

Meeting Minutes

Chatham County Environmental Review Advisory Committee (ERAC)

May 9th, 2024 - 6:30 p.m. Virtual Meeting

Attendance

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

Members Present: Elaine Chiosso, Alicia Koblansky, Connor Jarvis, Jeannie Ambrose, Diana Hales, Adam Ayers, Mary Beth Koza, Frank Stillo, Heather Holley

Members Absent: Laura McKelvey, Rachel Phaneuf

Guests: Ace

1. **Call to Order** @6:33 pm
2. **Approval of meeting minutes** – Approval of February meeting minutes Jeannie Ambrose motioned, and Mary Beth Koza seconded the motion.
3. **Discussion of the UDO Modules 2 and 3 and comments will be sent to Chance Mullis.**
4. **Public Input:** None
5. **Announcements and Updates:**
 - Planning Board Update from Jeannie Ambrose. Update on page two.
 - Climate Change Update from Alicia Koblansky. There was not an update.
6. **Adjournment** @8:52 pm Motioned by Diana Hales and seconded by Mary Beth Koza. Roll call unanimously passed.

Planning Board 2024 Meetings:

1. Feb. 20th Special Meeting,
<https://www.chathamcountync.gov/home/showpublisheddocument/67533/638483507271870000>.
 - a. Elections: Chair-**Jon Spoon**; V-Chair-**Mary Roodkowsky**
 - b. CC Attorney **Bob Hagemann** covered three different types of Land Use decisions and answered procedural questions to clarify past and current situations.
 - i. **Legislative decisions** are only made by BOC [rezoning cases & text amendments to an ordinance]. PB sees all those cases & makes recommendations to BOC.
 - ii. **Quasi-judicial decisions.** PB is involved only with Special Use Permits (SUP). There is a problem with the current structure of the review and decision-making process. [SUP may not be a rezoning option in the proposed UDO.]
 - iii. **Administrative decisions.** Check box process. Approval given if all requirements of subdivision ordinance standards are met.
2. March 5th.
 - a. **Nelson Smith**, new PB member [firefighter, truck driver, emergency services].
 - b. Approval of rezoning acres 22.9 acres from R-1 to LI requested by Edward Holmes. Cape Fear Township.
3. April 2nd.
 - a. King Road asphalt Special Use Permit approved.
 - b. CC Wastewater presentation, **CC Public Utilities Dir. Blake Mills**.
 - i. Towns & private companies responsible for building & operating WWTPs. [Siler City; Bynum [also serves Perry Harrison & Allen & Sons]; Pittsboro; Sanford; Chatham Park WW Reclamation Facility]
 - ii. Individual septic fields; WWTP Non-discharge & Discharge Permits
 - c. Glen Hunter announces upcoming PB Training Series.
4. May 7th.
 - a. **Jamie Andrews** (At-Large), new PB member.
 - b. Module 2: Development Standards presentation.
 - i. June 2024. Public Review Draft released. No Public Open House/Workshop planned at that time.
 - ii. July 2024. Public Outreach Session(s).
5. June 6th. Next PB mtg.

PB UDO Subcommittee Meetings:

1. March 28th: Chapter 14 Non-conformities; Chapter 15 Enforcement; Chapter 16 Rules of Interpretation
2. April 25th: Chapter 12. Procedures; Chapter 13. Reviewing & Decision-Making Bodies; Chapter 18. Submittal Requirements. Last regular meeting.
3. July 16th Special Mtg. Modules 3 & 4 [Chapter 18: Definitions & Acronyms.]. [July 15-UDO presentation to BOC]