

**Planning Board Meeting Minutes
March 10, 2005**

The Siler City Planning Board met on Thursday, March 10, 2005, at 7:00 p.m. Don Tarkenton called the meeting to order and gave the invocation. Minutes of December 13, 2004, meeting were unanimously approved by a motion from Ethel Coble and seconded by Leota Thompson.

Members Present

Don L. Tarkenton, Chairman
Leota Thompson
Cindy Bray
Larry Mendenhall
Richard Caviness
Ethel Coble
Harold Hart, Alternate

Members Absent

Jeff Brewer, Vice Chairman
Arnold Headen, Alternate

Staff Present

Jack Meadows, Planning Director
Joel J. Brower, Town Manager
William C. Morgan, Town Attorney (by phone)

BUSINESS SESSION

Agenda Item IV

Rezoning Request

A. REZ-001-05- -- Chatham Academy Inc.

Mr. Meadows reported that a public hearing was held on March 8, 2005. He explained that Chatham Academy Inc. request to rezone approximately 38.6 acres from Light Industrial (L-I) to Agricultural-Residential (A-R).

Mr. Meadows stated the subject property is located:

- on Hamp Stone Road
- outside of the Town's Corporate Limits

He reported that the lot has the following features:

- approximately 100 feet of road frontage on Hamp Stone Road
- access to public water or sewer
- 100 foot vegetative buffer along a perennial stream and a 50 foot vegetative buffer along an intermittent stream

Mr. Meadows stated the surrounding development to the:

- north is Norfolk Southern Railroad and vacant land zoned A-R
- south is Chatham Charter School zoned A-R
- east is Norfolk Southern Railroad and vacant land zoned A-R
- west is Community Baptist Church and Single Family Dwellings zoned A-R

Mr. Meadows reported the Land Development Plan recommends industrial/ office development for the subject property. The subject property can be considered a transition area since the surrounding development is recommended for Agricultural Residential development.

Mr. Meadows explained that the Town Board and Planning Board shall consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses.

Staff recommends rezoning the subject property to A-R.

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Discussion

Mr. Tarkenton asked if anyone had any questions.

Jeff Brewer reported that Chatham Academy would be building a full sized gym and adding the ninth grade at the Academy. The Academy started with 52 students and they now have an enrollment of 279 students.

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

A motion was made by Harold Hart to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Richard Caviness seconded and all members voted to approve.

Mr. Meadows added that the Town Board would be hearing this request at their April 4, 2005 meeting.

Agenda Item V

New Business

With no further business, Ethel Coble made a motion for adjournment at 7:10 p.m., with a second from Leota Thompson and followed by unanimous consent.



Don Tarkenton, Chairman

ATTEST:



Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes
April 11, 2005**

The Siler City Planning Board met on Monday, April 11, 2005, at 7:20 p.m. Don Tarkenton called the meeting to order. Minutes of March 10, 2005, meeting were unanimously approved by a motion from Ethel Coble and seconded by Leota Thompson.

Members Present

Don L. Tarkenton, Chairman
Jeff Brewer, Vice Chairman
Leota Thompson
Larry Mendenhall
Richard Caviness
Ethel Coble
Harold Hart, Alternate

Members Absent

Cindy Bray
Arnold Headen, Alternate

Staff Present

Jack Meadows, Planning Director
Joel J. Brower, Town Manager
William C. Morgan, Town Attorney

BUSINESS SESSION

Agenda Item IV

UDO Text Amendment

A. TA-01-05- – Agri Tourism Sign

Mr. Meadows reported that Horizon Cellars proposes text amendments (§ 256 Signs Excluded From Regulation) to allow one (1) agri-tourism directional sign per abutting street. Horizon Cellars is a newly established winery. The winery is located off of Old US 421 South onto Vineyards Ridge. The property is approximately 1,400 feet from Old US 421 South and is not visible from Old US 421 South. Mr. Meadows explained the applicant would like to post off-premise directional signage. He explained currently this is not allowed.

Mr. Meadows reviewed the following proposed text amendment:

Agri-tourism directional signs that do not exceed one (1) per abutting street and sixteen (16) square feet in area and that are not internally illuminated. Agri-tourism farm is defined as a working farm or ranch that welcomes visitors who come to purchase value-added agricultural products, learn about or participate in agricultural themed recreation and/or entertainment, and who pay the farmer a fee for that experience.

Mr. Meadows stated that staff recommends approval of the text amendments.

Discussion

Mr. Tarkenton reported the public hearing was held April 4, 2005. He asked if anyone had any questions.

Guy Loeffler owner of Horizon Cellars stated the under the North Carolina Agri-tourism Program, businesses are allowed to apply for directional signs to be placed in DOT right-of-way. He has applied but the application could take up to six to eight months for approval. The signs will be placed along Hwy 64 and 421.

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

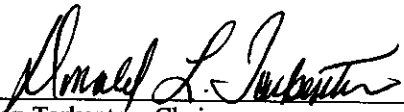
A motion was made by Jeff Brewer to approve the text amendment in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Harold Hart seconded and all members voted to approve.

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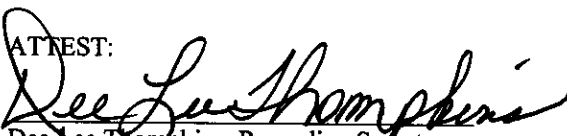
Agenda Item V

New Business

With no further business, Ethel Coble made a motion for adjournment at 7:30 p.m., with a second from Larry Mendenhall and followed by unanimous consent.



Don Tarkenton, Chairman

ATTEST:

Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes
May 9, 2005**

The Siler City Planning Board met on Monday, May 9, 2005, at 7:00 p.m. Don Tarkenton called the meeting to order and Leota Thompson gave the invocation. Mr. Tarkenton noted a correction on page one within the third paragraph of the April 11, 2005 minutes. The corrected minutes should read (1) per abutting street instead of (10 per abutting street). With the correction noted, the minutes of April 11, 2005, meeting were unanimously approved by a motion from Larry Mendenhall and seconded by Richard Caviness.

Members Present

Don L. Tarkenton, Chairman
Leota Thompson
Larry Mendenhall
Richard Caviness
Harold Hart, Alternate
Arnold Headen, Alternate

Members Absent

Cindy Bray
Ethel Coble

Staff Present

Jack Meadows, Planning Director
Joel J. Brower, Town Manager
William C. Morgan, Town Attorney

BUSINESS SESSION

Agenda Item IV

**Conditional Use Request
A. CUP-001-05 – Chatham County**

Mr. Meadows reported that Chatham County requests a conditional use permit for preliminary plat approval for a twenty (20) lot major subdivision. The development contains approximately 489.91 acres.

Mr. Meadows explained that the subject property is:

- Located off the eastern right-of-way of US 421 Bypass and the northern right-of-way of Alston Bridge Road
- Adjacent to the Town's Corporate Limits
- Within the H-I zoning district
- Partially located within the floodplain

Mr. Meadows added that the proposed development will include:

- Extension of Town water and sewer, including 2 sewer pump station
- Restrictive covenants and a property owners association
- Primary access off of US 64 and Alston Bridge Road
- 108.19 acres of vegetative buffers
- 62 acres of designated common area (which is located within the vegetative buffer)
- 11.04 acres of road right-of-way

Mr. Meadows reported that the subject property is predominately surrounded by A-R zoning. The surrounding uses include the Town's Waste Treatment Plant, vacant land, single family dwellings, and the Wal-Mart Shopping Center. He added that the Land Development Plan Map recommends industrial/office development for the subject property. A business park falls under this category.

Mr. Meadows reported that the NCDOT average daily trips were as follow:

- US 64 - 16,500
- US 421 - 12,000
- Alston Bridge Road - 600

The proposed development could generate approximately 22,000 trips per day.

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Mr. Meadows explained that the application is complete. The proposal meets the development criteria of the Unified Development Ordinance. Staff recommends approval unless the Board finds that the project will:

1. Materially endanger the public health or safety,
2. Substantially injure the value of adjoining or abutting property,
3. Not be in harmony with the area in which it is located, and
4. Not be in conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the Town Board.

Mr. Meadows added that the following conditions are recommended:

- Prior to site work applicant must submit engineered/surveyor approved:
 - traffic impact study
 - storm water drainage plan
 - water and sewer plans
 - tree survey
 - wetland survey
 - construction details
 - public water hydraulic analysis
 - NCDOT driveway permit
 - NCDENR erosion control permit
 - DWQ and/or Corps of Engineers approval for stream crossings

Mr. Meadows stated that at the public hearing, a request for an access and utility easement was made by Chatham Land and Timber to be considered.

Discussion

Mr. Tarkenton informed the board members that Jarrod Hilliard, representative with Hobbs, Upchurch and Associates was present tonight to answer any questions the board members might have. Mr. Hilliard addressed the concerns from the board members about the proposed waterlines and entrance.

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

- I. The application was complete, and complies with all applicable requirements of the Unified Development Ordinance.
Motion made by Harold Hart, Leota Thompson seconded, followed by unanimous consent.

- II. If the permit is recommended for approval, it will be subject to the following conditions:

Don Tarkenton, Chairman asked for a motion to add the condition to provide an access and utility easement to the property owned by Chatham Land and Timber.

Motion made by Arnold Headen, Leota Thompson seconded followed by unanimous consent.

Don Tarkenton asked for a motion to approve the following condition provided by staff including the access and utility easement:

Prior to any site work applicant must submit engineered/surveyor approved:

- traffic impact study
- storm water drainage plan
- water and sewer plans
- tree survey
- wetland survey
- construction details
- public water hydraulic analysis
- NCDOT driveway permit
- NCDENR erosion control permit

- o DWQand/or Corps of Engineers approval for stream crossing
- o Provide an access and utility easement to the property owned by Chatham Land and Timber

Motion made by Larry Mendenhall, Arnold Headen seconded, followed by unanimous consent.

- III. The permit is recommended for approval with conditions

Motion made by Larry Mendenhall, Leota Thompson seconded, followed by unanimous consent.

- IV. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Town Board. Any significant deviations from the permit issued will require the submittal of a new application.

Agenda Item V

New Business

Don Tarkenton reported that Vice Chariman Jeff Brewer has submitted his resignation from the Planning Board and that the Town Board has filled his seat with ETJ Alternate Harold Hart.

Don Tarkenton asked for a nomination for Vice Chairman. Harold Hart nominated Larry Mendenhall, Richard Caviness seconded. Mr. Tarkenton then asked if there were any other nominations. Arnold Headen made a motion to close the nomination and Leota Thompson seconded. The board members unanimously approved Mr. Mendenhall as vice chairman.

With no further business, Larry Mendenhall made a motion for adjournment at 7:30 p.m., with a second from Harold Hart and followed by unanimous consent.



Don Tarkenton, Chairman

ATTEST:



Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes
June 13, 2005**

The Siler City Planning Board met on Monday, June 13, 2005, at 7:00 p.m. Don Tarkenton called the meeting to order and Larry Mendenhall gave the invocation. Minutes of May 9, 2005, meeting were unanimously approved by a motion from Larry Mendenhall and seconded by Leota Thompson.

Members Present

Don L. Tarkenton, Chairman
Larry Mendenhall, Vice Chairman
Leota Thompson
Richard Caviness
Ethel Coble
Arnold Headen, Alternate

Members Absent

Cindy Bray
Harold Hart

Staff Present

Jack Meadows, Planning Director
Joel J. Brower, Town Manager
William C. Morgan, Town Attorney

BUSINESS SESSION

Agenda Item IV

Rezoning Request

A. REZ-002-05- -- Oscar Vincent Sanabria

Mr. Meadows reported that Mr. Sanabria has requested to rezone approximately 0.86 acres from R-6 (Residential) to C-C (Central Commercial). The property is addressed as 202 North Dogwood Avenue. A two-story single family dwelling is located on the lot. Mr. Meadows explained that Mr. Sanabria stated at the public hearing that the proposed use is to be a community resource center and that the house was built in 1902.

Mr. Meadows reported that the subject property is located at the northeastern corner of North Dogwood Avenue and West Second Street, south is the old Family Pharmacy Building zoned C-C and west is Cranford Studios zoned C-C

Mr. Meadows stated that the Land Development Plan recommends central business development for the subject property. He added that the average daily trips (ADT) at the intersection of North Dogwood Avenue and West Second Street are approximately 3,000 trips.

Mr. Meadows stated that the Town Board shall consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses. Attached is a copy of the uses that are allowed within the C-C zoning district.

Staff recommends rezoning the subject property to C-C.

Discussion

Mr. Tarkenton asked if anyone had any questions.

Larry Mendenhall asked if a community service center would be for doctor offices? Mr. Meadows explained that central-commercial zoning permits lawyers, doctor offices, etc.

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

A motion was made by Larry Mendenhall to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Richard Caviness seconded and all members voted to approve.

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Agenda Item V

Watershed Protection Ordinance Amendment

Mr. Meadows reported the original Watershed Ordinance was adopted in 1993. He explained that the Division of Water Quality has instructed the Town to amend its Watershed Protection Ordinance to comply with current State regulations. The Town's Watershed Ordinance is under review because of the Reservoir Expansion Project. He also added that the proposed amendments are basically no stronger than the current regulations in the Town's UDO.

Mr. Meadows explained that the amendments include:

- an expanded critical area boundary due to the proposed lower reservoir expansion
- additional stormwater controls
- clarification of 10/70 built upon rule
- 100 foot perennial stream buffer
- clarification of the current Planning Board membership
- remove definition for animal unit
- revise definitions for major and minor variances and
- other general corrections

Mr. Meadows added that the Watershed Protection Ordinance was included in their agenda. He explained that the text that is highlighted and italicized is the item to be added and the text that has a line marked through it is the item to be deleted.

Staff recommends approval of the text amendments.

Discussion

Mr. Tarkenton reported the public hearing was held April 4, 2005. He asked if anyone had any questions.

Larry Mendenhall asked Mr. Meadows to explain the 10/70 built upon rule. Mr. Meadows explained that the 10/70 built upon rule only applies to area outside the critical area. Mr. Meadows referenced to the map and explained that there were 188 acres that can be built upon with the 10/70 rule. He also added that most of that acreage is farmland or vacant.

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

A motion was made by Larry Mendenhall to approve the text amendment in order to correct manifest error in the ordinance, because of changed or changing conditions in a particular neighborhood or community as a whole and to promote and forward the purposes of the adopted Siler City Land Development Plan. Ethel Coble seconded and all members voted to approve.

Agenda Item VI

New Business

With no further business, Ethel Coble made a motion for adjournment at 7:20 p.m., with a second from Leota Thompson and followed by unanimous consent.



Don Tarkenton, Chairman

ATTEST:



Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes
October 10, 2005**

The Siler City Planning Board met on Monday, October 10, 2005, at 7:00 p.m. Don Tarkenton called the meeting to order and gave the invocation. Minutes of June 13, 2005, meeting were unanimously approved by a motion from Ethel Coble and seconded by Richard Caviness.

Members Present

Don L. Tarkenton, Chairman
Larry Mendenhall, Vice Chairman
Leota Thompson
Cindy Bray
Richard Caviness
Ethel Coble
Harold Hart
Mickey Pore, Alternate

Members Absent

Arnold Headen, Alternate

Staff Present

Jack Meadows, Planning Director
Joel J. Brower, Town Manager
T. C. Morphis, Attorney

BUSINESS SESSION

Agenda Item IV

Appointment of Planning Board/Board of Adjustment Chairman and Vice Chairman

Don Tarkenton asked for a nomination for Chairman. Cindy Bray nominated Don Tarkenton, Harold Hart seconded and was unanimously approved by board members.

Don Tarkenton asked for a nomination for Vice-Chairman. Harold Hart nominated Larry Mendenhall, Ethel Coble seconded and was unanimously approved by board members.

Agenda Item V

UDO Text Amendments

- A. §256 – Parking Requirements**
§279 – Sign Excluded From Regulation

Mr. Meadows reported that Chatham Hospital will soon propose relocating in the Chatham County Business Park. During recent discussions with Mr. Woody Hathaway, CEO of Chatham Hospital Inc, we discovered a few items within the UDO that do not meet the needs of the Hospital.

Parking Space Analysis

Mr. Meadows explained that the first proposed text amendment is to reduce the required parking space requirements for a hospital. Currently, the UDO requires two (2) spaces per bed or one (1) space per 150 square feet of gross floor area, whichever is greater. The proposed hospital will be approximately 80,000 square feet, thus the total number of parking spaces required is 533.

Chatham Hospital, Inc. proposes that the parking requirements for a hospital be:

Two (2) parking spaces per inpatient/outpatient room plus one (1) parking space per employee on the largest shift.

Mr. Meadows added that if the proposed hospital has 62 inpatient/outpatient rooms and 100 employees on the largest shift, then 224 parking spaces must be provided.

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Discussion

With no discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

A motion was made by Larry Mendenhall to approve the text amendment in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Richard Caviness seconded and all members voted to approve.

Off-premise Directional Sign Analysis

Mr. Meadows explained that currently the UDO only allows the following off-premise signs; governmental signs, church directional signs, agri-tourism directional signs, and temporary signs for nonprofits.

Mr. Meadows added that Chatham Hospital would like to have an illuminated off premise directional sign for the proposed Hospital. The sign would be located along US 64 near the entrance into the Chatham County Business Park. Chatham Hospital also proposes that the size restrictions be no more than 20 feet tall and 110 square feet in area.

The proposed amendment would read as follows:

Section 256

Signs Excluded From Regulation

- k. A hospital may erect one (1) illuminated off premise directional sign. The sign shall meet the height and size requirements for the zoning district in which it is located. The sign shall meet the general requirements of Section 260.

Discussion

Attorney T. C. Morphis addressed the Board with concerns over allowing the hospital to have an illuminated off premise directional sign and not allowing other types of businesses to do the same. He added that it raises an issue with free speech. After Mr. Morphis and the Board discussed some of the concerns, Mr. Morsphis directed the Board to look at the text amendment as a policy issue and let the Town Board look at it as a legal issue.

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

A motion was made by Harold Hart to approve the text amendment in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Richard Caviness seconded and all members voted to approve except Don Tarkenton.

Agenda Item VI

New Business

With no further business, Ethel Coble made a motion for adjournment at 7:20 p.m., with a second from Larry Mendenhall and followed by unanimous consent.



Don Tarkenton, Chairman

ATTEST:



Dee Lee Thompkins, Recording Secretary

Planning Board Meeting Minutes
November 14, 2005

The Siler City Planning Board met on Monday, November 14, 2005, at 7:00 p.m. Don Tarkenton called the meeting to order and Richard Caviness gave the invocation. Minutes of October 10, 2005, meeting were unanimously approved by a motion from Harold Hart and seconded by Richard Caviness.

Members Present

Don L. Tarkenton, Chairman
Larry Mendenhall, Vice Chairman
Richard Caviness
Ethel Coble
Harold Hart
Arnold Headen, Alternate
Mickey Pore, Alternate

Members Absent

Leota Thompson
Cindy Bray

Staff Present

Jack Meadows, Planning Director
Joel J. Brower, Town Manager
William C. Morgan, Town Attorney

BUSINESS SESSION

Agenda Item IV

Conditional Use Rezoning

A. CUR-01-05- – Chatham Hospital

Mr. Meadows reported that Chatham Hospital, Inc requests a conditional use rezoning to rezone approximately 30.38 acres from H-I to O-I and to develop a hospital. The subject property is located off the eastern right-of-way of US 421 Bypass and the northern right-of-way of Alston Bridge Road. The property is further identified as lot 7 of Chatham County Business Park.

Mr. Meadows stated that the proposed development will include:

- A connection to Town water and sewer
- An access road off of US 64 and Alston Bridge Road that is proposed for State Maintenance
- 200 foot vegetative buffers along four (4) intermittent streams
- A 61,950 square foot hospital plus future expansions
- 70,368 square feet of future medical office buildings

Mr. Meadows added that the subject property is predominately surrounded by H-I zoning. The surrounding development is all vacant land. He added that the Land Development Plan Map recommends office and institutional development for the subject property. A hospital falls under this category.

Mr. Meadows reported that the average daily trips (2005 estimate) are:

- US 64 (~ 16,500)
- Alston Bridge Road
 - Near US 421 Bypass (~ 600)
 - At Bray Park Swimming Pool (~ 4,800)

The proposed development could generate (~ 3,500) trips per day.

- Hospital (~ 1,000)
- Future medical office buildings (~ 2,500)

Mr. Meadows reported that the application is complete. The proposal meets the development criteria of the Unified Development Ordinance. Staff recommends approval unless the Planning Board finds that the project will:

1. Materially endanger the public health or safety,
2. Substantially injure the value of adjoining or abutting property,
3. Not be in harmony with the area in which it is located, and
4. Not be in conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the Town Board.

Mr. Meadows stated the following conditions are recommended:

- Prior to site work applicant must submit an engineer/surveyor approved:
 - storm water drainage plan
 - water and sewer plans
 - tree survey
 - wetland survey
 - construction details
 - public water hydraulic analysis
 - NCDOT driveway permit
 - NCDENR erosion control permit
 - DWQ and/or Corps of Engineers approval for stream crossings

Discussion

Arnold Headen voiced concerns about the increased traffic on Alston Bridge Road from this project.

With no further discussion, Mr. Tarkenton directed the board to their worksheets to go through each finding.

Rezoning Worksheet

A motion was made by Larry Mendenhall to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Richard Caviness seconded and all members voted to approve.

Conditional Use Worksheet

- I. The application was complete, and complies with all applicable requirements of the Unified Development Ordinance.

Motion made by Larry Mendenhall, Ethel Coble seconded, followed by unanimous consent.

- II. If the permit is recommended for approval, it will be subject to the following conditions:

Prior to site work applicant must submit an engineer/surveyor approved:

- storm water drainage plan
- water and sewer plans
- tree survey
- wetland survey
- construction details
- public water hydraulic analysis
- NCDOT driveway permit
- NCDENR erosion control permit
- DWQ and/or Corps of Engineers approval for stream crossings

Motion made by Harold Hart, Larry Mendenhall seconded followed by unanimous consent.

- III. The permit is recommended for approval with conditions

Motion made by Harold Hart, Ethel Coble seconded, followed by unanimous consent.

Agenda Item V

Conditional Use Permit

A. CUP-02-05- – New Elementary School

Mr. Meadows reported that Chatham County Board of Education requests a conditional use permit to develop an elementary school. The property is located off the southern right-of-way of Alston Bridge Road. The access to the property is almost directly south of Pony Farm Road.

Mr. Meadows added that the proposed development will include:

- An extension of Town water and sewer
- An access road off of Alston Bridge Road that is proposed for State Maintenance
- Vegetative buffers along one (1) perennial stream and two (2) intermittent streams

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- 64,995 square feet of building on the first floor and 37,165 square feet on the second floor

Mr. Meadows stated that the subject property is surrounded by A-R zoning. The surrounding uses include Chatham Middle School, vacant land, and a few single family dwellings. He added that the Land Development Plan Map recommends office and institutional development for the subject property. An elementary school falls under this category.

Mr. Meadows reported that the average daily trips (2005 estimate):

- Alston Bridge Road
 - Near US 421 Bypass – 600
 - At Bray Park Swimming Pool – 4,800

The proposed development could generate approximately 900 trips per day.

Mr. Meadows stated that the application is complete. The proposal meets the development criteria of the Unified Development Ordinance. Staff recommends approval unless the Planning Board finds that the project will:

1. Materially endanger the public health or safety,
2. Substantially injure the value of adjoining or abutting property,
3. Not be in harmony with the area in which it is located, and
4. Not be in conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the Town Board.

Mr. Meadows added that the following conditions are recommended:

- Prior to site work applicant must submit an engineer/surveyor approved:
 - storm water drainage plan
 - water and sewer plans
 - tree survey
 - wetland survey
 - construction details
 - public water hydraulic analysis
 - NCDOT driveway permit
 - NCDENR erosion control permit
 - DWQ and/or Corps of Engineer approval for stream crossings

Discussion

Arnold Headen voiced concerns on the increased traffic on Alston Bridge Road. He noted the time that school will be taking in and letting out could also be the same time as shift changes at the hospital. He also stated that people that live along Alston Bridge Road had to be able to get in and out of their driveways.

Don Tarkenton reported to the members that he had visited the site. The entrance to the school is going to be terribly dangerous, it will be an issue, and he predicts there will be accidents there. He understands that the school has very limited access to the site. Mr. Tarkenton added that he recommends that one condition be lowering the speed limit to 35 mph along Alston Bridge Road from South Second Avenue to the 421 Bypass.

Larry Mendenhall stated that NCDOT would control the speed limit during school hours. He added that he has visited the site, and he agrees that the entrance is going to be dangerous.

Don Tarkenton asked for safety purposes, did the board want to suggest to DOT that they might want to consider changing the grade on the road at the entrance to the school.

Ethel Coble wanted to know if a stoplight or caution light been considered at the entrance.

Jack Meadows added that he has contacted a traffic engineer with NCDOT. He stated that DOT will be reviewing this project and will be working on making this area safe.

Arnold Headen asked if someone could clarify exactly where the entrance is going to be.

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Don Tarkenton referred Mr. Headen to the map in his agenda, and showed him that the road was in the curve and offset directly south from Pony Farm Road.

Don Tarkenton informed the members of another issue they needed to discuss. The Planning Board and the Town Board have the desire to make sure there is an emergency access road to facilities and subdivisions. He stated that it is his duty to continue to request that all projects have an emergency access road. Mr. Tarkenton stated that the planning board is a recommending board to the Town Board and the Town Board makes the final decision on the conditions. He added that all the members were aware of the potential danger of the entrance to the school. Mr. Tarkenton stated that one of his concerns is if there is an accident at the entrance to the school and it blocks the entrance and if there was a fire at the school at the same time, and we do not have another entrance or exit to the school what are we going to do? He added that according to the information that was submitted from the architect for the school that this would be a very expensive alternative, and we need to be aware of that, but he still feels that we should put safety above everything else. Mr. Tarkenton stated once again, like we have done in the past, we should require an emergency access road that can be graveled and chained but only accessible to emergency vehicles. He asked if there were any other issues or thoughts.

Arnold Headen stated that the location of the entrance was very dangerous, and that there would have to be a light at the entrance, and he does not see any way around it without having a light.

Arnold Headen made a motion to recommend to the Town Board and DOT to add a condition that a traffic signal and traffic control be at the entrance of the school. Larry Mendenhall seconded, and it was followed by unanimous consent.

Don Tarkenton made a motion to recommend to the Town Board and DOT to add a condition that the speed limit on Alston Bridge Road from South Second Avenue to the 421 bypass not exceed 35 mph. Arnold Headen seconded and it was followed by unanimous consent.

William Morgan, Town Attorney stated that his understanding in that past was an emergency access road would be required, if there was only one entrance off of a state road. He asked are there not two access to the school? Mr. Meadows added that he and Mr. Tarkenton had discussed that the road going into the school will be a state maintained road and there will be two driveways at the school; one for parking and one for bus parking. Mr. Tarkenton added that our issue is what if the access road off of Alston Bridge Road is blocked? There is no way to have access to the school. Mr. Mendenhall added what if you have a hazardous spill at the entrance road to the school, how would you evacuate the school? Mr. Morgan stated that he was not arguing with the policy, but based his decision on the state road being an access road. Mr. Headen added that there are a lot of trucks that travel Alston Bridge Road, and it is a very legitimate concern that one could overturn in the curve at the entrance road to the school. God forbid that there was a fire at the school. What would we do?

Mr. Meadows asked how is the planning staff going to handle the recommendations for the conditions for a traffic signal and speed limit control if DOT does not require the traffic signal and speed limit control because this is a state maintained road? It will be their decision. Don Tarkenton added that it was his opinion that it would be the Town Board decision whether they wanted to adopt those conditions or not, and if they do, then it will be up to the Town Board to contact DOT and let them know that it is the Town Board's desire that there be a traffic signal and a 35 mph speed limit. Mr. Morgan stated we could encourage these conditions to DOT, and DOT may come up with an alternative solution. If this happens, then we could do an addendum to the CUP. Mr. Morgan added that conditions are to be reasonable and related to the project. Don Tarkenton added that DOT could decide to put four lanes at the entrance to the school or some other solution, since it will be their decision.

Larry Mendenhall asked how much of this property joins Chatham Middle? Assistant Superintendent of Chatham County Schools Paul Joyce stated that about 200 feet by the pond on the far end. He also added that there was a tremendous change in the grade of the land and two streams that run right in the middle of the property. Mr. Mendenhall asked if that was a possible emergency access for the school? Mr. Joyce answered that it would be more expensive than what they were looking at because you are crossing two streams, and you would have to have permits and sizeable tiles to cross the stream. Scott Hughes, Project

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Architect, stated that to have an emergency access road off of Colony Street would cost the school approximately \$150,000.00, and currently there is no funding set aside for this expense. Mr. Joyce went on to explain that the school system bought this property when they purchased the Chatham Middle School property, and when they saw the need to add a new elementary school, they decided that they would like to put the school on property that they already owned. He also added that as large as Northwood High School is, that it has only one access road and it is not required by any state plan to have two access roads to a school. Town Manager Joel Brower asked if there had been any thoughts given to approaching any of the property owners to the east to get access back onto Alston Bridge Road, or anyway to work another direction that might not involve having to cross the creek? He added that the land to the east of the property is a lot better grade, and is sturdy. Mr. Brower stated that what concerns him when we were talking about the grade of the land that connects to Chatham Middle is if it is a rainy or snowy day, would a large fire truck going out there make it on those conditions? Richard Caviness stated that you need a place to get in and be able to move and turn around if you have to with a fire truck. Mr. Brower added they were going to need some place in foul weather that is passable for a fire truck and that a fire truck will be able to get into and maneuver around. Mr. Meadows reported that he had traveled the proposed Colony Street access site, and you drop about 60 feet. You will then go about 300 feet before you start going up hill to the school site. Don Tarkenton suggested that the County look into buying access from the adjoining property owners to the east of the site and putting the emergency access road on Alston Bridge Road because the land is flatter and more suitable for emergency vehicles.

Mr. Meadows wanted to add that he did not want to seem opposed to the traffic requirements, and that they seem very reasonable. If staff is going to administer these, then a traffic study may need to be required. Some of these proposed requirements might be addressed when they apply for a DOT Driveway Permit. Don Tarkenton asked does staff want to require a traffic study as a condition? Mr. Meadows answered the ordinance does not require a traffic study. Mr. Morgan said, "It doesn't require a traffic study?" Mr. Morgan added that it is probably a reasonable condition. Mr. Morgan asked Mr. Meadows if requiring a study is fashioned to take the place of more specific requirements (that had been discussed by the board)? Mr. Meadows agreed. Mr. Morgan added that he would be more comfortable with a traffic study as a condition than one that the Town would not have any control over.

Larry Mendenhall asked was the traffic going to flow in the morning when kids were being dropped off? Architect Scott Hughes stated that currently the setup is that the traffic flow will come in from Alston Bridge Road and come down to the school. Parents and car traffic will turn in the first driveway entrance and stack here on the property and drop off and loop around and come back out. This will allow buses to come in and bypass the entrance and get into the bus parking lot. Jack Meadows asked how much stacking could you do if you have cars stopped in front of the school? Mr. Hughes responded that the entrance was roughly 800 feet and the way that it is arranged, the cars could be stacked in the parking lot also, which could double or triple the stacking. Larry Mendenhall wanted to know if that was where the teachers would be parking, and Mr. Hughes stated that it was. Larry Mendenhall asked if they were expecting 800 students? Mr. Joyce responded that there will eventually be a maximum 800 students, but would probably start out with 500 students. Mr. Headen wanted to know about the kids that lived close enough to the school to walk, but there are not any sidewalks provided. Mr. Tarkenton stated that this site was very similar to the Middle School, and they do not have any sidewalks for the kids. Mr. Headen stated that there were a lot of kids from Loves Creek Mobile Home Park, Autumn Estates and Hampton Village that could walk to school if sidewalks were provided. Mr. Meadows asked if there were teachers assigned to help with the loading and unloading of the students? Mr. Joyce stated there are teachers assigned to help the loading and unloading of the kids that are bus riders and car riders.

Town Manger Joel Brower informed the members that at the time this project came on the drawing board, there was a lot of thought given to a project that would extend Pony Farm Road across Loves Creek up to Hwy 64. Enough thought was given to this project that DOT put the numbers together and included it in the Transportation Improvement Program, and this was going to be the piece of this puzzle that would make it all work. Unfortunately, that project along with the project out at the airport, has fallen off the table. At the time this was all proposed it was the thought that this would be a traffic reliever and provide an access to Hwy 64 without coming down Alston Bridge Road. Now, it is back to dollars, and where priority ranks it and the project is still on DOT TIP as an unfunded project. Unfortunately, if this project were in place a lot of these issue that have been discussed would not be issues.

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Don Tarkenton asked the members if they wanted to add a condition to require a traffic study. Ethel Coble made a motion to require a traffic study as a condition. Larry Mendenhall seconded, and it was followed by unanimous consent.

Don Tarkenton then asked the members if they wanted to add a condition for an emergency access road. Arnold Headen made a motion for the emergency access road to be a condition. Mickey Pore seconded, and it was followed by unanimous consent.

Mr. Morgan asked if the two previous conditions (traffic signal and control, and speed limit) were conditions? The members discussed and decided that by requiring a traffic study as a condition, the study would focus on turn lanes, traffic signal, re-alignment of the road, and speed limit. Ethel Coble made a motion to rescind the previous motions of traffic signal and control, and speed limit. Harold Hart seconded, and it was followed by unanimous consent.

Larry Mendenhall made a motion to add a condition that a traffic study be submitted by a professional traffic engineer that would specifically address, among other items, the speed limit, traffic lights, and pedestrian sidewalks on Alston Bridge Road near the proposed Elementary School entrance. Arnold Headen seconded, followed by unanimous consent.

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

- I. The application was complete, and complies with all applicable requirements of the Unified Development Ordinance.

Motion made by Larry Mendenhall, Richard Caviness seconded followed by unanimous consent.

- II. If the permit is recommended for approval, it will be subject to the following conditions:

- Prior to site work applicant must submit an engineer/surveyor approved:
 - storm water drainage plan
 - water and sewer plans
 - tree survey
 - wetland survey
 - construction details
 - public water hydraulic analysis
 - NCDOT driveway permit
 - NCDENR erosion control permit
 - DWQ and/or Corps of Engineers approval for stream crossings
- Traffic study that would specifically address, among other items, the speed limit, traffic lights, and pedestrian sidewalks on Alston Bridge Road near the proposed Elementary School entrance
- Emergency access road

Motion made by Larry Mendenhall, Harold Hat seconded followed by unanimous consent.

- III. The permit is recommended for approval with conditions

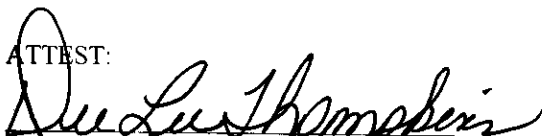
Motion made by Larry Mendenhall, Ethel Coble seconded, followed by unanimous consent.

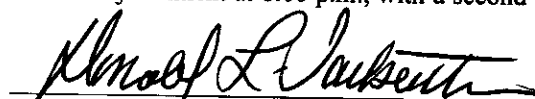
Agenda Item VI

New Business

With no further business, Arnold Headen made a motion for adjournment at 8:00 p.m., with a second from Harold Hart and followed by unanimous consent.

ATTEST:


Dee Lee Thompkins, Recording Secretary


Don Tarkenton, Chairman