



Chatham County Planning Board Minutes May 7, 2024

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

Present

Jon Spoon, Chair
Tony Mayer
Amanda Roberson
Nelson Smith
Jamie Andrews

Mary Roodkowsky, Vice-Chair
Shelley Colbert
Eric Andrews
Clyde Frazier

Absent

Norma Hernandez
Elizabeth Haddix

Planning Department

Jason Sullivan, Director, Chance Mullis, Assistant Director, and Dan Garrett, Clerk to the Planning Board.
UDO Consultants: Kelly Cousino, Sean Scoopmire, and Geoff Green.

I. CALL TO ORDER:

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

II. DETERMINATION OF QUORUM:

Chair Spoon stated there was a quorum, 9 members were present. Ms. Hernandez and Ms. Haddix were absent. Chair Spoon also welcomed our new At Large Planning Board member Jamie Andrews.

III. APPROVAL OF AGENDA:

Approval of the Agenda – Motion made by Vice-Chair Roodkowsky to approve the May 7th agenda, seconded by Ms. Robertson. The agenda was approved, 9-0, unanimously.

IV. APPROVAL OF THE MINUTES:

Consideration of the April 2, 2024 meeting minutes. There were a couple minor edits. Motion by Mr. Mayer to approve the April 2nd minutes and seconded by Ms. Colbert, the minutes were approved 8-0, Mr. Frazier abstained because he did not attend the April meeting.

V. PUBLIC INPUT SESSION:

There was not anyone who signed up to speak.

VI. SUBDIVISION ITEM:

1. Request by RGH Landscape Architecture, PLLC on behalf of Fitch Creations, Inc. for subdivision Sketch Plan Revision and Preliminary review Fearington P.U.D. Section X, Area "F" Currituck, consisting of 6 lots on 3.419 acres, located off Millcroft (SR-1817), parcel 18998 in Williams Township.

Mr. Sullivan said the request before the Board is for sketch plan revision and preliminary plat review and approval of Section X, Area "F" Currituck, consisting of 6 lots on 3.419. Six lots are proposed with an average of over a half an acre. The previous 12 lots design may be viewed online.

County water is available and will be utilized. The Water Main Extension Permit and the Authorization to Construct, dated February 25, 2022 issued by NC Department of Environmental Quality (NCDEQ), Division of Water Resources have been provided. Sewer service is provided by the Fearington private wastewater treatment plant. Alan Keith, P.E., Diehl & Phillips, P. A. provided a letter dated October 31, 2023, stated, "The Fearington WWTP currently has capacity to serve Section X, Area "F" at Fearington (1,250 gallons per day)." The Wastewater Collection System Extension Permit, issued by the NCDEQ, Division of Water Resources, dated October 4, 2023, has been provided. The main roadway, Millcroft, had final plat approval on March 5, 2024. The road name Millcroft has been approved by the Chatham County Emergency Operations Office as acceptable to submit for approval by the Board of County Commissioners. Fearington is not subject to the Chatham County Stormwater Ordinance.

Fearington is subject to the 1994 Watershed Ordinance which requires a 50-foot stream buffer along perennial and intermittent waters not within 2500 feet of rivers. The project provides an additional 10' voluntary stream buffer with the 50' stream buffer north of the project. The stream to the east of the project has a 30' voluntary stream buffer. An approval letter for revised plans dated March 25, 2024, by Mr. Justin Hasenfus, Watershed Protection Erosion Control Program Manager with Chatham County stated the soil erosion and sedimentation control plans are accepted. There is .304 acres of open space located between lots 4714 and 4716.

The TRC reviewed the request on April 17, 2024. Mr. Robb Harrison and Alan Keith attended. Mr. Harrison stated the sketch plan needed to be changed since the original design was with a cul-de-sac and if they had gone with the cul-de-sac design no trees would be left. Discussion included road names are approved per Emergency Operations. NCDOT asked that there be adequate sight distance for each driveway. Chatham County Historical Association asked to look for artifacts as the project moves forward. No other staff concerns.

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. These properties are in an area of the county identified as villages on the Future Land Use and Conservation Plan Map. The description for villages includes retail, restaurants, services and offices, light industrial uses, residential with smaller lot size, public/open space, small parks, walking paths, and greenways. 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.

Mr. Sullivan stated the Planning Staff recommends granting approval of the Sketch Plan revision and approval of Preliminary Plat as submitted with the following conditions:

1. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.
2. Prior to final plat recordation the engineer shall certify to the county that there is all weather access for emergency vehicles and the certification must be approved by the Fire Marshal.

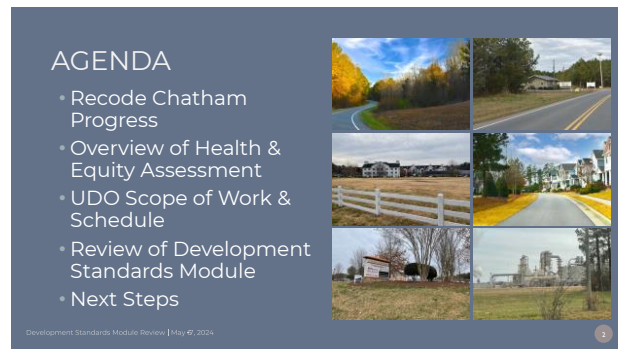
- Chair Spoon confirmed with the applicant that the reason for this sketch plan revision was to reduce the number of lots that originally was planned to save the mature trees on the project. Mr. Greg Fitch said yes, once we started looking at the details of the plan we realized there would not be much left of the trees and that is not the type of project we want to create.
- Mr. Mayer asked what is the benefit for the developer to keep more trees verses more lots for this project? Mr. Fitch said once we looked into this area with more detail we realized with the topography and the protected water features this area would create tight lots and that is not our goal. We also wanted to provide the feeling of a wooded area and spaced-out lots, much like Area M, which is next to this project, we wanted it to flow smoothly and feel the same.

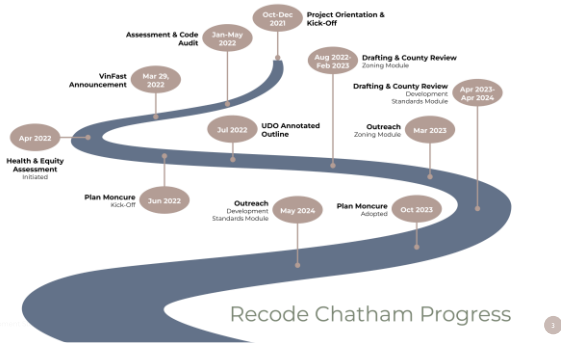
Motion made by Ms. Robertson to approve this item, seconded by Mr. Mayer. There was a vote and the item was approved 9-0, unanimously.

VII. UNIFIED DEVELOPMENT ORDINANCE:

1. UDO Module 2: Development Standards Public Review Draft Presentation.

- Chair Spoon said we will be receiving a presentation from the UDO consultants, Kelly Cousino, Sean Scoopmire, and Geoff Green. Chair Spoon also asked if there was anyone in attendance that would like to provide public input. There was no one wishing to speak.
- Ms. Kelly Cousino started the presentation and spoke on the slides below.





Health & Equity Assessment
and Approaches to the Unified Development Ordinance

Task 2
Health & Equity Assessment

Health & Equity Assessment

- Partnership between Chatham County Public Health and Planning Departments
- Funded by a portion of the Public Health Dept.'s Healthy Communities Grant

PROJECT PURPOSE

The central purpose of the Health & Equity Assessment is to:

1. Examine critical areas of health & equity within Chatham County;
2. Identify significant gaps through evidence-based data; and
3. Recommend steps and approaches in the Unified Development Ordinance that close those gaps.

7 CORE AREAS OF ASSESSMENT

1. Healthy Food Access
2. Obesity & Inactivity
3. Mobility & Multi-Modal Access
4. Environment & Pollution
5. Displacement & Gentrification
6. Access to Health Care & Early Childhood Development
7. Access to Affordable Housing

Each area includes:

- *Broad Overview* (Definition of Topic, Background, Themes, etc.)
- *Findings* (Research, Data, Indicators, Sources)
- *Implementation Approaches* (UDO and non-UDO)

Area 2: Obesity & Inactivity

HEALTHY COMMUNITIES

Indicates there are many barriers to physical activity and a lack of safe, accessible places to exercise. Residents in the County should have access to safe and accessible places to exercise. This includes having access to safe and accessible places to exercise. This includes having access to safe and accessible places to exercise. This includes having access to safe and accessible places to exercise.

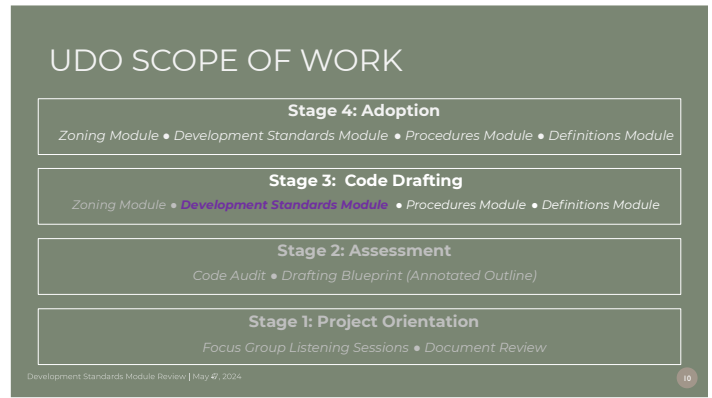
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Area 2: Obesity & Inactivity

UDO INTEGRATION

	1. Introduction	2. Zoning	3. Use Regs.	4. Dev. & Design	5. Tree Protection	6. Open Space	7. Infrastructure	8. Wetland	9. Stormwater	10. Soil & Sed.	11. Flood Prevent.	12. Subdivision	13. Precast/ret.	14. Review Bodies	15. Nonconform.	16. Enforcement	17. Definitions	18. Definitions	19. Submittal Req.	
Universal Design																				
Community Gathering Space																				
Link Neighborhoods with Parks & Open Space																				
Public Access to Parks																				
Safe Active Areas																				
Walkable Subdivisions																				
Pedestrian-Oriented Design																				
Flexible Public Space Standards																				



2024

MAR	APR	MAY	JUN	JUL
Mar 1 Deadline for Module 2 comments from staff and advisory boards	Apr 15 Module 2 Public Review Draft posted online	May 1 Deadline for Module 3 comments from staff and advisory boards	Jun 10 Module 3 Public Review Draft posted online	Jul 15 & 16 BOC & PB Review of Module 3
		May 6 & 7 BOC & PB Review of Module 2		
UDO Subcmte Review of Module 3				
Scenario Testing (up to 10 sites)				
AUG	SEP	OCT	NOV	
Aug 31 Consolidated UDO Draft Complete	BOC & PB Review Meetings (virtual or in-person)	BOC & PB Adoption Meetings		

KEY:
Module 2
Module 3
Final Consolidated UDO

- Following adoption of the UDO, the consultant team will:
- » Prepare the final UDO, with any edits required by the BOC;
 - » Prepare an Administrative Manual; and
 - » Conduct a training session with frequent code users.

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- Chair Spoon asked if scenario testing is something we could incorporate into the Planning Board schedule later on in the year to conduct a trial scenario evaluating a project under the new criteria. Mr. Sullivan said yes, once staff and the consultants have run through some of the scenarios then we can bring a testing project to the Planning Board for the board to see the process and the new regulations.

UDO ORGANIZATION

- Chapter 1: Introduction
- Chapter 2: Zoning Districts
- Chapter 3: Use Regulations
- Chapter 4: Development & Design Standards
- Chapter 5: General Subdivision Standards
- Chapter 6: Conservation & Open Space
- Chapter 7: Infrastructure & Public Improvements
- Chapter 8: Watershed Protection
- Chapter 9: Stormwater Management
- Chapter 10: Soil Erosion & Sedimentation Control
- Chapter 11: Flood Damage Prevention
- Chapter 12: Procedures
- Chapter 13: Reviewing & Decision-Making Bodies
- Chapter 14: Nonconformities
- Chapter 15: Enforcement
- Chapter 16: Rules of Interpretation & Measurement
- Chapter 17: Definitions & Acronyms
- Chapter 18: Submittal Requirements

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ANNOTATED OUTLINE

- Drafting "blueprint"
- Working document that is updated as the UDO takes shape
- Shows structure of UDO and where current code provisions are anticipated to be located

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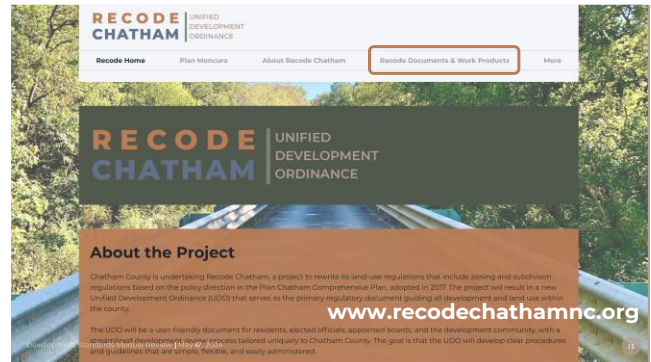
WHAT GUIDES THE INITIAL UDO DRAFTS?

1. *Plan Chatham*
2. The input of the Focus Groups, community, Planning Board, Board of Commissioners, and County advisory committees (*Audit Report*)
3. Draft *Health & Equity Assessment*
4. Direction from staff and Planning Board UDO Subcommittee as we go



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- Vice-Chair Roodkowsky said she does not see much on poverty and jobs in the health and equity report on the economic side, which has a lot to do with health and equity. Mr. Mullis said a lot of the information used in the health and equity report was pulled from the Chatham County community health assessment and there was a lot of small meetings with Planning and Health department staff as well as with a White & Smith consultant. That consultant did a lot of research on this and navigated where the areas aligned with the community health assessment and the with the research we will incorporate into a regulatory framework. Vice-Chair Roodkowsky said when we look at community centers and employment nodes and how we zone parcels in those areas, we need to make sure there are opportunities to create jobs, because income has everything to do with every one of these listed terms. It would be wise to promote employment appropriately and linking it to health and equity.
- Ms. Cousino said the focus was mostly what we could do in the UDO, but we see the link between zoning and the employment centers and some of the nodes that are in the Comprehensive Plan and tying that to health and equity. Ms. Cousino asked if the board would like to see revisions regarding this. Vice-Chair Roodkowsky said she would like to see a core area that points to that direction, making explicit linkages could be useful and helping that happen in a planned way. Chair Spoon said we could make references to the EDC strategic plan, because they are already planning on covering these topics.
- Ms. Colbert said a portion of the focus on this was funded with a public health grant and understands what is being discussed, but some of these key issues are tied to the funding. Mr. Mullis said that is

correct, the whole assessment was funded by a grant for the Health department. The Planning and Health department have been collaborating more on different projects because we want to connect our fields and what is best for the public.

- Mr. Smith asked what does this health assessment actually mean, how much detail will be researched? Mr. Mullis said this health assessment is focusing on the core areas that we can modify within the regulatory framework to help improve and promote different topics and initiatives within the county. Mr. Sullivan said this is also tied into the 3-year health assessment that the Health department does and is actually underway right now. They have people going door to door with a survey to capture a lot of information for that assessment.
- Jamie Andrews said in terms of the assessment and representation of the topics in the report, it would be helpful to do more like what is seen on page 14 of the report. There are maps shown overlapping between low access to food and low income, if there were to be more representations of that in areas such as different racial makeups and provide access to green spaces or community spaces, and things like that. Jamie Andrews said where these gaps overlap enhances the visual representation of equity or where those needs may be. Ms. Cousino said some of the maps and graphics in the report were from other sources because the funding did not allow for original material.

CHAPTER 4: DEVELOPMENT & DESIGN STANDARDS

- Building Design
- Fire Protection
- Landscaping & Screening
- Lighting
- Parking & Loading
- Signs



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Chapter 4: Development & Design Standards

4.2: BUILDING DESIGN

- New architectural standards
- Applies to:
 - Non-residential,
 - Mixed use, and
 - Multi-family buildings (5+ units)

Architectural Standards:

- ↳ Frontage types
- ↳ Roofs
- ↳ Wall planes
- ↳ Building composition (top, middle, base)
- ↳ Area for wall signs
- ↳ Windows
- ↳ Exterior materials

Additional Standards for:

- ↳ High-visibility corner sites
- ↳ Roof-mounted utilities
- ↳ Auto-oriented canopy structures
- ↳ Outdoor display and storage areas

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Section 4.2: Building Design

DESIGN PRINCIPLES

- Purpose:
 - Promote improved general appearance of buildings
 - Aesthetic enhancement of the County's towns, rural villages, and crossroad communities
- Findings:
 - Chatham County Design Guidelines, drafted in 2022.
 - "The Architectural Heritage of Chatham County, North Carolina"
 - "A Guide to Historic Architecture of Piedmont North Carolina"

Principles:

1. Maintaining Rural Character
2. Conserving Natural Resources
3. Resilient & Healthy Communities



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Section 4.2: Building Design

PRIMARY & SECONDARY FACADES

- Prioritizes the fronts of buildings w/ "primary façade" to face the street, interior street, parking area, or publicly accessible open space
- Requires a pedestrian pathway connecting to existing or planned public sidewalk



Legend:

- 1 Primary Façade
- 2 Secondary Façade
- 3 Pedestrian Entry
- 4 Pedestrian Path

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FRONTAGE TYPES

- Required along primary and secondary frontages
- Supports variety of building design
- Ensures protection of pedestrian from elements
- Promotes activity and safety at point of access
- Types:
 - Shopfront
 - Arcade or Gallery
 - Covered Entrance
 - Residential Stoop / Commercial Stoop
 - Porch or Portico
 - Commercial Terrace / Plaza
 - Forecourt



EXTERIOR MATERIALS

- Prohibits unfinished concrete masonry units (CMU) block; plywood; and vinyl siding
- Prohibits corrugated metal & exterior insulation and finish systems (E.I.F.S.) along the base of the building
- Multi-family buildings (5+ units) must use:
 - Brick, stone, or similar material
 - Wood
 - Fiber Cement Siding
 - Stucco Finish

SOLAR ENERGY SYSTEMS

- Required for buildings greater than 100,000 sf GFA
- May be roof-mounted, integrated with the building, or ground-mounted
- Ground-mounted may be incorporated as canopies above surface parking areas or above ground cover vegetation

- Chair Spoon asked if we are planning on having any mechanism in place where a historical building could take advantage of a rehab code, so they are not required to come up to the current aesthetic standards? Ms. Cousino said we have not incorporated a rehab code so that would fall into non-conforming provisions. Ms. Cousino said it might be worth looking into and produce different standards for historical structures. Chair Spoon said there is a state rehab code we could refer to, but we do need to have something in place so a historic building is not required to add all these new design aspects, but rather it can keep its historic character.
- Ms. Robertson said these materials can be costly, what if someone wanted to build a shed behind their house, would they be required to use the same material? Ms. Cousino said the current draft does not

exempt accessory buildings, but that also came up at the BOC meeting so it will be added. Ms. Robertson also said regarding the solar panels required for buildings greater than 100,000 sf, can the square foot requirement be lowered? Ms. Cousino said yes it can be lowered and this is something else we discussed with the commissioners in detail and they asked the consultants to look further into some different ideas for smaller buildings.

- Mr. Frazier said he is a big supporter of the solar panels in parking lots, but what is the logic of wrapping the support columns? Chair Spoon said he believes the wrapping is for durability and too protect the structure from cars that would potentially hit the support beams. Ms. Cousino said that is correct, the concrete wrapping is for durability, aesthetics, and safety. Mr. Sullivan said the structure is normally aluminum, so this is most likely for structure and safety. Ms. Robertson said it would be good to add that this requirement is for structural support rather than aesthetics.
- Ms. Robertson said she has a concern for the cost that will go into the aesthetics and we need a balance. Mr. Mayer said he has concerns for small businesses and how they may be able to budget for this. Mr. Mayer also asked if there is a determined amount of solar energy the business is required to produce for the size of their project. Ms. Cousino said that is not defined, but that is a good point and we will look into that.

Chapter 4: Development & Design Standards

4.3: FIRE PROTECTION

- Authorizes Fire Marshal to enforce prohibitions against on-street parking on any streets not expressly designed and constructed to accommodate it, if the on-street parking obstructs access by fire apparatus
- Cross-references Chapter 93: *Fire Prevention & Protection* permit requirement for uses involving hazardous materials

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Chapter 4: Development & Design Standards

4.4: LANDSCAPING & SCREENING

- Generally incorporates standards from CCAC's Revised Design Guidelines
- **General Landscaping Standards**
 - Builds on and reorganizes the general landscaping standards in the Revised Design Guidelines, largely Section 8
 - New native plant and species diversity requirements
- **Building Foundation Landscaping**
 - Updates and clarifies standards in Section 8.8 of Revised Design Guidelines

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- Consultant Geoff Green spoke on the next several slides regarding landscaping and screening.

Chapter 4: Development & Design Standards

4.4: LANDSCAPING & SCREENING

- **Parking Lot Landscaping**
 - Updates existing standards and adds new option for use of "solar canopies" as interior landscaping in parking lots
- **Screening of Site Features**
 - Updates and clarifies existing requirement to screen outdoor storage areas, garbage collection areas, etc. from view
- **Landscaping Maintenance**
 - Updates existing standards, makes clear the landowner's responsibility to maintain landscaping

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Section 4.4: Landscaping & Screening

TRANSITIONAL BUFFERS

- Builds on screening standards from Revised Design Guidelines
- Modified to reference updated set of uses in new Ordinance
- New street buffer required along major roads in County (such as US 64 and portions of US 15-501 and US 421)

Buffer Type and Description	Illustration of Required Vegetation in Buffer Segment (20 feet width by 100 feet length)
Type A: Opaque This buffer is a complete barrier that prevents visual contact between uses and creates a strong separation at any time of year.	
Type B: Semi-Opaque This buffer provides a moderate amount of screening that allows views into property from certain areas or during certain seasons.	
Type C: Aesthetic This buffer functions as an intermittent visual obstruction, creating the impression of separation without minimizing visual contact between uses.	
Type D: Successional Growth This variable width buffer uses existing natural vegetation to provide separation between uses and a visual screen between development and certain major streets.	

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- Chair Spoon asked if there was any mention of invasive species remediation in buffers? Mr. Green said yes, there is a list of approved species that you are allowed to plant and a list of invasive species which

you are not allowed to plant. Ms. Robertson asked if the approved plant list is native plants and no other alternatives. Mr. Green said it is not all native, but a certain percentage of the buffer must be native plants. Mr. Mayer said he was part of creating this list when he was on the Appearance Commission and this is a good list.

- Ms. Cousino spoke on the following slides regarding lighting.

Chapter 4: Development & Design Standards

4.5: LIGHTING

- Modernizes and simplifies current exterior lighting regulations
- Applies to:
 - Commercial, office, institutional, and industrial developments
 - Multi-family dwellings containing 5+ dwelling units
 - Apartment complexes
 - Vehicular canopies
 - Outdoor display areas

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Chapter 4: Development & Design Standards

4.5: LIGHTING

- Introduces lighting zones (groups of similar zoning districts) that regulate amount of lighting and off-site impacts
- Regulates lighting levels using International Energy Conservation Code (IECC), a component of the Building Code
- Regulates off-site impacts using BUG ratings
- Regulates lighting color
- Eliminates street lighting exemption; requires all streetlights to:
 - Be fully-shielded
 - Comply with color standards

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Section 4.5: Lighting

LIGHTING ZONES

- **LZ-1**
 - Low ambient lighting
- **LZ-2**
 - Moderate ambient lighting
- **LZ-3**
 - Moderately high lighting levels

Zoning District	Lighting Zone (LZ)
PP, AG, RA, R5, R2, RV	LZ-1
R1, OI, NB, CB, RB, RHC, IL, CD-CR, CD-MU, CD-CN	LZ-2
IH	LZ-3

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Section 4.5: Lighting

BUG RATINGS

- **Backlight**
- **Uplight**
- **Glare**
- Provided on the manufacturer's spec sheet for the luminaire
- Easily verifiable during site plan review
- Eliminates need to regulate footcandles at the lot line

The diagram illustrates the BUG (Backlight, Uplight, Glare) rating system. It shows a luminaire with three zones: Backlight Zone (30°), Uplight Zone (90°), and Forward Light Zone (30°). Glare is indicated by red dashed lines at 60° and 90° angles. The diagram is labeled with 'Backlight Zone', 'Uplight Zone', and 'Forward Light Zone'.

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- Eric Andrews asked about category LZ-1 and if commercial farming such as poultry houses would be required to have low ambient lighting. Mr. Sullivan said they would be exempt because they are a bona fide farm, we cannot regulate a farm.
- Mr. Smith asked about residential security lighting. Ms. Cousino said this does not apply to residential except for multifamily five or more units and apartment complexes.
- Ms. Robertson said the lighting and the night sky has been a big deal in Chatham for a long time and glad to see this in the UDO, but can we look at lowering these standards. Ms. Robertson suggested LZ-1 with no ambient lighting and LZ-2 as low ambient lighting, there will be growth and the light pollution it will bring needs to be managed as we move forward. Ms. Cousino said this only applied to non-residential districts and would not apply to residential districts. Ms. Cousino said a step further would be to regulate lighting, but that is hard to enforce. Mr. Sullivan stated staff has regulated outdoor lighting for many decades and in the last 5 years we have probably received 3 complaints about residential lighting and in all three of those cases there was an underlining issue between the neighbors. The exterior light was a secondary issue.

- Mr. Mayer said he is mostly concerned about street lighting and feels like we need to be strict on those regulations and keep them out of the rural areas.
- Jamie Andrews asked to what extent do we impose lighting standards on buildings in low density or single-family residential areas. Mr. Sullivan stated there are statutory limitations on zoning regulations and the county attorney said the way the law is written we probably could regulate exterior lighting, but as far as other aspects of how a house may look we cannot regulate unless it is in a historical district.
- Jamie Andrews asked about street and other public lighting, will the new BUG standards apply to existing fixtures or as we move forward with new fixtures? Ms. Cousino said this will be for new development, or new or replacement light fixtures on existing development property.
- Ms. Colbert asked if NCDOT has any jurisdiction over these lighting concerns? Mr. Sullivan stated NCDOT has jurisdiction on the interstates where they are installing the lighting, other than that, it is just another utility being installed as far as they are concerned.
- Chair Spoon said we need to have something for nuisance lighting in residential areas for extreme cases. Ms. Cousino said under the applicability we do not regulate lighting on the interior of a building, except to prohibit it from being a nuisance, and then we defined what that means. We could do the same thing for residential exterior lighting. Mr. Frazier stated the proposal does include a prohibition on nuisance lighting under section 4.5.4.c., lighting that creates excessive glare or light trespass. Chair Spoon said we could further define that with what level is excessive brightness.
- Mr. Green spoke on the following slides regarding parking & loading.



PARKING RATIOS

- Eliminates parking requirements for most uses
 - Minimum parking standards lead to excess parking, which raises development costs and amount of impervious surface
 - Difficult to calibrate
 - Developers incentivized to provide enough parking, not excess
 - County context reduces risk of “spillover” parking
- Many communities have eliminated minimum parking requirements; none have reinstated them

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- Vice-Chair Roodkowsky said in the UDO subcommittee review we discussed providing safe pedestrian transit between parking lots and from the parking lots to structures, has that been incorporated in this section? Mr. Green said yes, the destination to the off-site parking has to meet standards, such as a sidewalk if it crosses a road there needs to be safe crossing. Vice-Chair Roodkowsky also confirmed these same standards for parking are applied in the residential areas. Mr. Green said yes, there are parking standards and requirements in the residential areas as well for the parking lots.
- Mr. Mayer asked if these standards had been coordinated with public transit? Mr. Green said giving the current transit in the county it is hard to adjust this to take public transit into account. By eliminating the minimum parking requirement, the idea is the development will provide the required parking today, but over time there is a possibility for transit and can be redeveloped if needed. Mr. Mayer said are there standards residents will wish we adopted 20 years from now that would help with transit planning? Mr. Green said the standards are requiring sidewalks with street frontage to the destination and that will start the infrastructure for future transit in the county.
- Mr. Smith asked would either the residential parking or the off-site parking lots include large vehicles like RV's, boats, or the occasional truck driver to leave their semi-trailer? Mr. Green said multifamily developments will need to provide a certain number of parking spaces, but there are no provisions beyond that for extra spaces. The developer can provide extra parking if they choose to, but it is not required. Mr. Green said as far as commercial parking for residential areas, we do not have any provisions for, but we will be willing to look into that. Chair Spoon said that falls under HOA regulations and they generally do not allow that, although there is one development that is providing RV parking for their residents and it is working well for them.
- Jamie Andrews said they were curious about were do the solar energy panels come into play when we are talking about these minimum parking requirements especially in residential areas. Mr. Green said those requirements fell under the landscaping provisions for parking lots and is more for larger parking lots and not intended for smaller residential parking.
- Ms. Colbert said when we are talking about not having minimums for parking, what about disabled parking access? Mr. Green said there are requirements if the development provides parking for disabled parking spaces, the appropriate percentage of spaces must be for disabled parking and that is required by state law.
- Mr. Mayer said it is difficult for me to support cutting trees down for solar panels. Mr. Green said when a parking lot is being constructed all the trees are removed and then new trees are planed in

the small islands. So, no trees are being saved, this provides an option for the developer. Mr. Mayer said the new trees will stay and grow old, but the solar panels could be broken and worthless in 30 or 40 years. Mr. Green said the developer does not have to do all or the other, they can do both trees and solar. Mr. Mayer said it seems like we are pitting two environmental groups against each other and is voicing his complaint.

- Mr. Sean Scoopmire spoke on the following slides regarding signs.

Chapter 4: Development & Design Standards

4.7: SIGNS

- Combines:
 - ZO §15: Regulations Governing Signs
 - ZO §13.12: Permanent Sign and Billboard Lighting
 - Chatham County Off-Premise Signs Ordinance (OPSO)
- Content neutrality is the primary goal.

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Section 4.7: Signs

CONTENT NEUTRALITY

- Required by First Amendment protections of free speech.
- Cannot generally regulate signs based on their content.
- Implementation:
 - Exempt signs
 - Prohibited signs
 - Sign districts
 - Incidental signs
 - Temporary signs

Standard	Sign District				
	AOS	RES	LC	GC	IND
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit required	No	No	No	No	No
Setback (min)	N/A	N/A	N/A	N/A	N/A
Number (max per entrance/st)	2	1	2	2	2
Sign Area (max)	4 sf	2 sf	4 sf	4 sf	4 sf
Sign Height (max)	4 ft	3 ft	4 ft	4 ft	4 ft
Letter height (max)	3 in	3 in	3 in	4 in	4 in
Illumination	No	No	Yes	Yes	Yes
Readersboard	No	No	No	No	No
EMC	No	No	No	No	No

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- Ms. Colbert said she does not see any regulations for county owned property. Mr. Scoopmire said government signs are exempt. Ms. Colbert said that makes sense, but we have examples throughout the county where schools have commercial signage on school property and it abuts a residential neighborhood. Mr. Scoopmire said he will look to see if the school district is listed, normally we do not include the school district, but sometimes we do. Mr. Scoopmire asked if the board would prefer the school district not be included in the exempt signs category. Ms. Colbert said she will forward examples and this is something we could discuss in further detail at a later date. As an example, a middle school has close to 60 signs on all of the athletic fields which are banner type signs that have been up for over a year and directly face into a residential area. This is where the regulation could be used in the same manner for commercial signs in other locations. Mr. Scoopmire said that is a good point and we will look into it.
- Mr., Mayer asked if neighborhood entrance signs are regulated. Mr. Scoopmire said yes, they are regulated and are required to be a soft appearance and blend with the landscaping surrounding it. Mr. Scoopmire said if you could provide us some neighborhood signs you do not like, that will help us understand what you are referring to and we can refine the design standards.

BILLBOARDS

- Declared nonconforming
- New billboards cannot be constructed
- But allows their continued use, maintenance, and relocation for highway construction
- Maintains current location standards
 - Adjacent to:
 - U.S. Highway 64 west of Pittsboro
 - U.S. Highway 421
 - Separation distance:
 - One mile from another billboard
 - 1,000 feet from a school, residence, church or place of worship, public park, or cemetery
 - 250 feet from intersections and bridges

MULTI -TENANT DEVELOPMENTS

- Multi-tenant developments defined
- Freestanding signs: 25% larger area allowance
- Attached signs: limited to tenants with a separate public entrance

- Mr. Frazier said about multi-tenant signs, would this restriction push developments to buildings with multiple separate entrances and single level developments? Mr. Scoopmire said that is an interesting point on how this sign regulation could determine the building orientation, we will consider this and see if we can polish this restriction.

LIGHTING AND EMC S

- Adds new allowance for Electronic Message Center of 25% of face area in general commercial districts.
- Lighting changed from required downlighting to allow uplighting.
- Supplements the lighting intensity standards by replacing wattage with lumens.

- Jamie Andrews asked to elaborate on the uplighting, downlighting, and electronic messaging centers have as far as control on brightness and color. Mr. Scoopmire said for uplighting and downlighting, generally the lighting standards require downlighting, and it was recommended by staff and the county attorney we do not recommend we not include downlighting on sign standards because it would create a significant problem and limitation for billboards. Jamie Andrews said downlighting is good especially when it comes to billboards and if they are large and electronic projecting every which way, it can be intrusive. Chair Spoon said we are making billboard non-conforming and we should not see many more in Chatham County, not sure how many concessions we need to make for them. Mr. Scoopmire said there is a prohibition on the electronic billboards.

- Ms. Cousino spoke on the following slides regarding subdivision standards.

CHAPTER 5:
GENERAL
SUBDIVISION
STANDARDS

- Sliding scale density in AG & RA Districts
- New design requirements:
 - Compact subdivisions
 - Townhouse subdivisions
 - Non-residential subdivisions

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Chapter 5: General Subdivision Standards

SLIDING SCALE DENSITY

- Implements *Plan Chatham* Strategy 6.4 using the case study example on p. 99 of the plan, though proposed density is lower
- Goals:
 - Reduce conflicts between agricultural and residential uses
 - Preserve agricultural and forestry lands and rural community character that might be lost through conventional development approaches
 - Preserve areas of the county with productive soils for continued agricultural and forestry use by preserving blocks of land large enough to allow for efficient operations

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Chapter 5: General Subdivision Standards

SLIDING SCALE DENSITY

- Applies only in:
 - New AG District
 - New RA District
- Applies to:
 - Conventional subdivisions
 - Conservation subdivisions

Area of Lot to be Subdivided	Density (max)
6 ac to 30 ac	1 du per 3 ac
More than 30 ac to 50 ac	1 du per 3 ac for the first 30 ac, then 1 du per 5 ac for the additional acreage
More than 50 ac to 100 ac	1 du per 3 ac for the first 30 ac, then 1 du per 10 ac for the additional acreage
More than 100 ac to 500 ac	1 du per 3 ac for the first 30 ac, then 1 du per 15 ac for the additional acreage
More than 500 ac	1 du per 3 ac for the first 30 ac, then 1 du per 20 ac for the additional acreage

Key: max = maximum allowed | ac = acres | du = dwelling unit

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- Mr. Frazier said it is not clear if we will accomplish anything with this regulation because if a developer has 50 acres and divide it into 10 acre lots, they are exempt from the subdivision regulation. Mr. Frazier said he is not sure there is a better way to do this but can see how developers will try to get around it. Ms. Cousino said the case study that is in the Comprehensive Plan is based on R1 zoning which is most of the county with 1 acre lot sizes. With these new districts we are allowing much larger lot sizes and perhaps that change is more effective as you have mentioned. Chair Spoon asked if we are going to precisely draw these new districts around the soils we want to protect, or is this going to be applied to large blanket areas in the western part of the county? Ms. Cousino said we do not have an answer for that yet, but it will be deliberate, but not sure parcel by parcel. Chair Spoon recommended to be as precise as possible.
- Mr. Mayer asked if this has been done in other jurisdictions and has it worked? Ms. Cousino said it has been done in other jurisdictions but cannot speak on the success over time.

SUBDIVISION DESIGN

- Allowable subdivision designs based on zoning district and presence (or lack of) public water and sewer

Table 5.1.5-1: Subdivision Designs Available in Each District

District ¹	Subdivision Design					
	Public Water & Sewer?	Conventional	Conservation	Compact	Townhouse	Non-Residential
NC	No	✓	X	X	X	✓
	Yes	✓	X	X	X	✓
AC	No	✓	X	X	X	✓
	Yes	✓	X	X	✓	✓
CB	No	✓	X	X	X	✓
	Yes	✓	X	X	X	✓
RB	No	✓	X	X	X	✓
	Yes	✓	X	X	X	✓
RHC	No	✓	X	X	X	✓
	Yes	✓	X	X	X	✓
IL	No	✓	X	X	X	✓
	Yes	✓	X	X	X	✓
IH	No	✓	X	X	X	✓
	Yes	✓	X	X	X	✓
CD-CR	No	X	X	✓	✓	✓
	Yes	X	X	X	X	✓
CD-CMU	No	X	X	✓	✓	✓
	Yes	X	X	X	X	✓
CD-CN	No	X	X	✓	X	✓
	Yes	X	X	X	X	✓

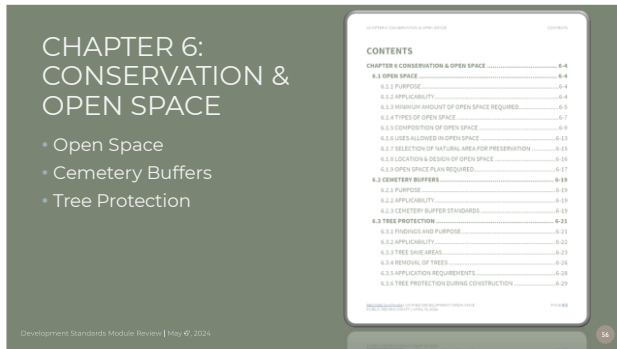
Key: ✓ = the subdivision type is allowed | X = the subdivision type is prohibited
¹ See 5.1.2 Districts Fatoz/2024

- Eric Andrews said on this table where it says public water and sewer, private wastewater treatment is considered public sewer. Mr. Sullivan said yes, operations like Aqua and Old North State are considered public utilities. Mr. Frazier said conservation subdivisions will not be allowed in any of these districts? Ms. Cousino said conservation subdivision will be located in all of the residential districts, these are listing mostly industrial districts.

SUBDIVISION DESIGN

- **Compact**
 - Applies in new compact conditional districts
 - Requires neighborhood gathering points within ¼ mile of all DUs
 - Requires trails, street trees, overflow parking, underground utilities
- **Townhouse**
 - Design standards such as driveway separation for front-loaded units, garage façades flush with or recessed from front façade
 - Requires overflow parking, communal trash collection areas

- Ms. Cousino spoke on the following slides regarding conservation open space.



Section 6.1: Open Space

Subdivision/Development Type	Amount of Open Space Required (min)	Types of Open Space Allowed ¹
Major Subdivision		
Conservation	45% of site area	Cultural Resource Protection Area LID Feature Natural Area Neighborhood Park Pocket Park Linear Park Greenway Square/Green
Conventional	15% of site area	All types listed in Table 6.1.4-1, except Plazas
Non-Residential	None	n/a
Townhouse	20% of site area	All types listed in Table 6.1.4-1, except Plazas
Apartment Complex		
New	20% of site area	All types listed in Table 6.1.4-1, except Plazas
Mixed Use Development		
New	15% of site area	All types listed in Table 6.1.4-1

Table 6.1.3-2: Minimum Amount of Open Space Required in Conditional Districts

Zoning District ¹	Amount of Open Space Required (min)	Types of Open Space Allowed ¹
CD-CR	25%	All types listed in Table 6.1.4-1, except plazas
CD-CMU	20%	All types listed in Table 6.1.4-1
CD-CN	15%	All types listed in Table 6.1.4-1

Key: min = minimum required | n/a = not applicable
¹ See Subsection 6.1.4: Types of Open Space for descriptions.

- Ms. Robertson said the tree protection working group recommended 50% of site area in conservation subdivision, is there a reason why we only increased it to 45%? Ms. Cousino said it originally was 40% and the tree protection working group suggested 50%, we compromised at 45%. Ms. Robertson asked what was the need for a compromise? Ms. Cousino said 40% is a significant amount and we felt an additional 10% was a large jump, considering other things we proposed that will require other land that will need to be set aside. With the new standards there will be more open space required than just what the percentages that are called out here. Chair Spoon said we want developers to use this model and if we make it too cost prohibitive then they will not utilize the conservation subdivision. Ms. Cousino said that is a good point, because the alternative is a conventional subdivision which only requires 15% open space.
- Ms. Robertson said another recommendation from the tree protection working group suggested is that the open space is unsegmented, the land needed to be contiguous. That is something else that was left out and feels the land should be contiguous for a conservation subdivision. Ms. Cousino said that was a recommendation and we did not use that because when you have multiple open space it can be more accessible to people in the development, it can be closer to their homes. Mr. Frazier said there may be areas of discrete natural areas and they end up downgrading what you protect if you are required to

keep it contiguous. Ms. Robertson said that is a good point, but it could be written in such a way where if something like that arises it can be an exception.

- Jamie Andrews asked if there is a minimum size of how large each piece for open space. If there is a 45% open space requirement, but it is in 3-acre sections it could accomplish what we are intending. Ms. Cousino said yes, natural areas require a minimum of 2500 sf, and the minimum area depends on the function of the open space. Jamie Andrews asked if we could incorporate larger sections for larger subdivisions whether they are not all connected or one large, connected section, there is at least a significant size for the minimum open space areas. Ms. Robertson said that would be helpful, but a lot of the reason for connectivity has to do with protecting it for the animals and wildlife that live there. We do not want that to be divided because then we will not have the natural corridors that are created when you protect large areas of land. You lose that when it is segmented in that way. Ms. Cousino said we do provide incentives for wildlife corridors. When all-natural space is connected by wildlife corridor at least 50' in width and it connects to a natural space to an adjacent property, then the open space requirement can be reduced by 5%. Eric Andrews said this conservation subdivision is supposed to be an incentive for the developer to set aside, 45% is a lot of space to set aside. Ms. Robertson said she is glad to see the conservation subdivision applications come through, but she respects the work that the tree protection working group did and their suggestions.
- Ms. Robertson said one of the things she would like to see is the potential of meadows and prairies, which this piedmont area used to be full of. If there is a project that does not have any trees, maybe a requirement, rather than planting trees, is to make that open area a meadow or a prairie that promotes pollinators which we need. Ms. Casino said that sounds like that could be folded into tree protection. Mr. Sullivan said in the past our conservation subdivision used to allow all the buffers to be calculated for their open space, but we did the text amendment and removed that credit towards the percentage. We felt on the staff side to have the requirement at 50%, plus none of the buffers can be calculated towards the open space to be too excessive. In the draft it is 45%, but they can get a 25% credit for riparian buffers and floodplains. Mr. Sullivan said the developer will look at the lot count because that is how they make their money. If they can get more lots in the conservation subdivision then that is the route they will take.

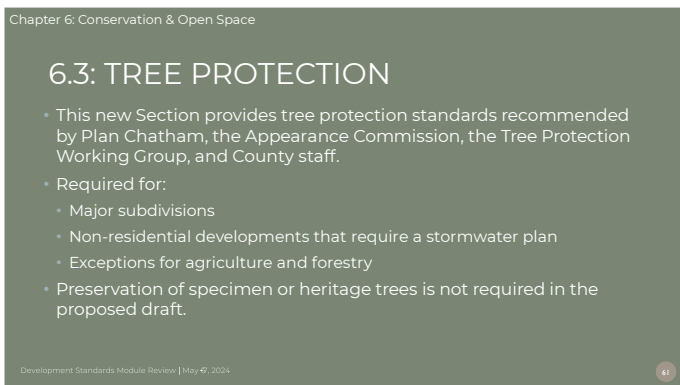


- Chair Spoon asked would a developer be able to sell a conservation easement to an establishment like Triangle Land Conservancy or one of those groups to maintain their open space and natural space?

Ms. Cousino said yes that will be allowed and there is a provision for that type of maintenance agreement.



- Mr. Frazier asked why does a cemetery need a buffer? Mr. Sullivan said this comes from the Chatham County Historical Society because we have a lot of cemeteries with just rocks as head and foot stones and there can be unidentified burial sites beyond the limits of the cemetery. This is based on guidance from the Office of State Archaeology. Mr. Frazier asked if there would be access to the cemetery. Ms. Cousino said there will be allowed to have access, this just limits the tree removal. There is also a state law and standards for cemetery access.
- Mr. Scoopmire spoke on the following slides regarding tree protection.



- Chair Spoon asked if there is an incentive for neighboring developments that are being developed at the same time for connecting their tree save areas? Mr. Scoopmire said there is not, but we can add one. Chair Spoon said it would be good if that could happen, that way there would be a large section saved. Eric Andrews said that is a good idea and any boarder trees that are saved should be incentivized as well. Mr. Scoopmire said you can count the tree save areas as your buffers and also riparian buffers. There is an incentive to keep the existing trees.

TREE SAVE AREAS - DISTRICTS

- Required TSA % varies by district.

Zoning District	Tree Save Requirement (min)
PP	n/a
R5	45%
AG, RA, R2	35%
R1	25%
RV, OI, RHC	30%
CD-CR, CD-CMU, CD-CN, NB, NC, AC, CB, RB, IL, IH	20%

Key: min = minimum required | n/a = not applicable

- Vice-Chair Roodkowsky asked is there any way to incentivize keeping existing trees on the lot and build the home around the trees rather than clear cut and plant new trees? Mr. Scoopmire said yes, the best and effective way would be a specimen tree preservation standard and we can include that. Mr. Frazier said where he lives there were four large trees and now there is only one left. The others have been uprooted or died, large limbs fall and one tree caused significant damage, it is not always a good idea to build around large trees because you can damage them.
- Ms. Robertson said the word heritage is a much better word to use because trees are old and have been here for generations and should have a lot of meaning to a lot of people. We have lost so many large old trees. Trees matter, and we need to fight to protect them here in Chatham County and we need to keep this in the UDO and be specific in order to protect the grand trees in Chatham. We are one of the last places in the triangle area that has significant tree coverage left, we need to protect that and change the way humans interact with the environment because we are part of that environment. Ms. Robertson said she would like to see the R5 go up to 50%, if we want to be ambitious on the tree protection we want to achieve here in Chatham County, then this is what we require if you want to develop here.
- Ms. Robertson said she would like to understand the incentives better and asked for that to be explained. Mr. Scoopmire said the incentive is a self-contained incentive. Increasing density is one of the primary ways you can incentivize a developer to do something you would like to see them do. Each of these percentages can be decreased by 2.5% not to exceed 5% if they hit one of the thresholds for the areas we are incentivizing. For example, if the developer would have both riparian and existing hardwoods in R5, then the percentage would drop from 45% to 40%. They have an incentive to select and preserve an area so they can minimize the tree save area. Ms. Robertson said why don't we put that tree save requirement up to 50%? Mr. Scoopmire said if you want to change these numbers they can be changed. Ms. Robertson said the tree protection working group suggested 50% in R5 and this is a group of well-respected Chatham citizens and George Lucier was one of them and he used to serve as chair of this board. Mr. Scoopmire said there are other options we can look at and discuss. These numbers are pretty high, 40% is considered pretty high, all of these numbers are in the high range. Ms. Robertson said they should be high; we are living in an era of climate change and we need to take it seriously.
- Ms. Colbert said rather than making any specific recommendations in this meeting tonight, we go through the remaining material and then go back and review some of the items that were brought up

and provide feedback. Chair Spoon said we still have a lot to cover and we need to keep moving forward to finish this presentation.

Section 6.3: Tree Protection

TREE SAVE AREAS - DETAILS

- Planting or replanting is required.
- Sites that do not have sufficient tree canopy to satisfy the tree save area percentage will be required to plant trees.
- Proposed planting/replanting rate is 100 trees/acre (21' x 21' spacing).
- Sites that are not suitable for tree planting may provide alternative compliance.
- Administrative approval required for tree removal on development sites.
- Requires tree surveys, tree protection plans, and landscaping plans.
- Uses - unpaved trails only.

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Chapter 6: Conservation & Open Space

6.4: LONG -TERM PRESERVATION & MAINTENANCE

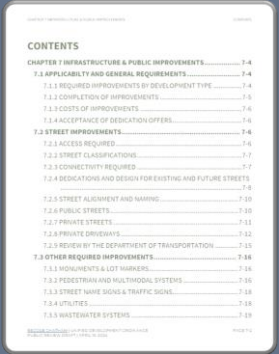
- Common standards that apply to required open space, cemetery buffers, and tree save areas
- All areas must:
 - Be platted as a lot
 - Remain as conservation or open space in perpetuity
 - Be maintained so that its use and enjoyment as conservation or open space is not diminished or destroyed
- Requires permanent protection through deed restrictions, covenants, easements, or other legal instruments
- Includes maintenance standards

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- Mr. Frazier asked about the requirement to have administrative approval for tree removal on a development site, can someone describe that situation? Mr. Sullivan said this would be for small changes, for example there could be a tree that is dying or dead and action needed to be taken within a buffer, to remove the tree is made by administration for small situations like that. Eric Andrews said where he lives trees are considered a crop, do we have a stipulation where a parcel has been cleared and then sells to a developer, would there be a postponement of the development? Mr. Sullivan said what we have in our regulations now is 3 and 5 year withholding and that will carry over to the UDO. The 3- and 5-year postponement is only triggered when there is a significant disruption to the riparian buffers, not tree harvesting.
- Vice-Chair Roodkowsky reminded everyone to submit their comments and concerns to Chair Spoon and Mr. Mullis because these are important concerns, we just do not have the time to go into detail this evening.
- Ms. Cousino spoke on the following slides regarding infrastructure & public improvements.

CHAPTER 7: INFRASTRUCTURE & PUBLIC IMPROVEMENTS

- Summary table of required improvements by dev. type
- Street improvements
- Other improvements
- Performance guarantees



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Chapter 7: Infrastructure & Public Improvements

Table 7.1.1-1: Required Improvements by Development Type

Required Improvement	Development Type					
	Minor Subdivision (<5 lots)	Minor Subdivision (6-15 lots)	Major Subdivision	Apartment Complex	Mixed Use Dev.	Non-Residential Dev.
Monuments & Lot Markers	✓	✓	✓	X	X	X
Pedestrian & Multimodal Systems	X	X	✓	✓	✓	✓
Stormwater Drainage Systems	Refer to Chapter 9: Stormwater Management for applicable regulations					
Public Streets	X	X	✓	X	X	X
Private Streets	✓	✓	X	✓	✓	✓

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7.2: STREET IMPROVEMENTS

- Connectivity standards
 - Connection to adjacent stub streets
 - Provision of future connections (new stub streets) to adjacent undeveloped lots
- Public streets
 - Required in major subdivisions, unless otherwise allowed by BOC in a conditional district
- Private streets
 - Proposed elimination of County standard road
 - Private streets now required to meet NCDOT standards
- Private driveways (up to 15 lots)

- Chair Spoon said we have heard from developers recently that we are in a district that the NCDOT does not allow utilities under public roads, which has caused some problems for some developers. Have we received any feedback from NCDOT on that requirement? Mr. Sullivan said the NCDOT is requiring all the utilities to be located in the Right-of-Way outside of the pavement. The reason why they are going away from having the sewer under the road is if the road needs to be widened all those utilities need to be relocated and the taxpayers are paying for it. They are starting to take all of this seriously to minimize the cost to the taxpayers.

7.3: OTHER REQUIRED IMPROVEMENTS

- Monuments and lot markers
- Pedestrian and multimodal systems
- Street name and traffic signs
- Utilities
- Wastewater systems
 - New setback requirements for private treatment facilities
- Water supply systems
- Deferral or waiver allowed for improvements in major subdivision through BOC approval at Sketch Plan

- Mr. Green spoke on the following slides regarding watershed & riparian buffer protection.

CHAPTER 8: WATERSHED & RIPARIAN BUFFER PROTECTION

- New High Density development option in watersheds
- Restructured standards for greater clarity

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Chapter 8: Watershed & Riparian Buffer Protection

WATERSHED STANDARDS

- Allows “high-density” development
- Option under state regulations, newly permitted in Chatham County
- Low-density development unchanged:
 - 12% maximum “built-upon area” in state watershed areas
 - 24% or 36% in local watershed areas
- New high-density development in certain *Plan Chatham* areas, with appropriate zoning

Area	Built-Upon Area, Max.
Town Center	70%
Employment Center	70%
Community Center	60%
Neighborhood Center	60%
Compact Residential	50%
Villages	50%
Crossroad Community	45%

70% at Moncure Megasite

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Chapter 8: Watershed & Riparian Buffer Protection

WATERSHED STANDARDS

- Additional changes
 - Allows “density averaging” added by NCGA in 2019
 - First parcel “donates” its allowed watershed development right (“built -upon area”) to a second parcel
 - First parcel cannot use the development rights it donated to the second parcel
- Updates use of permitted and prohibited activities; uses now regulated through zoning districts and Ordinance’s new use table
- Minor updates to conform to changes in state regulations

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Chapter 8: Watershed & Riparian Buffer Protection

RIPARIAN BUFFER STANDARDS

- Minimal substantive changes
 - Retains County’s local riparian buffer standards
 - Reorganizes regulations for greater clarity and usability
 - Minor updates to conform to changes in state regulations

Surface Water Classification	Buffer Length (feet landward)	How Measured
Perennial Stream	100	Horizontally on a line perpendicular from top of bank; this distance is measured on all sides of perennial streams, or to the full horizontal extent of the Area of Special Flood Hazard as most recently mapped by the North Carolina Floodplain Mapping Program, NC Division of Emergency Management, whichever is the greater horizontal distance.
Intermittent Stream	50	Horizontally on a line perpendicular from top of bank; this distance is measured on all sides of intermittent streams.
Ephemeral Stream	30	Horizontally on a line perpendicular from top of bank; this distance is measured on all sides along all ephemeral streams.
Wetland	50	Horizontally on a line perpendicular from the delineated boundary, surrounding all features classified as wetlands and linear wetlands.
Perennial Water Body	50	Horizontally on a line perpendicular from the delineated boundary.

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Chapter 8: Watershed & Riparian Buffer Protection

RIPARIAN BUFFER STANDARDS


- Updates to administrative procedures
- Clarifies responsibilities of Watershed Administrator and Watershed Review Board
- New procedure for Density Averaging
- Updates variance procedure to reflect new high-density development option

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- Ms. Cousino spoke on the following slides regarding stormwater management, erosion control & sedimentation control, flood damage prevention, appendices, and definitions & acronyms.

CHAPTER 9: STORMWATER MANAGEMENT

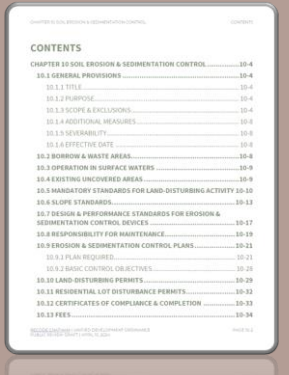
- Largely carries forward current stormwater ordinance
- Updates for statutory compliance
- Staff is currently consulting with NCDEQ on additional revisions necessary to implement high density Watershed Protection regulations



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CHAPTER 10: SOIL EROSION & SEDIMENTATION CONTROL


- Largely carries forward current SESC ordinance
- Adds provisions for transfer of approved plans to a new property owner
- Revisions to Penalties section to clarify appeal and remission procedures



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CHAPTER 11: FLOOD DAMAGE PREVENTION

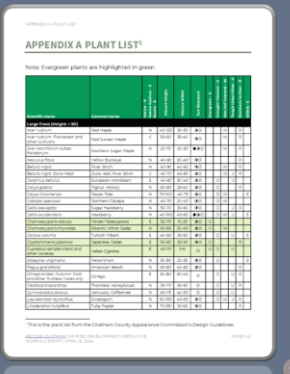
- Carries forward current FDP ordinance with minor revisions
- Relocates definitions to end of chapter



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APPENDICES A & B: PLANT LISTS

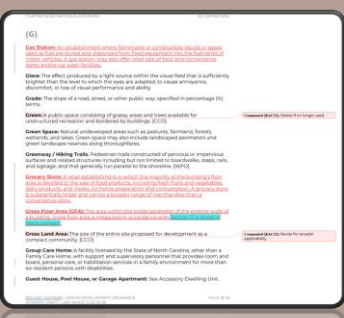
- Appendix A: Plant List
- Appendix B: Invasive Plant List
- Both from Appearance Commission's Design Guidelines



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CHAPTER 18: DEFINITIONS & ACRONYMS

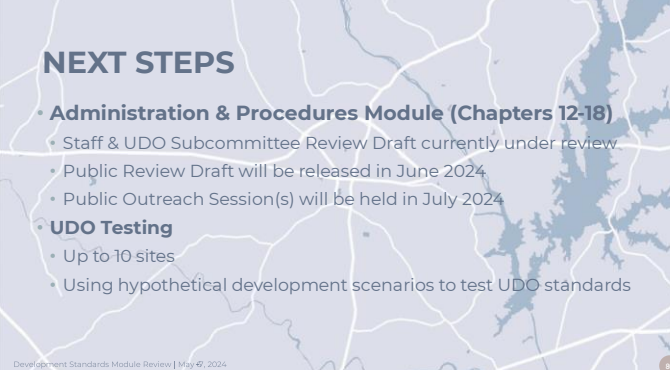
- Consolidates definitions into a single chapter
- Adds acronyms
- Tracks changes to current definitions
- Will be updated as part of each module and finalized at end of the drafting process



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NEXT STEPS

- Administration & Procedures Module (Chapters 12-18)**
 - Staff & UDO Subcommittee Review Draft currently under review
 - Public Review Draft will be released in June 2024
 - Public Outreach Session(s) will be held in July 2024
- UDO Testing**
 - Up to 10 sites
 - Using hypothetical development scenarios to test UDO standards



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- This concludes the UDO module 2 presentation. The Planning Board members thanked the consultants for the presentation and all their time and effort that has been put into the UDO.

VIII. NEW BUSINESS:

No new business.

IX. BOARD MEMBERS ITEMS:

1. Update from the Planning Board liaisons.

- Ms. Robertson said the Pittsboro Planning Board has made some significant text amendment changes regarding affordable housing.
- Ms. Colbert said Siler City has released their draft Comprehensive Land Use Plan and shared the link to Chair Spoon and will forward it to anyone else who is interested.
- Chair Spoon said the UDO subcommittee met and reviewed chapters 12, 13, and 18. Our next meeting will be towards the end of the summer to review the full annotated outline. Ms. Robertson asked if Bynum as a historical district has been included in the UDO? Chair Spoon said he has not seen it yet and has asked about the rehab code as well. We will keep note of it and ask about it.

2. Discuss and decide the June Planning Board meeting location.

The Board discussed and agreed the June meeting will be held in person at the Agricultural & Conference Center.

X. PLANNING DIRECTOR'S REPORTS:

Mr. Sullivan reported on the following:

1. Minor Subdivisions / Exempt Maps - See Attachments.
2. Unified Development Ordinance Update.
 - Mr. Sullivan asked if we could have a Planning Board special meeting on July 16th for the UDO consultant presentation for module 3 with an option of being virtual. There was some discussion about the special meeting, and it was agreed that the special meeting will be held on July 16th at the Old Agriculture building.
3. May Public Hearing Items.
 - Whistling Woods Rezoning
 - Renago, LLC Rezoning
4. Sanford Annexation.
 - Mr. Sullivan said the BOC voted to request a repeal to the legislation that prohibits Sanford from annexing into Chatham County. If the legislation repeals this statute then Sanford will be allowed to start annexing into Chatham.
5. UNC School of Government training.
 - Mr. Sullivan requested any member who wants to attend the Planning Board training course at UNC to let him know as soon as possible because the budget is coming to a close for FY2024.
6. Goldston annexation.
 - Mr. Sullivan showed the Planning Board a map of Goldston and the potential look of Goldston once the new annexation are approved.

XI. ADJOURNMENT:

There being no further business, motion made by Ms. Colbert to adjourn, seconded by Mr. Smith. There was a vote of 9-0 and the meeting was adjourned at 9:35 p.m.

Signed: _____ / _____
Jon Spoon, Chair Date

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