corps of Engineers property and the buffers shows the distance that smoke can travel while they are conducting the control burn. Chair Spoon asked if this area is zoned R1, Ms. Tyson said yes, that is correct. Chair Spoon asked if 158 homes on 150 acres an increase in density is over what would normally be allowed. Ms. Tyson stated it is allowed

because they have county water available so technically, they would be allowed 150 lots if the soils are there for septic.

- Mr. Andrews stated according to the developer the off-site septic will be monitored by an entity hired by the HOA that is licensed by the State. As the Planning Board we do not know what company is going to be used ahead of time and we do not know their records and Chatham County has had some successes and failures as far as these off-site septic systems are concerned.
- Ms. Siverson stated she has never seen this type of proposal that has come forward with these huge septic fields, so this is all new. She asked where the drip areas were located. Mr. Zaccardo stated the pink areas on the map will have drip and the tan areas will be standard. Ms. Siverson asked how much grading will be involved, presumably it looks like a lot. Mr. Zaccardo stated there will be taking trees out, but really you are not allowed to disturb that septic area. There will be minimal grading for the rest of the subdivision, we will have to put the roads in and there is not a mass grading plan, the property seems pretty level out there. They will put in a small gravel road for the septic piping and will leave the whole southern portion of the project as is, short of cutting the trees down and running the lines.
- Vice-Chair Lucier stated the access road in the center on the map under the amenity area, that would have to cross secondary natural areas, correct? Mr. Zaccardo stated it is crossing the stream and we will need to have an access easement to each of these septic areas and would probably go on the outside perimeter of the secondary natural area. Chair Spoon stated this should be part of the plans at this point. Mr. Zaccardo stated it has not been laid out yet, but they will be coming along the edge to the secondary natural area and not go through it.
- Chair Spoon stated looking at the site visit pictures some of the pools and wetland areas looked like they were old logging roads and ruts and manmade, is that the case? Mr. Zaccardo stated he believes the land was logged and when we walked the site it did not look natural. Ms. Siverson stated they looked at them during the site visit and the wetlands appeared to be manmade, but it was not obvious. Mr. Zaccardo stated there was at least a 24" pipe already installed when the logging road was put in.
- Mr. Fogleman asked why a traffic impact analysis was not done. Chair Spoon stated we have to defer to NCDOT, and it is not clear if this development is large enough for that type of study and we are limited to what we can regulate with NCDOT.
- Vice-Chair Lucier asked if they sought approval from the US Army Corps to have access to Jordan Dam Road. Mr. Zaccardo stated it would have been good for everyone if we could do that, but US Army Corps would not allow it.
- Vice-Chair Lucier stated the Fire Marshal has some issues with the parking and it seems like the solution was to put up three no parking signs along the road. Mr. Zaccardo stated that is correct and sufficient per the Fire Marshal from his understanding. Chair Spoon stated originally the Fire Marshal was concerned about the density of the lots and not enough parking. Mr. Zaccardo stated it was the concern about passage with the fire truck if there was parking on both sides of the road. Mr. Frazier stated the parking area is about 4/10<sup>th</sup> of a mile from the end of the cul-de-sac with the small houses and asked if there is a street lighting plan. Mr. Zaccardo stated it is not required and we do not have it proposed at this time. Mr. Frazier recommended parking be located somewhere else besides the amenity center, people would not want to walk that far in the dark. Mr. Zaccardo stated he will take note.
- Mr. Arthur asked if the changes brought up in the TRC meeting have been made to the plat yet and what is the status of that. Ms. Tyson stated some of the changes have been made on the plat, but there is still some from the Fire Marshal about the additional parking and access to some of the homes in the very back of the subdivision.
- Chair Spoon stated there are a lot of deficiencies in a lot of ways. The Fire Marshall concerns have not been fully addressed, access roads to septic areas not on plans and concerned it will go through the

secondary natural area, the primary and secondary natural areas were not properly classified, and the project in current form is insufficient.

- Mr. Arthur stated to Mr. Zaccardo, with all due respect you can't answer all the questions tonight. Mr. Zaccardo replied he will make sure if there is another meeting, he will have someone here to answer all of the questions. Mr. Zaccardo said to Chair Spoon they have met all of the criteria that has been asked of them through Planning staff and various meetings. Mr. Zaccardo asked for another opportunity for their Planner to be here to answer questions.
- Mr. Arthur stated an NCDOT assessment is important especially on such a small narrow road with an elementary school.
- Vice-Chair Lucier stated he shares the concerns with Chair Spoon. We have had several conservation subdivision applications, and this is the most poorly designed one they have seen. Protecting natural areas, access roads going through natural areas, the Fire Marshal concerns, and lack of transportation analysis by an elementary school. Vice-Chair Lucier stated he had a problem with this project. Mr. Zaccardo said they had met the Fire Marshall requirements. He also asked about the TIA and was told it was not required. On those two issues it was assumed they had met requirements. Mr. Zaccardo asked would the issues not come up at the TRC and staff review? Chair Spoon stated they may come up at TRC and here as well.
- Mr. West stated the roads need to be resolved with the traffic concerns.
- Chair Spoon stated we should put this item off to next month and maybe some of these question marks can be addressed.

Motion made by Mr. Arthur to table this item, second by Mr. Frazier. Motion to table this item passed 8-0, unanimously.

- Chair Spoon recommended the developer work with staff to bring it back and there are lots of questions about this project and conservation is the focus of this.

#### VIII. NEW BUSINESS:

#### IX. BOARD MEMBERS ITEMS:

- Chair Spoon asked about a liaison for Siler City to step up-no one volunteered. Chair Spoon said he will give one more month for a volunteer.
- Ms. Siverson has volunteered for the Ag Board liaison.

Update from the Planning Board liaisons.

- Vice-Chair Lucier stated the Pittsboro Planning Board meeting was last night with one agenda item. Route 64 and Northwood High School Traffic circle, preliminary plat for subdivision Phase II. Next to retail and residential, subdividing. Not part of Chatham Park, but across from Mosaic area.
- Ms. Siverson stated she read the Siler City Planning Board minutes and she reported they are looking at their watershed rules.
- Chair Spoon stated he mentioned last meeting a small group of people have been meeting to make some quick changes to the conservation subdivision. We have a redline version and staff is working with the County Attorney. These will be reviewed by ERAC first. It will probably go to ERAC, then public hearing then to the Planning board maybe by October. Chair Spoon stated he will speak with Mr. Sullivan to discuss all the steps. Conservation Subdivisions that come through do not seem to meet all the criteria and should not be proposed as such, hopefully changes will help.



- Mr. Andrews asked about the role of the Planning Board in this process and clarification. Chair Spoon stated we are allowed to discuss our ordinance and present proposed changes to the BOC for final approval. There was some Board discussion about the process of making text amendments to the ordinances.

X. PLANNING DIRECTOR'S REPORTS:

Mr. Sullivan reported on the following:

1. Minor Subdivision spreadsheet
2. Upcoming August Public Hearings

XI. ADJOURNMENT:

There being no further business, the meeting adjourned at 8:21 p.m.

Signed: \_\_\_\_\_ / \_\_\_\_\_  
Jon Spoon, Chair Date

Attest: \_\_\_\_\_ / \_\_\_\_\_  
Dan Garrett, Clerk to the Board Date