

## Meeting Minutes

Chatham County Environmental Review Advisory Committee (ERAC)

April 14, 2022 - 6:30 p.m.

Remote Meeting via Go To Webinar

### Attendance

**Staff:** Rachael Thorn, Dan Garrett, and Hollie Squires as the Recording Secretary to the Environmental Review Advisory Committee

**Members Present:** Jeannie Ambrose, Elaine Chiosso, Heather Holley, Alicia Koblansky, Frank Stillo, Andrew Clark, and Jeanette Ragland

**Guests:** Diana Hales, Charles Cooper, Julie Esther, Jennifer Pavao, and Dani Wise Johnson

**Members Absent:** Terri Tyson, Stacey Christian, Mary Beth Koza, Amy Fulford

#### 1. Call to Order @6:30 pm

#### 2. Virtual Meeting Guidelines

- Please keep microphones muted.
- Use the Chat Function if microphones fail or for connectivity issues.

3. **Approval of meeting minutes** - March 2022 minutes, a couple minor changes and a motion to approve by Ms. Koblansky and second by Mr. Stillo and passed unanimously 7-0.

#### 4. Discussion of Conservation Subdivision Ordinance

- **7.7A** 50% should be the new minimum of conservation space in a project area.
- **7.7B** Conservation space needs to be changed to natural space. A new definition should be added to the “meaning of Common Words” of the Subdivision Ordinance.
- **7.7C** Conservation Space should be changed to Natural Space. 100% of natural space shall consist of a contiguous tract unless conservation goals as approved by the county would be best met by conserving more than one space. The natural space should adjoin and neighboring areas of natural space on other parcels whenever possible.
- **7.7D Part 2** Eliminate what is written and recommend the establishment of a new subdivision category for agriculture.

- **D Part 7** Trails for pedestrian use are permitted in both open and natural space, provided that best management practices and approved trail management plan are employed, and that wetlands and stream buffers are undisturbed.
- **7.7I** Riparian buffers were added to the area to be subtracted from the base density of a conservation subdivision.
- **7.7G** "ERAC recommends that additional language is added to the ordinance to convey that the Management Plan and a Memorandum of Understanding between the HOA and County are recorded to ensure that maintenance, responsibilities, and required funding duties are clearly defined and tied to the PIN in County records." **(Written by Heather Holley)**
- **New Requirement** All new subdivisions that are within the designated areas shown in Chatham County's Comprehensive Future Land Use Plan Map for conservation lands must be approved as conservation subdivision. **(Heather Holley)**
- **Further Questions for Guidelines**
  - **Question 1: Is there more specific information needed?** No, more specific information is not needed for corridor size, habitat quality, parameters.
  - **Question 2: Are the current priorities for Primary and Secondary natural areas satisfactory as is, or do they need revising. For example, do we believe Historical and Cultural Resources should be included as Primary Natural Areas?** Do we think historical and cultural resources should be protected before wetlands in a conservation subdivision?

5. Voted to amend points above, motioned made by Mr. Stillo and seconded by Ms. Holley.

Voted via roll call (7-0 Passed unanimously)

## 6. Public Input.

Jennifer Pavao

- Haven Creek property owner
- Erosion of the stream bank
- More frequent flooding

- Upstream development has affected the downstream lands
- Tree canopy cut down
- **Hopes committee will continue to protect Chatham County resources.**
- Was informed her property is not under Chatham County's jurisdiction.
- The county does not have the capacity to take on Siler city or Pittsboro. Only reason we have erosion control is because it was agreed upon before Chatham Park started and we cannot change it mid project.

## 7. Announcements and Updates:

- **Jeannie liaison for the Planning Board advisory Committee** – planning board had meeting April 5<sup>th</sup> quasi-judicial public hearing for a special use permit for a new EMS station approved unanimously and no one spoke at the input session.
- **Alicia liaison for the Climate Change Advisory Committee**- Sent in comments to Chance for the UDO audit. Multiple mentions of the tree ordinance were put in the comments. Next meeting for the Climate Change advisory Committee on April 28<sup>th</sup> on what the main goal will be for the coming year; electric vehicles, charging stations, protection of land and agriculture.
- **Tree Ordinance**- due to four advisory committees being interested on working together the county staff wanted to put this through to the county manager and attorney to decide how it should be set up.

## 8. Adjournment Ms. Koblansky motioned and seconded by Mr. Stillo. @8:41 pm