

MINUTES  
ORANGE COUNTY PLANNING BOARD  
OCTOBER 5, 2011  
REGULAR MEETING

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MEMBERS PRESENT: Brian Crawford (Chair), Eno Township Representative; Larry Wright (Vice-Chair), At-Large, Cedar Grove Township; Alan Campbell, Cedar Grove Township Representative; Buddy Hartley, Little River Township Representative; Mark Marcoplos, At-Large, Bingham Township; Peter Hallenbeck, Cheeks Township Representative; Maxecine Mitchell, At-Large Bingham Township;

MEMBERS ABSENT: Judith Wegner, Bingham Township Representative; Lisa Stuckey, Chapel Hill Township Representative; Rachel Hawkins, Hillsborough Township Representative; Johnny Randall, At-Large Chapel Hill Township; Andrea Rohrbacher, At-Large Chapel Hill Township;

STAFF PRESENT: Perdita Holtz, Planning Systems Coordinator; Tina Love, Administrative Assistant II

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

AGENDA ITEM 2: INFORMATIONAL ITEMS  
a) Next Regular Planning Board Meeting scheduled for Wednesday, November 2, 2011  
b) Planning Calendar for October and November

AGENDA ITEM 3: APPROVAL OF MINUTES

Brian Crawford: Are there any additions to the minutes?

MOTION made by Larry Wright to approve the September 7, 2011 minutes. Seconded by Pete Hallenbeck.  
VOTE: Unanimous

AGENDA ITEM 4: CONSIDERATION OF ADDITIONS TO AGENDA

AGENDA ITEM 5: PUBLIC CHARGE

**Introduction to the Public Charge**

The Board of County Commissioners, under the authority of North Carolina General Statute, appoints the Orange County Planning Board (OCPB) to uphold the written land development laws of the County. The general purpose of OCPB is to guide and accomplish coordinated and harmonious development. OCPB shall do so in a manner which considers the present and future needs of its citizens and businesses through efficient and responsive process that contributes to and promotes the health, safety, and welfare of the overall County. The OCPB will make every effort to uphold a vision of responsive governance and quality public services during our deliberations, decisions, and recommendations.

**PUBLIC CHARGE**

The Planning Board pledges to the citizens of Orange County its respect. The Board asks its citizens to conduct themselves in a respectful, courteous manner, both with the Board and with fellow citizens. At any time, should any member of the Board or any citizen fail to observe this public charge, the Chair will ask the offending member to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed.

60 AGENDA ITEM 6: CHAIR COMMENTS

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63 AGENDA ITEM 7: UPDATE ON JOINT MEETING WITH THE CITY OF MEBANE: To receive a brief report on the recent meeting  
64 between the BOCC and the City of Mebane officials, especially in regards to anticipated activities in the  
65 Efland-Buckhorn-Mebane corridor.

66 Presenter: Perdita Holtz, Planner III

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68 Perdita Holtz: The second annual meeting between the BOCC and the City of Mebane took place on September 15<sup>th</sup> and  
69 generally what happens with joint meetings of each of the local governments is the two governing bodies discuss items of mutual  
70 interest. This particular agenda was heavy on economic development and water and sewer issues as it relates to the Buckhorn-  
71 Efland-Mebane corridor. They discussed the area and the County's push to attract non-residential development to the area.  
72 There was a lot of discussion about water and sewer issues. The two staffs will be working on amending the existing interlocal  
73 agreement in the near future. The ability of the County to fund the necessary water and sewer improvements to be competitive  
74 and able to attract high quality non-residential development to the area was discussed and is highly dependant of the ¼ cent  
75 sales tax vote on November 8<sup>th</sup>. The County website has a lot of information on the subject.

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77 Perdita Holtz: The new Economic Development Director, Steve Brantley, attended the joint meeting and spoke about attracting  
78 business to that area. Marketing materials have also been developed by a consultant and there is a concept plan for that area.

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80 Alan Campbell: How would annexation impact the County's revenues from this development, would we lose part of the sales tax  
81 revenue?

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83 Perdita Holtz: Property tax is paid to the County where the land is located and if you are in a municipal area, you also pay those  
84 taxes so even if the land is annexed by the City of Mebane Orange County would still receive property tax revenues. Sales tax  
85 revenue is done on a sharing basis. I know it is based on population but I am not completely up on the changes made a couple  
86 of years ago. I know more is going to the municipalities than before because it is based on population rather than actual  
87 location.

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89 Mark Marcoplos: Mebane has a sewer utility?

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91 Perdita Holtz: Yes, they operate a sewer system.

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93 Mark Marcoplos: Does the water come from Orange Alamance?

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95 Perdita Holtz: No, the City of Mebane has its own water system as well. Orange Alamance is a separate entity.

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97 Mark Marcoplos: The system in Efland is now maintained by OWASA but it is not connected to it?

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99 Perdita Holtz: When we talk about the system in Efland, we're talking about the system that is in the Efland core area and the  
100 effluent actually goes to Hillsborough and we have an agreement with Hillsborough to treat it. The County owns the system and  
101 we have an agreement with OWASA to maintain it because the County doesn't have a public works or sewer crew. It is clear  
102 that the County is trying to get out of the sewer business and would love to turn that over to the City of Mebane. The City has  
103 somewhat indicated they would be open to having some agreement that they would not annex that area because the residents  
104 don't want it. It is far from the city limits but some agreement would have to be worked out about annexation and the City of  
105 Mebane running the Efland sewer system.

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107 Mark Marcoplos: If Mebane did that the flows would go back the other way.

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109 Perdita Holtz: Yes

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111 Pete Hallenbeck: The maintenance, there are currently two and soon to be three lift stations, which are basically gravity sewer  
112 fed. The sewer line comes in and is pumped, it's pressurized, and goes back. You can imagine when it fails it's not pretty. They  
113 also have to have generators and that is what OWASA is maintaining primarily on the systems.

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115 Brian Crawford: What type of public input has been participating in all this discussion?

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117 Perdita Holtz: There have been a lot of property owner meetings especially for the CITAN and Ben Wilson Road area. There  
118 have not been any formal public hearings.

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Brian Crawford: It doesn't seem like the Planning Board has been participating in any of this. We had a committee there, the Efland-Mebane Small Area Plan Focus Group, I think we need to have some Planning Board participation in these discussions. I don't know if you'd be interested Pete but if we could plug you in since that is your area?

Pete Hallenbeck: I would be glad to be involved and I do have some comments.

Brian Crawford: Ok, because between this the water plan and CITAN everything is happening in that area now and I'd like to make sure that at least that members of the public can come to the Planning Board and talk to us about what is happening.

Pete Hallenbeck: My broken record song is that we keep talking about utilities and we keep leaving out data. It is sad that a water line got put all the way down West Ten Road and there were none of these little plastic pipes put in for data. We are relying on the local telephone companies to do something and I haven't seen them putting in anything. While you have the ground open there is an opportunity to put in empty plastic conduit so someone could come in and say we need to do something but 10 megabit DSL is not even close so you need a couple gigabits. Right now taking that to the phone company, the delays you would have while they figured out how to do all that would be incredible. The other one that is interesting is that AT&T's main digital trunk from Raleigh to Greensboro goes right across Efland-Cedar Grove right above McAdams Farm and that gives you an opportunity if you can somehow get that down into the economic development zone to provide two major carriers at one spot which is extremely desirable for anyone that is doing anything that is data intense. I am saying that when you say utilities, let's get use to saying data somewhere in there in addition to water and sewer. My second comment, I want to refer back to what Perdita was saying about taxes and everything she said was correct that when Mebane annexes something that Orange County still gets the tax but regrettably the Efland Fire Department stops getting revenue as soon as Mebane annexes something. If you look in that area, as it gets developed and Mebane annexes it what happens is the Efland Fire Department loses tax money because that land is now part of the City of Mebane and yet Efland is the mutual aid partner meaning whenever there is a structural response, we're going to respond into the area. It is rough on the fire department because our revenues go down but we still have to have the equipment to help out and it is also a little unfair on the citizens of Efland that their taxes are going to support this area and if Mebane wasn't there you wouldn't need as much equipment. Then there is a logistical concern there which is Efland has a station that is right across from Hancor on US 70 that is substantially closer to the economic development zones than anything that Mebane has and so in the short term, if you are a business coming in to look at those areas and you look at your closest fire department, you see a small substation and an all volunteer department. This whole matter of fire protection, the burden, the shifting tax burden is something that needs to be in the discussions that we have.

Mark Marcoplos: Who ultimately has the power and negotiating authority to alter that?

Pete Hallenbeck: Off the top of my head, I'd say that there is an opportunity here to get an interlocal agreement between the County and City of Mebane that looks at this whole problem and the various burdens and addresses it. Right now Efland actually pays Mebane nine thousand dollars a year to cover all the medical calls and so forth in that western part of the county. Maybe an answer is to say Efland stops paying that and Mebane can cover that because it is closer to their stations and is in their planning zone area.

**AGENDA ITEM 8: COMMITTEE/ADVISORY BOARD REPORTS**

- a) Board of Adjustment
- b) Orange Unified Transportation
- c) Efland-Mebane Small Area Plan Implementation Focus Group

**AGENDA ITEM 9: ADJOURNMENT**

**MOTION:** Larry Wright made a motion to adjourn. Seconded by Maxecine Mitchell.

**VOTE:** Unanimous

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Brian Crawford, Chair