



Chatham County Planning Board Minutes October 1, 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
Elizabeth Haddix
Shelley Colbert

Eric Andrews
Clyde Frazier
Nelson Smith
Amanda Roberson

Absent

Mary Roodkowsky, Vice-Chair

Planning Department

Jason Sullivan, Director, Angela Plummer, Zoning Administrator, Kimberly Tyson, Subdivision Administrator, Hunter Glenn, Planner II, and Daniel Garrett, Clerk to the Planning Board.

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, 8 members were present, Vice-Chair Roodkowsky was absent.

III. APPROVAL OF AGENDA:

Approval of the Agenda – Chair spoon said there are two items on consent, one is for the Vickers Village Conditional District revision, we had previously approved their subdivision extension unanimously. The other item is for a Final Plat in Fearrington Village. Motion made by Ms. Haddix to approve the agenda and the two items on consent, seconded by Mr. Andrews. The agenda and consent items were approved, 8-0, unanimously.

IV. APPROVAL OF THE MINUTES:

Consideration of the September 3, 2024 meeting minutes. Motion by Mr. Mayer to approve the September 3rd minutes and seconded by Ms. Robertson, the minutes were approved 8-0, unanimously.

V. PUBLIC INPUT SESSION:

- Chair Spoon said there has been some misinformation about the subject matter for tonight's meeting. We will not be discussing the Unified Development Ordinance at this meeting; we will be discussing that at our October 8th special meeting at 6:30pm located at the Agriculture and Conference Center. We will receive a presentation from the consultants and have Board discussion during that meeting. Chair Spoon also explained that the public who signed up to speak on a specific agenda item will have their opportunity to speak during that time. This public input session is for anyone who would like to speak about anything that is not specific to an item on the agenda. Chair Spoon called Ms. Joyce Frank to speak.
- Ms. Joyce Frank of 298 Lindo Johnson Road said thank you for the opportunity to speak to you this evening. My name is Joyce Bouldin Frank, I have lived on Lindo Johnson Road in Pittsboro for 54 of my 64 years and have never had a zip code that was not 27312. What I would like share will not be technical, but it will be from my heart. It has been difficult for me to witness all the development that I see in Pittsboro and the Chatham Park area. There seems to be a new housing development, either complete or under construction, everywhere I turn. That kind of expansion in and around town is understandable, but it is bleeding into our agricultural areas and destroying our rural communities. It is now impacting my immediate neighborhood, and it is breaking my heart! I live half way between Pittsboro and Siler City. That is about as far away from "town" as you can get. However, less than a mile from my home, on Buckner Clark Rd., a developer is planning to build over 130 homes on 1 acre lots, in a 180-acre space, and right in the middle of agricultural properties. Back in the 1960's, I recall Buckner Clark Rd. having roughly 5 mailboxes along it is 2 ½ mile stretch. Recently I counted approximately 65 mailboxes: an average of 1 new home per year over a 60-year period. With this new development, more than 2 times the number of homes will be added to my neighborhood in a fraction of the time. As it is now, it is challenging to turn onto Buckner Clark Rd. from Lindo Johnson Rd. I have no idea how things will be when the traffic level is increased due to the proposed development! I expect that all the rural areas that have had to cope with the hundreds of housing developments imposed on them have probably experienced the same thing. Board members, please consider us "country folk" who want to keep our country "country" and consider those who would like to move into our area because it is the country. Whatever is in your power to make this happen would be applauded by all of us whose hearts are breaking and lives are being impacted negatively by all this unbridled growth in Chatham County. Thank you for your time. I appreciate whatever you can do to protect rural Chatham County.

VI. CONSENT ITEMS:

1. A legislative request for a revision to the existing Conditional District Compact Community for Vicker's Village, to be located at US 15/501 N and Jack Bennett's and Vicker's Roads, that was approved on November 15, 2021, to modify Condition Numbers 5, 6, 7, and 8 to modify the phasing of the project and Condition Number 22 to expand the requirement for the first building permit for three more years from a new approval date, Williams Township.
2. Request by Van Finch on behalf of Fitch Creations, Inc for subdivision Final Plat review of Section X Area "F" Currituck, consisting of 6 lots on 3.755 acres, located off Millcroft, (SR-1817), parcel 18998.

- These consent items were approved with the meeting agenda approval.

VII. SUBDIVISION ITEMS:

1. Request by Jeff Foster, P.E. on behalf of Maurice Nunn for subdivision First Plat review of New Hope Overlook, consisting of 22 lots on 45.115 acres, located off New Hope Church Road (SR-1733), parcels 75213 & 19704.

Ms. Tyson said the request is for First Plat review and recommendation of New Hope Overlook, consisting of 22 lots on 45.115 acres, located off New Hope Church Road, S.R. 1733. Per the Subdivision Regulations, Section 5.2C(4), a Public Hearing shall be held at the first Planning Board meeting to receive comments on the proposed subdivision. Item (b) states that following the Public Hearing, the Planning Board shall review the proposal, staff recommendation, and public comments and indicate their recommendation for approval, disapproval, or approval subject to modifications. As stated above, the Planning Board has two (2) meetings to act on the proposal. The road is to be built as a 20-foot-wide travel way with a 60-foot-wide public right-of-way.

The applicant received comments during the Concept Plan TRC Meeting. The Chatham County Historical Association asked to be contacted if any gravesites or old structures are found. Notification of the proposed development was provided to the Chatham County School System. Randy Drumheller, Chatham County Schools Director of Maintenance and Construction was contacted by email dated August 6, 2024.

The developer submitted the General Environmental Documentation, and a letter dated June 6, 2024, from North Carolina Department of Natural and Cultural Resources Natural Heritage Program to Chatham County Land & Water Resources Division for review. The letter states "A query of the NCNHP database, indicates that there are records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists." Taylor Burton, Senior Watershed Specialist, reviewed the information submitted. Ms. Burton replied in a letter dated August 8, 2024, that the requirement has been met. Additional comments included any Allowable uses and Allowable with Mitigation uses in the protected riparian buffer will require a Buffer Authorization from Chatham County, all permits with wetland and stream impacts from NC Division of Water Resources and the US Army Corps of Engineers will need to be obtained prior to receiving approval from Chatham County for a Grading Permit and Land Disturbing Permit.

A community meeting was held on June 11, 2024, at New Hope Baptist Church. Approximately six people attended the meeting. The attendees voiced their concerns about the lack of utilities i.e., internet and public water. The TRC met on September 11, 2024, to review the First Plat submittal. Mr. Jeff Foster, P.E. with CE Group were present and gave a brief overview of the project. Mr. Foster stated they have been working with the soil scientist to finalize the septic areas and lot lines between lots 6 & 7 will need to be adjusted.

Staff discussion included:

- Location of the mail kiosk.
- Standard setbacks will apply to the subdivision and concerns with lot 11 building footprint setbacks.
- Need to apply for a driveway permit with NCDOT and Mr. Foster stated he will confirm the sight distance.
- A possible missing wetland on the buffer report. The SCM located at the beginning of the subdivision easement is encroaching into the riparian buffer. Will a sign easement be on lot 16? Mr. Foster stated a sign easement will be placed on lot 16.
- Environmental Health stated LSS identified surface and subsurface drip soils in 2022. LSS report indicates more work needs to be completed to determine the number of lots the soil can support.

A soils report has been completed by Soil & Environmental Consultants, PA. and fieldwork was completed March and April of 2022 per the soils report. Individual wells. The road name New Hope Overlook Drive has been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval. Kevin Murphrey with Soil & Environmental Consultants, Inc. (S&EC) completed a site visit in April and June of 2024, and

identified eight (8) surface waters within the review area that were potentially subject to riparian buffers. Kevin Murphrey, with S&EC completed the on-site riparian buffer and Watershed Protection staff confirmed the findings of S&EC personnel. A confirmation letter dated July 12, 2024, stated two (2) ephemeral streams, two (2) intermittent streams, and four (4) potential wetlands. A 30-ft buffer from top of bank landward on both sides of the feature for all ephemeral streams, a 50-ft buffer will be required beginning at the flagged boundary and proceeding landward on all wetlands, a 50-ft buffer from top of bank landward on both sides of the feature for all intermittent streams, and a 100-ft buffer from top of bank landward on both sides of the feature for all perennial streams. On-site determination expires five years from the date of the riparian buffer report. The Jurisdictional Determination has been submitted to the Army Corp of Engineers. There are three (3) proposed stormwater devices and as part of the stormwater permitting process additional information will be provided to the Watershed Protection Department during the permitting process. 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 visits were scheduled for September 18 & 19, 2024, for Planning Department staff and various board members to attend.

Ms. Tyson said the Planning Department recommends granting approval of the road name New Hope Overlook Drive granting approval of the First Plat for New Hope Overlook with the following conditions:

1. Approval of the First Plat shall be valid for a period of twenty-four (24) months following the date of approval by the Board of Commissioners and the Construction Plan approval shall be valid for a period of twenty-four (24) months from the date of approval by the Technical Review Committee or Board of Commissioners
- Mr. Frazier said during the TRC meeting there was some concern about lot 11 and the building setbacks, has that been corrected? Ms. Tyson said yes it has been corrected on the plat. Mr. Frazier also asked about lot 1A, what is going to be on that lot because there does not seem to be a home site located on it. Ms. Tyson said Mr. Jeff Foster with the CE Group would be able to answer that question.
 - Mr. Foster gave a brief overview of the project and said the Board members that went to the site visit will appreciate that the infrastructure will be minimal and minimal impact to water features. We are not proposing to disturb any of those features. The goal is to create 22 lots, but it could be less, we would not try to come back and increase the lot count on this project. Most of the project is surrounded by US Army Corps land and the other property owners are family members of the applicant. Mr. Foster said lot 1A is part of lot 1, but it is not contiguous. We decreased the lot size of lot 16 and increased lot 1.
 - Ms. Robertson said she walked the property on the site visit and it is clear that there will be no tree removal and was thankful for Mr. Nunn and the others at the site visit who helped remove her car from being stuck in the soft ground after a recent rain. It was refreshing to hear that the developer will be willing to lose a lot if needed to make the development fit correctly. Ms. Robertson said she did not see anything that would raise any concern.
 - Mr. Frazier said this is a straight forward project and made a motion to approve this item, Ms. Robertson seconded the motion.
 - Mr. Mayer said he went to the site visit as well and was thankful for no stream crossings and seemed like a straight forward project. It was nice to see some lonely pines out there and good to know they will most likely not be disturbed.

There was a vote to approve this item, the First Plat was approved 8-0, unanimously.

VIII. ZONING:

1. A legislative request by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township.
 2. A legislative request by Qunity, PA to rezone Parcels 2752, 93852, 18909 from CD-CC Conditional District Compact Community to R-1 Residential, being a total of approximately 46.607 acres, located of US 15-501 N, Baldwin Township.
- Chair Spoon said the Board is going to consider both of these rezoning items together since they are linked by one project, so we will hear the public input for all the parcels involved in these rezoning items. First we will have a brief update from the Planning staff and allow the applicant 15 minutes for a presentation, then we will move into public input. Chair Spoon said the Planning Board will be evaluating this on its merits as a rezoning application based on the land use, there has been a lot of broader discussions about the need or the perceived lack of need for religion in this part of the county, that will not be part of our discussion. Chair Spoon said during the public input we will have to stick with the 3-minute time limits and if you hear what you wanted to say has already been said, you can just let us know if you agree or disagree with the rezoning proposal.
 - Ms. Plummer gave a brief overview of the two rezoning applications and introduced the representative of the applicant Ms. Jael Wagoner and Ms. Courtney Queen with Qunity and Mr. Baohong Wan with Gannett Fleming.
 - Ms. Wagoner and Mr. Wan provided an updated presentation to the Planning Board with PowerPoint slides. Ms. Wagoner said today they wanted to provide clarifications from what we have heard from the community as well as emails that were received by the Planning staff. Ms. Wagoner said the key points for consideration are proposed Land Use meets the Comprehensive Plan and Future Land Use Map, parcels are uncoupled from original parcel assemblage CRZ limits land use, conditional rezoning required if any other land use type is proposed, and neighborhood meeting was completed in accordance with Chatham County regulations on 4/29/2024. Ms. Wagoner touched on the potential economic impact, preserving the rural character with different simulated viewsheds and the distance the building will be from Hwy 15/501. Ms. Wagoner also stated that Summit Church meets goals 1,3,5,6, and 10 of the Comprehensive Plan and on page 47 churches are listed as part of the fabric of the rural character. Ms. Wagoner compared the Summit Church proposal and current regulations to the potential submittals in this area once the Unified Development Ordinance has been adopted, there will be more buildable area and less trees with larger height allowances.
 - Ms. Wagoner discussed the church plant verification, she said it is true, a major Summit Church initiative is to plant 1000 churches. This is part of their mission to support new churches to develop locally around the U.S. and across the globe. However, this development is a local branch of Summit Church which is rooted in the Triangle region. Summit Church has a primary purpose of providing everyone in the Triangle access to local facilities of no more than 20 minutes from where people live, work, and play. Their goal is to meet the needs

of every community by assisting in community organization, public schools, local families, and area universities. Ms. Wagoner said that this development will address wastewater clarification with an entirely on-site, subsurface holding tanks, and underground drip system. The flow equalization methodically limits use.

- Mr. Wan with Gannett Fleming provided traffic analysis clarifications. Gannett Fleming started TIA scoping coordination with NCDOT in July 2024. The final TIA scoping document (MOU, dated 8/9/2024) was approved by NCDOT on August 12, 2024. The Summit Church Traffic Impact Analysis was completed on 8/16/2024 and submitted to the County and NCDOT for review and comment. NCDOT issued preliminary review on 9/13/2024, indicating the TIA substantially meet NCDOT's criteria for further review and comments. Mr. Wan provided a slide with comparisons of daily trips of the proposed Summit Church to the existing Herndon Farms project and the Vickers Village project. In all, the Summit Church project will be far less vehicle trips. Mr. Wan also discussed the future plans and improvements to Hwy 15/501 and how it will be capable of increased traffic demands. Mr. Wan also showed a slide with a list of recommendations of future access points and traffic light intersections. Mr. Wan and Ms. Wagoner thanked the Planning Board.

Public Input:

- Ms. Teresa Weedon of 249 Tabacco Farm Way said I oppose the Summit megachurch. I am definitely not a planning or traffic expert, but I just completed a common-sense review of the Traffic Impact Analysis for Summit church. I am planning to forward my questions to the Planning staff, I expect that there must be explanations that I missed for there to be such a poor impact analysis report. Peak traffic could be really bad locally, it looks like somewhere between 100 to 355 cars will be routing through or past the immediate entrances to the Briar Chapel community. Three factors have been included to create three scenarios. Factor one is the U-turn at Hwy 15/501 and Briar Chapel Parkway. There will probably be delays at the U-turn that are not taken into account in the report. Factor two is the total number of car trips, there could be considerably more total car trips because the capacity of the future accessory building on the Summit Church site is not taken into account in the report. Factor three is the number of car trips from places in the north like Chapel Hill, most of the population is in the north. Summit Church will probably be closing their temporary site at East Chapel Hill High School with the church supporters traveling south. The report has not taken north direction into account. The Sunday peak will stretch for most of the day not just several hours around the first church service. Sunday appears to be three church services with three peaks, the report has all the numbers, but it does not describe the three peaks. There could be peak events during the week, all of the traffic problems could occur during the week for special events with the church renting out the location. The report has not identified this fact. Ms. Weedon provided a diagram to the Planning staff to handout to the Planning Board members. Ms. Weedon thanked the Planning Board.
- Mr. James Coplan of 4328 Millcreek Circle said he has lived here for 8 years. I wish to register my opposition to this proposal primarily because even though this development would be in Chatham County it is not in fact for the people of Chatham County. If we refer to the supplemental report, they said the Chapel Hill campus is planning to relocate to this permanent facility with approximately 800 parishioners from the Chapel Hill transient campus and approximately 15% of them are Chapel Hill residents. If you do the math, that means that 85% of the first batch of parishioners are not going to be Chatham County residents, they will be Orange County residents. Mr. Coplan provided a graph to the Planning Board members showing three different possibilities of potential growth of either Chatham County or Orange County residents attending the church. Mr. Coplan said I am pro rural country churches and if Summit Church keeps planting their large churches it will be the same as big box stores putting the mom-and-pop stores out of business, they will bleed all the small churches dry of parishioners. Summit Church would have to recruit 1000 new members to have a 50/50 split of Chatham and Orange residents. Why should we give up irreplaceable natural resources, why should we put our local churches at risk, and property tax issues for a church that fundamentally is not going to serve the local people of Chatham County.

- Ms. Stacy Donelan of 112 Treywood Lane thanked the Planning Board for allowing the public to come back and speak on this topic. I am still in opposition to the Summit Church rezoning project. Summit Church has 12 campuses in the Triangle area and if the proposed rezoning application is approved the Chapel Hill location will be folded into this location with 800 members coming down Hwy 15/501. Only 15% of the members will be Chatham residents, that is from the clarification document that was submitted to the board. An unknown number of parishioners from the west Cary or Apex locations could also transition to the proposed location. Of the 11 campuses, 6 campuses are 30 miles away from the proposed site. There will be an anticipated 1,200 members expected in two services on Sunday with 2,400 members. There is a possibility that there will be regional activities that will invite members from multiple campuses. There are many unknowns whether this church will sponsor regional activities, the purpose of the accessory building is another unknown. Will our area of Chatham County be overwhelmed by the goals of Summit Church? Summit Church describes its vision as having a campus within 20 minutes of everyone in the Triangle. Does their goal align with the goals of Chatham County? A primary Chatham County planning goal along Hwy 15/501 to promote mixed-use development, housing, businesses, and mindful of the remaining rural qualities. Business rezoning proposal fits that goal. Rapid population in Chatham County is current and will continue to occur whether the church complex is approved or not. Chatham County is projected by the office of state management to grow by about 8.2%, from 83,000 to 90,000 between now and 2030. Chatham County needs affordable housing and this large piece of land can provide land for affordable housing and senior living. Do we want thousands of cars a month coming into Chatham County to attend an immense church? The pollution, the traffic, does that serve our needs and goals. It serves the goals of Summit Church, but I do not believe it will serve the goals of the residents of Chatham County. One lane traffic flow when you are leaving church will create severe U-turn bottle neck at multiple intersections. To Ms. Plummer and Ms. Tyson, when we come up here and speak against a proposal you have been assigned, please do not take it personally. We know you are just doing your job.
- Dr. Taylor Fisher of 75 Hill Creek Boulevard said thank you to each Planning Board member for serving our communities and our county. I am here to address my enthusiastic support for the rezoning of the parcels of land for Summit Church. I have lived in North Carolina my entire life and been attending Summit Church since 2004. Summit Church has been an incredible blessing for my life, provided me with hope, encouragement, love, joy, peace, and a welcoming family. Summit Church has always sought to meet the needs and serve the community well. I have had the privilege of serving those in need by providing meals, home improvement, clothing, and medical services alongside Summit church and other ministries. I am thrilled to think of all the incredible opportunities to meet the needs within the Chatham County communities. My family and I recently had the pleasure of serving international students at UNC by hosting a block party. The majority of the students are several thousands of miles away from everyone and everything they know. I spoke for a long time with a student from Korea who is here to earn his PhD. He was so thankful for this event which included food, games, and fellowship. The generosity made such an impact he shared he was already hoping to remain in North Carolina after graduation specifically to live and work here in Chatham Park. Summit church has a wealth of experience supporting local schools by providing gift bags, meals for teachers and students, offering tutoring and substitute teacher services, completing landscape and campus projects such as painting and deep cleaning. Summit Church provides love and support for families with foster children and fortunately we have been able to celebrate adoptions in several families. When crisis hit, Summit church is willing to provide resources whether they are professional or personal. When we received a terminal diagnosis for one of our children without any hesitation our first phone call was to a Summit Church pastor who was soon by our side walking with us through that entire season of our lives and still today. I cannot wait for all of our Chatham County communities to have convenient access to positive engagement of Summit Church and all it has to offer. Thank you.
- Mr. Andy Pignatoro of 60 Treywood Lane said I am here to voice my objection. My wife and I are local business owners, we run a business across the street from the proposed site. I do not really have a problem for whatever goes in there, it just has to make sense and this particular proposal does not make a lot of

sense to me. We have lived in Briar Chapel for almost 11 years and as we have seen the traffic on Hwy 15/501 has increased more and more with serious car accidents. My problem is the periods on Sunday when traffic would be most likely impact my business as we are a robust breakfast business. The use of the land for something that really is not employing people or contributing to the tax base of the county seems to be a missed opportunity. It was said that the landscape architect would encourage other businesses to open to service that area, unless there is an infrastructure plan going in along Hwy 15/501 up to the county line, opening a business on Hwy 15/501 is very difficult. There is no sewage available, so to support that many people, I have not heard of a new development that would bring that many people, it would be a transient situation, they are not going to stop and buy in Chatham, they will go back to where they came from. I just do not see any upside, if it were a sports facility where people are coming for a short period once or twice a week, I would voice the same opinion. Thank you.

- Peter Falotico of 45 Post Oak Road said I have been a resident homeowner of Briar Chapel in Chatham County for 10 years. I would like to speak about my traffic safety concerns regarding the rezoning of 3 parcels 18750, 18896, 18897 on 15-501 North of Vickers Road. Has the North Carolina State Highway Patrol or the Chatham County Police been asked to render an opinion of this rezoning proposal regarding the safety of travelers along 15-501 between Vickers Road and the Harris Teeter entrance and between Lystra Road and Briar Chapel Parkway, during Sunday services, Holiday services, Holy week, and for special events? Who would be legally responsible to control the abnormal volume of traffic during these times? How long will it take to get 600 to 900 North bound vehicles on 15-501, going to services and/or events, to turn right into the proposed site? How long will it take vehicles to leave and exit onto 15-501? Will traffic temporarily back up into 15-501 in both directions? If the proposed parking lots are full, will vehicles be permitted to overflow park on the shoulders of 15-501? How many vehicles headed South can get into the u turn lane safely at Briar Chapel Parkway before backing up into the left lane on 15-501? How many vehicles headed North can get into the u turn lane safely at Lystra Road before backing up into the left lane on 15-501? Chatham County residents who drive on 15-501 between Lystra Road and Vickers Road/Briar Chapel Parkway need to know we will be safe if this rezoning proposal is approved. This rezoning is going to cause additional accidents. Thank you for allowing me to ask questions.
- Barbara Falotico of 45 Post Oaks Road said I am a Briar Chapel resident. Tonight, I am addressing my concerns for the 88,000 sqft church and campus on Hwy 15/501. My comments are specifically around crash frequency. My remarks will be based on data from the NCDOT statistics map of crash frequency by intersection. The incidents were collected from the years 2019-2023. Allow me to share some crash numbers near the proposed Summit campus. The church will be located between Briar Chapel Parkway, Vickers Road, and Lystra Road. The crash frequency by Briar Chapel Parkway and Vickers Road was 29 total crashes. The crash frequency by Lystra Road was 37 total crashes. Manns Chapel Road had the third highest crash frequency in Chatham County with 45 total crashes. South of the proposed Summit campus we have Village Way and Fearrington Village with 31 crashes and Mt. Gilead Road has 43 crashes. These statistics are actually deflated due to the 2020 pandemic shutdown. Yet, that are at least double the crashes from other intersections along Hwy 15/501 from the Chatham County line to Hwy 64. What will the dangers be if the Summit rezoning application is approved? Summit Church anticipates 1,200 members for Sunday service through two services with over 900 cars at peak time. That is only on Sundays, what other major events will Summit sponsor that will draw similar or higher car volumes, we do not know. We know that Summit Church Chapel Hill members will transition to the new structure, how will their trip from the north back home impact our dangerous intersections? We do not know the numbers traveling from Cary and Apex, what will the crash incidents be when massive car volumes have to navigate through the U-turns that are necessary in the plan to exit and enter the two driveways that are directly off Hwy 15/501? If the Summit proposal is approved a mammoth structure will be built, generating hundreds of car trips in the most dangerous section of Hwy 15/501. Thank you for the opportunity to speak and I oppose this zoning resolution.

- Ms. Stephanie Powell of 114 Beacon Ridge Boulevard said I want to applaud Mr. Spoon for making the announcement that you are going to review this application on the land use and not on the basis of religion or any other basis. In your imagination substitute Summit Church with another hypothetical applicant that is not a church, but a company that does the same thing on the property only not for religious purposes. I would like to ask you if you would look at this and decide if you would recommend approval or denial of this rezoning based on this potential applicant I will refer to as the user. The question is, would you recommend rezoning if the user generated substantial traffic along Hwy 15/501 which would cause traffic backups and dangerous unsafe conditions. Would you approve this zoning application if the user has a net negative fiscal impact on the county, generates no property taxes and does not provide employment opportunities, and has no other revenue sources? Saying people may stop along the way to purchase a coffee or frequent the small shops in Pittsboro is not a good reason. Would you approve this rezoning if the user burdens Chatham County infrastructure without contributing to its cause? Would you approve this rezoning if the user operates its business located on the project substantially for the benefit to residents outside of Chatham County and its businesses supported by the most part by interested parties or “insiders” of the user. After rezoning this key 50-acre tract will be forever a lost opportunity for Chatham County and will never be available to provide a much-needed services, sales, affordable housing, and other positive uses for the benefit of Chatham County. Would you approve this for the user if they had an 88,000 sqft building and a future building with an outdoor areas to increase and add to the users frequencies scope and types of activities that will not be controllable by Chatham County. Would you really want to approve this rezoning applied by the user? Thank you and Ms. Powell asked for the people in attendance tonight who are opposed to the rezoning to stand.
- Mr. Alex Harris of 46 Mallard Landing Drive said I am here tonight to express my support for the rezoning for the proposed Summit Church location. My wife and I have been attending Summit for over 6 years now and recently have joined as members. The church has had an amazing impact on us individually and as a family including relationships we have gained with other members that live here in Chatham, which some are here tonight. One of the things that has really stood out to us while attending Summit is the churches desire to benefit the community within where it is located. An example I can share is with my own experience during the early days of attending Summit, I helped repaint classrooms in a Durham County elementary school as Summit’s serve out youth project that year. There are other types of involvement in the church, there seems like there is some kind of initiative going on that is supporting the neighbors. Something else about this church that has stood out for us is the quality of the youth program, I believe both members and non-members can benefit from having this in our area. My wife and I have a toddler and feel great about the care she receives both from the staff and volunteers on a weekly basis. As parents we can appreciate and see the importance of having a safe place for kids in our community. I am a proud Chatham County native and a lifelong resident, I do not say that because it gives my opinion any more weight than anyone else here tonight, I say it to the Planning Board to affirm that there is Chatham residents who have seen the trajectory the county has been on for quite a while now and believe that Summit will be a great addition. I hope you recommend this rezoning for approval and thank you.
- Ms. Bethany Harris of 46 Mallard Landing Drive said thank you for allowing me to be here to voice my support for the Summit rezoning as a Chatham County resident. I could tell you all the ways this would impact me and my family to have our church located right outside of neighborhood. Our daughter was in the NICU for quite some time and it was members of the Summit Church that brought us meals, checked in on us, and asked what it is they could do to help. I want to focus more on how this church would positively impact this community. We have attended Summit Church for many years and we have seen the heart that those campuses have for their communities, whether that is partnering with a local school or supply fundraisers of supporting local college students or lunches for healthcare workers to give them a chance to connect with one another. Those are just small ways I have seen Summit reach out to the community for the years that we have been there. I think about this tragedy that has just happened in western North Carolina and has been proud of the way Summit has already jumped into action trying to help by partnering with organizations there to find out what the needs are and how we can help with supplies. This has impacted

thousands of people in North Carolina, I am a nurse and I care deeply for people and I truly believe that this church can help care for this community and I hope we have a chance to share our hearth with Chatham county.

- Ms. Esther Thyssen of Fearington village said as a resident that has access to Hwy 15/501 to go anywhere outside of Fearington Village I would like to object to the rezoning application. I wish to address the impact on the environment and the natural character of the Hwy 15/501 corridor as defined in the Plan Chatham corridor study which is part of the Comprehensive Plan. Preserving the natural character of Chatham County is a primary goal they have in the Plan. The current zoning application on behalf of Summit Church for the development of these large parcels along the east side of the corridor should be rejected. On these parcels the plan is to reconfigure the environment and remove a significant concentration of trees, tear up and rearrange the topography, and significantly alter the viewsheds along Hwy 15/501. The plans submitted by Qunity will erase densely forested areas and locates the excavated basin for stormwater control where most of the trees are currently growing on parcel 18750. In addition, the plan locates a new open field on parcels 18897 and 18896 where the tree cover is dense. The application should be denied because the plan locates the children's play area near the high voltage powerlines which may expose them to danger and could cause health concerns. The application should be rejected because it locates substantial parking lots under the Duke Energy powerlines and the parking areas would be fully illuminated and seen along the corridor. The rezoning application should be denied because the plan disregards the objective to retain the natural character of the environment including wildlife habitats.
- Ms. Erin Carter of 34 Hunters Way said I live very close to the proposed site. The intersection of my neighborhood will be the source of all of the U-turns where 85% of the parishioners will be coming from the north. One big concern I have is trying to get out of my neighborhood every once in a while. I am here representing the Vickers Road community; we are a vibrant active pedestrian area with four children under the age of 2 and you will see strollers and kids riding their bikes and middle school and high school age kids out playing. It is not just a street for us, but a vital place for exercise, play, interaction, and social gatherings. We can cross Hwy 15/501 and visit the businesses on the other side. I would not imagine doing that anymore when there are thousands of cars turning at that intersection. It just seems like a poor fit for the area. The U-turn where all the traffic is going to be cannot fit more than 5 cars in it right now. Imagine how many light cycles that is going to take every Sunday morning when everyone is trying to get in there. We lack the necessary stop lights and crosswalks to support vehicular or pedestrian safety with this enormous volume of traffic. There is no crosswalks so you can expect to see even more pedestrian fatalities when this traffic increases. The church may serve their members well, it will not offer no or little benefit to the surrounding community. The interests of the church goers does not align with the people of the community. We are not opposed to religious institutions or to development but the scale of impacts to this development are disproportionate and detrimental to our neighborhood. The mixed use under the compact community ordinance will support increased housing and employment for Chatham County and we hope that it remains that way. Vickers Village will provide housing and businesses and even a park which we are looking forward to. The church says they will open their access to the playground, but a lot of churches lock theirs so I am not convinced by that. We have only heard from current members of Summit church for support, it is a small segment of the population that is going to benefit from this. As someone who cares about housing and employment in Chatham County I do not see the benefit, it really is just a giant event center coming here to benefit a very small selection of people and degrade the quality of life for everyone else, especially those that live near the site. It is going to impact the safety and that is too big of a price to pay, thank you.
- Mr. Howard Fifer of 653 Spindlewood in Fearington Village said I would like to recognize the board members; you do a lot of important work and thank you. I am here to oppose the application by Summit Church specifically the wastewater treatment issues the development raises which are unaddressed or addressable. This project if allowed to proceed will create great risks and inevitable problems within the protected watershed area of Jordan Lake, the drinking water source for the residents of Chatham County.

The applicants clarifications submitted September 17th fails to address this issue in a meaningful way. Amazingly, the applicant actually admit that they are not telling you what their treatment and disposal system will be. That risk of wastewater discharge is not addressed in the initial plan and is not addressed in the so-called certification, they flat out state and I quote, "treatment and disposal system has not been finalized." They are selling it, but are you buying it? In addition to this admitted failure, the so called 299,999 gallons estimated flow per day, that does not include the wastewater from the future accessory building also included in the application. They are selling it, but are you buying it? The Summit Church consultants have used the traditional evaluation methodology for this project that spreads demand to everyday of the week to arrive at the 299,999 gallons daily average, it clearly will not work for the surge demand that this project will have on Sundays and Wednesdays and ignores the future accessory building. A septic system will need to be designed to handle the peak capacity for all building Summit will place on their site. They are selling it, but are you buying this? When that average daily flow is exceeded as it inevitably will be, their plan is to come back to you and ask for changes. This does not meet any rational definition of a plan especially when it puts the counties drinking water source at risk. They are selling it, but are you buying it? What has been presented is a sales pitch not a good faith effort to present a real plan. It is clear why this path has been chosen, if they could have presented a real and workable plan, they would have.

- Mr. James Shamp of 1391 Bradford Place said thank you for your service this is a tough duty. I recently retired after 18 years with the North Carolina Biotechnology Center, one of the nation's most successful economic development organization. Now in its 40th year NC Biotech fostered the development of life sciences statewide. These include 38 firms providing jobs and tax revenue for Chatham County, with production facilities such as medical device companies to human health and agricultural consulting and support companies. You can find them at the NC Biotech directory at ncbiotech.org. Please understand I am not here acting as a representative of NC Biotech, I am representing myself, my family, and my neighbors, as a 35-year resident of the Triangle and for the latter part as a Chatham County renter, homeowner, and tax payer. Based on my professional experience I am concerned that some of Chatham County's most important and valuable real estate may be squandered with a single bad decision. An e-mail that I sent you last night I included a link to a comprehensive impact study for the town of Davidson in Mecklenburg County from four years ago. It shows that institutional land use that is the only type that results in a net fiscal deficit. It is made especially clear in graphs on pages 46 and 51 which I will include in my handout to you when I finish. It is significant because the same conditions apply here and Chatham County has clearly documented its own guidance for its own fiscal impact analysis. The Plan Chatham document recognizes comparable city methodology as helpful when there is no precedent in the local community for the proposed type of project, it applies here. The possibilities are greatest in this Hwy 15/501 corridor for maximizing tax revenues and our best quality of life benefits, employment, housing, and retail, and more. Summit Church would be better suited for a different part of Chatham County such as the area on Hwy 64 or the northeast corner. Let us not lose sight of the fact that our planning requires that we embrace and retained some of the natural beauty of this stretch of Hwy 15/501. We could even apply some of the tax revenue from its high value development to buy, maintain, and display county owned rural buffers. Thank you for your time.
- Mr. David Kaherl of 557 The Parks Drive said the Planning committee has done excellent work for Chatham County and developing this comprehensive plan in 2017. I am going to reference those experts because that is the challenge for you all. The most important goal is to preserve the rural character of the County. Rural character is manifested in the backdrop a forests and fields dotted with natural features such as creeks, and hills, and structures such as barns, churches, poultry houses, and general stores. Supporting this rezoning is both insightful and an effective way to use this property. This project will preserve the wooded nature of the property with the building being so far offset significantly from Hwy 15/501, it includes an open space and a water feature adding to the beauty and charm of the property. In 2015 the population of Chatham County was 70,928 people which is an 80% increase from 1990, and by 2040 it is expected to be 128,000 people. Sections of Hwy 15/501 has been designated as community centers where recreational uses, schools, and churches were envisioned to be part of the project. Supporting the rezoning of these parcels would create

diversity in the property use along Hwy 15/501, but the expected population growth rezoning would be an effective choice in providing opportunities for new places of worship for these new Chatham County residents. Limited access to sewer has been a real barrier for industry in Chatham County especially along Hwy 15/501, but supporting the rezoning of these parcels will limit the burden for the county for those infrastructure needs. Qunity has recommended a green drip system which accommodates this large influx once a week demand which eliminates the need for that additional required infrastructure. In addition, Hwy 15/501 is a 4-lane divided highway which is already designed to support heavy traffic volume. The traffic generated by this project will be significantly less than any demand a compact community development would be in that area. Supporting the rezoning of these parcels aligns with one of the key points of the Comprehensive Plan which is fostering a healthy community. Summit has a proven track record in investing in communities they serve from food banks, to supporting educators and local schools, providing mental health support through their counseling ministry. This means Chatham County residence would be served by their neighbors. I ask you today to make a decision to support this rezoning and allow Summit to invest in Chatham County, thank you.

- Mr. Chris Young of 15 Bennett Ridge Road said as a Chatham County resident I would like to speak in support of the summit church rezoning application. Summit Church has been a part of my life for over 20 years and over that time Summit Church has been foundational in my personal growth and the growth of my family. It has served as a beacon of community in the lives of my family as a whole. The Summit Church campus that we currently attend at East Chapel Hill High School and I would like to share some of the community impacts of that church in Orange County because it is reasonable to expect those same impacts in Chatham County if this project is to move forward. Over the past several years our church has engaged in several community organizations such as schools and families that have critical needs and provides support. We have partnerships with organizations like Hargraves Community Center. Summit church provides school supplies to over 200 children annually, we have renovated homes for people in need, we have supported over 300 families for Thanksgiving meal collections, and additionally we have maintained an ongoing presence in the public schools by mentoring student leaders, by providing meals for teachers and students, and supported extracurricular programs. The involvement does not stop there, we have supported foster families, provided counseling for individuals who are in crisis, and I have even helped people reintegrate back into society after incarceration. At UNC we played a significant role in providing mental health and providing a sense of belonging for students. In short our church has been deeply committed to fostering a stronger and healthier community and hopefully we look forward to continuing that work for years to come. Personally, I am excited for the prospect of a Summit Church supporting our community here in Chatham County. I think of my children's friends and families and the people in the community as a whole and I am excited for the opportunity through summit church to supporting those people. Summit Church will be a blessing to Chatham County and thank you for your time and your consideration.
- Ms. Allison Young of 15 Bennett Ridge Road said thank you for taking the time to listen to all of the opinions, I support this rezoning. Chatham county is growing and with that comes a lot more people and a lot more traffic, but I have seen Summit Church serve its community in a way that I am excited about to see in Chatham County, thank you.
- Mr. Jeff Robinson of 174 Copper Leaf Avenue said I am a retired Lieutenant Colonel and I moved here about a year ago Briar Chapel to be closer to family. We got connected to the Summit Church Chapel Hill campus immediately to arriving in the area and I want to share some of the benefits I perceive for Chatham County. For all of the people that will be driving along the 15/501 corridor will be a lot of consumers that will be able to enjoy the businesses and restaurants that are already in this area. I will candidly say Baptists like to eat, especially lunch. The Chapel Hill campus has a strong presence in the community and we do seek opportunities to meet needs. I personally the scene Summits impact on hundreds of families as we support public schools and Hargraves Community Center. The same desire will continue when the Chapel Hill campus would be relocated here we would continue to serve and look forward to developing a similar

partnerships in this local community. Lastly, Summit Church does provide benevolent assistance for families in financial need, church members and non-church members alike, and the pastoral staff is available for counseling and even conducting Funeral services for those in the community. In closing, we look forward for Summit Church continuing to serve the local residents in Chatham County and the campus presence would help many families and businesses in the future, thank you.

- Ms. Priscilla Dennison of 491 Beechmast in Fearington Village said thank you for your service to the Chatham community and the opportunity to speak tonight. I salute all of the people that are behind me who spoke tonight about the important things that I care about especially the safety of my neighbors, friends, and myself. As a retired North Carolina public school teacher and Summit Chapel Hill member I look forward to the welcome care, and local involvement my church community would bring to the people of my town. At my first visit to the Chapel Hill campus following the death of my husband 10 years ago, I found a vibrant, welcoming, group of people who cared well for me. I want to be part of giving that same care opportunity to the people that live around me now and those coming here in the future. The Summit community delights and joining other area churches, civic groups, and other nonprofits in loving our neighbors well. That involves ways of serving that specifically thrills my teacher heart. After school tutoring, school supply backpack drives, and holiday meal provisions. Because of their service focus I have joined with Second Bloom, Chatham Serves, the PTA thrift shops, and Women of Fearington to support the needs and care for the people of my community. With the additional benefits of bringing new friendly faces to the restaurants, to the events, and the beautiful natural areas I see a full partnership presents for Summit members like me in the county I am so blessed to call home, thank you.
- Ms. Laura McKelvey of 155 West Newman Road said I am the HOA president of the McGregor Woods neighborhood which is off of Vickers Road. We have a very quiet neighborhood and we do have a number of people who walk with baby strollers, ride their bikes, and walk dogs in that neighborhood and I am concerned with the impacts. I will have to say I was a little bit taken aback by the traffic chart during the presentation I found it disingenuous that he compared the vehicle trips of the church to Vickers Village because in our case that would be a commutative impact not an either/or scenario, and I found that to be a little bit insulting. I was not aware that the wastewater treatment plant would be an underground drip which also struck me as very concerning because as you may know Chatham County is in a bedrock, we do not have a true aquifer, our water supply comes through fractures with the filter capacity to be limited, and having something drip has more access to those fractures. The quality and quantity of drinking water may be impacted by this church. I agree with many of the statements that we have heard tonight, I am very concerned about the increase in traffic, I am very concerned about the increase of impervious surface, and the impact on water quality, thank you.
- Ms. Christine Williams of 808 Highland Trail said the zoning regulations states, to organize efficient and livable communities with diverse business to support a growing population. Churches are important anchors for growing communities and Summit Church already has 12 different locations therefore there are no compelling arguments by combining not just 2 but 3 large tracts of land will align with Chatham County's goal to be organized, efficient, and livable. This development does not appear to be necessary for the ongoing growth of Summit Church. The components of the megachurch development argue that much of the 50-acre lot will be community space, but I argue that space will be used for its own group use and there are no regulations that provide any guarantee that it will be a true open space for the public population. They are already thoughts of expansion for buildings on the property as noted in their proposal. Think about the area around Saint Thomas Moore in Chapel Hill and how congested it has become. This large structure is not characteristic at all to other local churches or keeping with Chatham County rural aesthetics. If such a large change in zoning is to be considered placing it along the highway with clear inlets and outlets would be more appropriate. Consider Hwy 64 verses Hwy 15/501 with its expanding traffic usage between Pittsboro and Chapel Hill. These extra 2 parcels would be better used to benefit the entirety of the community. In other words, for development of diverse businesses that will generate employment opportunities and create tax

revenue. Chatham County revenue is heavily dependent on property taxes from residents. Thus, the increase of infrastructure costs and needs overtime including road maintenance, police, fire, water, etc. for such a large facility will be burdened by all the citizens of Chatham County not just by Summit Church members which would come by other surrounding counties. Though diverse religious facility development is very important to the spiritual health of the community, practicing and celebrating one's faith does not actually require the development of a 50-acre, 88,000 sqft, 3000 parishioner megachurch. The gargantuan church facility size, which by the way, is 2 1/2 sizes bigger than Northwood High School, does not seem to be in line with current development and zoning in Chatham County. It would serve to diminish the livability of the immediate community while serving only a subsection of it. My family and I have lived here for over a decade and has served our community in different ways and argue to limit the development of Summit Church to one parcel, thank you.

- Mr. Scott Luley of 313 N. Serenity Hill Circle said my wife and I have lived here for 10 years and we have enjoyed it very much. We have been members of Summit at the high school for that we have been astounded by the fact that they seem to be very oriented to giving. There are givers and there are takers in today's world, we see that everywhere. They give all over the place in terms of so many areas that have been mentioned already, but we have been amazed and that is what attracted us to this church. That type of generosity has come in a variety of forms. I will just list a few that I do not think were mentioned, financial assistance to individuals, the needy, families, work projects, several different way to students from elementary school to universities. This happens year after year after year. I participated in one project where a family could not clean up their yard and the house was not maintained and we cleaned it up for them and helped them with a need. We talk dollars and cents, but to me I cannot quantify a changed life of a person. The fact that someone is needed and the need is met, that is huge. We are in favor of the Summit Church rezoning and we would like to ask you for your support, thank you.
- Mr. Jake Hollenbeck of Briar Chapel said I have been part of the Summit Church for 15 years and my wife has been a part of the church for 20 years and we both have been actively involved. I can personally say that I have seen lives changed because of the Summit, through hope and meeting the unmet needs of families. Yes, Summit has the goal of a thousand churches, that is not to reach a quota, the goal is for the church to reach that local area and the community they are in. So many college students that are lonely and have no sense of direction that have attended the Summit Church and has found direction, hope, belonging, and purpose. Nothing is guaranteed in this life, the world is uncertain and chaotic, but the Summit provides hope for people to get through these times, thank you.

Board Discussion:

- Ms. Colbert asked Ms. Wagoner about the presentation slide titled Comprehensive Plan 2017 & Proposed Development, who prepared this and how did they produce the Chapter 3 goals. Ms. Wagoner said herself and Ms. Queen reviewed the goals that have been set forth in the Comprehensive Plan and these goals identify and align with the proposed development. Ms. Colbert asked if the goals listed on the left side of the slide are referring to the prior application for these parcels. Ms. Wagoner said we are basing the left side on a typical high-density development. Ms. Colbert said then you did not look at whether or not those goals were met in the prior application for Herndon Farms. Ms. Wagoner said no, this is looking at the Future Land Use for this area in consideration of the Comprehensive Plan. Ms. Colbert said on the right-hand side there is a goal 10, but it is not listed within the pages cited in Chapter 3. There was some discussion and goal 10 was listed on page 43 in the chapter.
- Ms. Colbert said something on the left side of the slide is missing because the prior zoning that the Planning Board recommended and approved for Herndon Farms, the Planning department indicated that they had in

fact met goals 1, 5, 6, and 7, and those were not listed in terms of what is referring to is heightened city development for the compact community. Was that overlooked? Ms. Wagoner said this is comparing a high-density development to the new regulations in the Unified Development Ordinance (UDO). Ms. Colbert said we are not making decisions based on the new UDO. Ms. Wagoner said that is understood, we are looking at it from the aspect of the UDO is in its final stages, and we would assume if there were any changes before adoption they would be minor changes at this point. If this development is not approved, there is potentially some more significant impact that exasperate the gap between what we are hearing from the community and what would be allowed under the Future Land Use. Ms. Colbert said you are projecting what may happen with the UDO, but we are not addressing what is currently required. Ms. Wagoner said yes, but it is our understanding that the county is closing the loop on that and approval is imminent based on our discussions about the end research of ReCode Chatham.

- Ms. Wagoner asked if they could address some of the questions and comments about wastewater and traffic. Ms. Colbert said at this point we have heard from the public; we have heard from the applicant this should not be a rebuttal forum. Chair Spoon said he wants to see if there are questions from Board members that could be uniquely answered by the applicant.
- Mr. Frazer said referring to the traffic study, the level of service (LOF) in North Carolina goes from A through F. A is the best and F is what happens when you have a breakdown on a major highway, and the service is listed at a level F at Poplar Street and Hidden Oaks, it is listed at a level E at some of the turnarounds, and that does not seem good. Mr. Wag said yes, that is correct. In order for NCDOT to install a traffic signal in these location it has to meet certain thresholds. Mr. Frazier said the thing that surprised him was there were no road improvements at all at any of the intersections. Mr. Wag said currently the U-turns do have a 200 to 250 vehicle per hour capacity, and when you take that into consideration, that is why NCDOT requires a TIA study.
- Chair Spoon asked the Board members if they would like to share where they stand on this rezoning request. Chair Spoon said this has been a difficult item, we have had a lot of community input, and he has been evaluating this specifically for the zoning designation. Churches and non-profit entities can bring value to a community that cannot be captured in tax value, so he is not basing his decision on that. Chair Spoon said his major concern is the peak times of day when we are going to have traffic and major backups and this is one of our main routes to hospitals in Chapel Hill. Chair Spoon said he will not support this application for approval because if it were a music venue or performance space that had a similar traffic profile, it would not fit and function within that part of Chatham.
- Ms. Robertson said she agrees and traffic is one of the biggest challenges and in addition to that one of her bigger concerns is it does not fit within Plan Chatham. The main and top goal with Plan Chatham is rural character. Ms. Robertson said she served on the steering committee for the Comprehensive Plan and that was one of the big items we kept seeing over and over. Ms. Robertson read a definition from the Comprehensive Plan on page 18, “the combination of natural and built features that portray the traditional form and preserve the traditional function of the rural landscape. In Chatham County, rural characters manifested in a backdrop of forests and fields dotted with natural features, such as creeks, and hills, and structures, such as barns, silos, churches, poultry houses, general stores, and craft studios.” Ms. Robertson said if you read that, dotted with natural features such as creeks, and hills, and structures, such as barns, silos, megachurches, poultry houses, general stores, and craft studios, that does not fit, and if you read through Plan Chatham rural character is all throughout it and the people of Chatham County understand what that is, and they have been very opposed when they have spoken to me about this. Ms. Robertson said personally, this does not fit within the rural character, but we have also identified a major issue when it comes to traffic impact in that area and that is a huge concern as well.
- Mr. Andrews said he had done some research and one of the things that his research indicated that a denial of rezoning based on lack of revenue could be discriminatory and a violation of the 1st Amendment. So that is

a concern. Also, through his research there is a Religious Land Use and Institutionalized Persons Act that was adopted in 2000, which specifically gives Planning Boards guidance when it comes to approval of religious land use. With that being said, Mr. Andrews agrees with some of the other members of the Board that even if there is NCDOT approval, it is our Boards interpretation that the traffic issue could be impediment or dangerous and not compliant with our proposed land use, then that is enough reason for us to focus on. In the future when it comes to situations like this, more guidance from the County Attorney would be beneficial.

- Ms. Colbert said we currently have zoning designation for this area, and this is not about denying somebody something, it is about requesting a change to something that was previously approved. There was a lot of consideration that when into the initial rezoning from R1 to the compact community and the aspects that were considered back in 2021 and 2022 regarding the use of the corridor and how that was going to benefit the county. Some of the things that were discussed about Plan Chatham were specifically addressed in the Planning department recommendation and the Board of Commissioners approval for that. As a reminder, there is no by right for a rezoning, this is a discretionary matter for the commissioners and any applicant that comes before us for our recommendation or the BOC for approval understands that what they are requesting is a change to current use and what they have to demonstrate is the proposed change is better than the current zoning. This does not meet that requirement. If you go back and look at the staff reports, the public input, the changes that were made, and all of the other aspects that consider why compact community was deemed to be a good fit as opposed to R1, there is a lot in the public record concerning that. It does include economic impact and open space because under the current rule, 30% would have to be designated for open space. The UDO for example, would only give 25% open space. The 30% on a 100-acre parcel would require 30 acres of open space. This project would propose 18 acres set aside for a net loss of 12 acres of open space and that is the impact to the rural character of Chatham County.
- Ms. Colbert said the last thing she would like to discuss is the difference between what the compact community would do in terms of residential compared to splitting it up and reverting it back to R1 impact not only economic development, but also what it means for county revenues. The County Attorney did say we could consider economic impact because we are considering a change. The difference is this, the R1 zoning would give us 46 acres of compact community back to R1, that is approximately 46 residential use. The last proposal for the compact community was for 161 units, that is what the BOC approved, although the first plat came through with 151 or 152 units. When we discuss economic impact we are comparing 46 units to the lesser number 151 units which was to serve an elderly population and a variety of different kinds of housing not merely single-family residences. Having that variety that the compact community would offer should be part of our conversation. As of June 2024, in Chatham County the median residential value that includes single family-homes, condominiums, and townhouses, is \$655,000 in Chatham County. This is a conservative number compared to the St. Lewis federal statistics that shows the average 20% higher. If you take 46 residential units that gives the county \$30,130,000 of value for tax and revenue purposes. That translates into \$257,000 a year at the current tax rates and over a 10-year period about \$2.5 million in tax revenue from the R1. For the compact community rezoning with 151 residential units using the same median that would be a total estimated value of \$100,415,000 using 2024 tax revenue rates that is approximately \$856,000 a year times 10 years that is \$8.5 million. Those are significant sums and that is a \$6 million loss over a 10-year period to the county.
- Mr. Mayer said his main concern of this proposal is one of scale. The compact community seems to be what belongs here and would imagine some dense residential, affordable housing, some businesses that serve residents in that area that could bike to this location. We have to have communities that are oriented around bicycles and pedestrians. That is the future. This type of community would include churches, but churches around 300 people in size, that would fit into the vision he sees here. This project is just too large, it feels like it belongs in Chapel Hill, or Siler City, or along Hwy 64 where there is infrastructure in place to support it. We cannot fill Hwy 15/501 with nodes everywhere because then there are not anymore nodes. Places where

people can bike and walk to get coffee or even healthcare, small scale community-oriented businesses. Mr. Mayer said he will not be supporting this project.

- Chair Spoon said this is a rezoning and depending on how we are inclined here we would need a consistency statement or an inconsistency statement.

Mr. Frazier made a motion that this rezoning request of parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional is inconsistent with the Comprehensive Plan by, diversify the tax base and generate more high-quality county jobs, and the goal that county residents can travel safely and easily through the county. The motion for the inconsistency statement was seconded by Mr. Andrews. The inconsistency statement was approved with a vote of 8-0, unanimously.

Motion made by Ms. Colbert to deny the rezoning request from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional, seconded by Mr. Mayer. The rezoning request was denied by a vote of 8-0, unanimously.

Ms. Haddix made a motion that this rezoning request of 2752, 93852, 18909 from CD-CC Conditional District Compact Community to R-1 Residential is inconsistent with the Comprehensive Plan and the current compact community zoning in place is a better zoning designation for this area, seconded by Ms. Colbert.

Motion made by Ms. Haddix to deny the rezoning request from CD-CC Conditional District Compact Community to R-1, seconded by Ms. Colbert. The rezoning request was denied by a vote of 8-0, unanimously.

IX. NEW BUSINESS:

No new business to report.

X. BOARD MEMBERS ITEMS:

1. Update from the Planning Board liaisons.

- Mr. Mayer said he attended the Agriculture Advisory Committee and they have a lot of new members and have a constant stream of applications for conservation districts and they are really curious about the UDO. November is their next meeting.
- Chair Spoon said we have a meeting next Tuesday at the New Ag building to receive a presentation from the UDO consultants and we will have our discussion and hopefully make our way to a recommendation to the commissioners to adopt the UDO. We will make a list of concerned areas we give to the commissioners as they make their way through the final adoption process. Ms. Haddix said she will not be in attendance for next Tuesday due to work obligations. She did read through the minutes from the September 24th special meeting and is so thankful for the deliberation that is expressed in those minutes because some of her concerns were the same as other Board members. Ms. Colbert said it was suggested to produce our top 5 concerns, rather than limit it to 5 maybe we could have a top 5 tier and then a secondary tier of other concerns because some of us may have more than 5 and some of our concerns may overlap. Chair Spoon said we will accept more than 5, we were just trying to keep the list manageable. The plan is to go through the list of concerns and have a vote on each one of those so we will have a show of representation for how many Board members think that is a serious concern.

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

The Board discussed and agreed the November meeting will be held in person at the Chatham County Agriculture and Conference Center building.

XI. PLANNING DIRECTOR'S REPORTS:

Mr. Sullivan reported on the following:

1. Minor Subdivisions / Exempt Maps - See Attachments.

XII. ADJOURNMENT:

Motion made by Mr. Frazier to adjourn the Planning Board meeting, seconded by Ms. Robertson. There being no further business, the meeting was adjourned at 9:00 p.m.

Signed: _____ / _____
Jon Spoon, Chair Date

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