

**MEETING MINUTES
ORANGE COUNTY PLANNING BOARD
MAY 4, 2022
REGULAR MEETING**

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MEMBERS PRESENT: Adam Beeman (Chair), Cedar Grove Township Representative; Lamar Proctor (Vice-Chair), Cheeks Township Representative; David Blankfard, Hillsborough Township Representative; Statler Gilfillen, Eno Township Representative;; Beth Bronson, At-Large Representative; Randy Marshall, At-Large Representative; Susan Hunter, Chapel Hill Township Representative; Whitney Watson, At-Large Representative; Melissa Poole, Little River Township Representative; Charity Kirk, At-Large Representative;

MEMBERS ABSENT: Delores Bailey, At-Large Representative; Vacant, Bingham Township Representative

STAFF PRESENT: Brenda Bartholomew, Interim Planning Director; Perdita Holtz, Special Projects & GIS Supervisor; Pat Mallet, Erosion Control & Stormwater Supervisor, Chris Sandt, Staff Engineer; Tina Love, Administrative Support

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

Chair Adam Beeman called the meeting to order.

AGENDA ITEM 2: ADMINISTER OATH OF OFFICE TO TWO NEWLY APPOINTED MEMBERS

Beth Bronson was sworn in as a Planning Board member by Tina Love, Notary (other new member was not in attendance)

Members and staff introduced themselves

AGENDA ITEM 3: INFORMATION ITEMS

- a. Planning Calendar for May and June

AGENDA ITEM 4: APPROVAL OF MINUTES

March 2, 2022 Regular Meeting Minutes

MOTION BY Melissa Poole to approve the March 2, 2022 Regular Meeting Minutes. Seconded by Sue Hunter.

MOTION PASSED UNANIMOUSLY

AGENDA ITEM 5: CONSIDERATION OF ADDITIONS TO AGENDA.

There were none

AGENDA ITEM 6: 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 law 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.

57 **AGENDA ITEM 7: CHAIR COMMENTS**

58 There were none

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60 **AGENDA ITEM 8: UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS – EROSION & SEDIMENTATION CONTROL, STORMWATER AND PERFORMANCE GUARANTEE PROVISIONS –** To make a recommendation to the BOCC on proposed amendments to the UDO pertaining to provisions for erosion & sedimentation control, stormwater, and performance guarantees. This item was introduced at the August 4, 2021 ORC meeting and is scheduled for BOCC public hearing on June 7, 2022

64 **PRESENTER:** Chris Sandt, Staff Engineer

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67 *It was announced that, due to outstanding legal sufficiency review, this item would only be reviewed and would be brought back at a later date for a recommendation. Chris Sandt and Pat Mallett reviewed this item and answered questions pertaining to the UDO amendments.*

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71 Charity Kirk: To summarize, you're doing it to get in line with the state and there are some deviations but you think they will pass.

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74 Chris Sandt: Correct, Session Law 2021-121. The good news is we're good on all of these markups that went in front of all the teams from the state and the only thing missing is the legal sufficiency review from the County Staff Attorney.

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77 Randy Marshall: Orange County has been more inclined to protect the soil, water and air and the State has become more conservative and want more opportunity for developers to have more discretion. We spend a lot of time changing our ordinance to match the more conservative developer friendly language of the state and we can argue but they are in charge.

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81 Whitney Watson: You mentioned several towns in Orange County in which Erosion Control and Stormwater has good relationships and work but you did not mention Mebane. I am wondering because of the ways they are expanding by annexation, by granting development and so I am wondering what that means for Erosion and Stormwater.

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85 Pat Mallett: We have no involvement with stormwater and some involvement with Economic Development and the Capital Improvements. I have a lot of involvement with everything on the Orange County side. Along West Ten and the ETJ.

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88 *Chris Sandt will send direct links from State regarding erosion and sediment control, Neuse Nutrient Strategy, Falls Lake Nutrient Strategy and Session Laws and List of UDO Sections affected by Proposed Amendments*

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91 This item will come back to the Planning Board in June.

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93 Chris Sandt: Some projects are multiple year construction.

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95 Pat Mallett: Collins Ridge has had 3 approvals and Medline has had 2 renewals.

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97 Chris Sandt: There is no renewal at the state level, we're trying to offer folks a way to renew without having to resubmit. You may have to pay a fee for what is remaining after the 3 year deadline but that's half of what we would normally charge. So that's what we're thinking. The staff attorney has to bless that and we didn't get any feedback from the state. We will be bringing it back next month.

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102 Beth Bronson: Can they renew it in perpetuity or is there a time limit like they would get 2 renewals before you have to go back and put in a new application.

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105 Pat Mallett: We are looking at like every 3 years you would have to renew it.

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107 **AGENDA ITEM 9: ADJOURNMENT**

108 Meeting was adjourned at 8:10 p.m.

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