



CPAC

- ▶ THE CHATHAM PARK ADVISORY COMMITTEE HAD ADOPTED THE FOLLOWING STRUCTURE TO COMPLETE ITS WORK.
 - ▶ THE 12 ADDITIONAL ELEMENTS HAVE BEEN BROKEN INTO THREE SETS OF FOUR ELEMENTS.
 - ▶ FOR EACH SET OF FOUR A MEETING IS HELD AND CHATHAM PARK PROVIDES A PRESENTATION ON EACH ELEMENT
 - ▶ A SUBSEQUENT MEETING(S) FOR THE COMMITTEE TO ENGAGE IN A DISCUSSION OF THE ELEMENTS TO EXCHANGE VIEWS AND IDEAS.
 - ▶ FINALLY A MEETING TO CONSIDER AND VOTE ON RECOMMENDATIONS FROM THE COMMITTEE TO THE TOWN COMMISSIONERS.
 - ▶ THE FIRST FOUR ELEMENTS ARE DEVELOPMENT PHASING; SIGNAGE; PARKING AND LOADING; AND LIGHTING.
 - ▶ DEFINITIONS AND GENERAL PROVISIONS WERE ALSO CONSIDERED IN THIS GROUP.



CPAC

➤ CPAC PROGRESS

- THE COMMITTEE HAS HAD AN ORGANIZATIONAL MEETING
- DEVELOPED A STRUCTURE
- A MEETING FOR CHATHAM PARK TO MAKE A PRESENTATION ON FOUR ELEMENTS.
- A MEETING TO DISCUSS THOSE ELEMENTS.
- A MEETING TO MAKE RECOMMENDATIONS AND VOTE ON THOSE RECOMMENDATIONS.
- A MEETING FOR CHATHAM PARK TO MAKE A PRESENTATION ON FOUR MORE ELEMENTS.



RECOMMENDATIONS

PITTSBORO ADVISORY COMMITTEE ON CHATHAM PARK ADDITIONAL ELEMENTS



DEFINITIONS AND GENERAL PROVISIONS

- ▶ WE RECOMMEND LANGUAGE IN THE GENERAL PROVISIONS THAT WOULD NOT ALLOW A DEVELOPER TO USE A BUFFER ON AN ADJACENT PROPERTY.
- ▶ WE RECOMMEND THAT THE TOWN DO A CAREFUL ANALYSIS BETWEEN THE ELEMENTS AND THE DRAFTED UDO TO DETERMINE ANY SIGNIFICANT DIFFERENCES THAT SHOULD BE RESOLVED PRIOR TO APPROVING THE ADDITIONAL ELEMENTS. IT IS UNDESTOOD THAT FUTURE CHANGES TO THE UDO MAY RESULT IN EXEMPTIONS FOR CHATHAM PARK, BUT THE NONCONFORMITIES SHOULD BE LIMITED TO THE EXTENT POSSIBLE BETWEEN THE CHATHAM PARK MASTER PLAN/ADDITIONAL ELEMENTS AND THE TOWN'S NEW UDO, PROVIDED THA IT DOES NOT CAUSE UNDUE DELAY IN THE APPROVAL OF ADDITIONAL ELEMENTS OR THE UDO.



DEFINITIONS AND GENERAL PROVISIONS

- SUBSEQUENTLY ADOPTED ORDINANCES OF THE TOWN OR CHANGES TO THE UDO WHICH MAY BE NOVEL TO THE MASTER PLAN AND THE STANDARDS CONTAINED IN THE ADDITIONAL ELEMENTS REQUIRE REVIEW AND DISCUSSION BETWEEN TOWN OFFICIALS AND REPRESENTATIVES OF CHATHAM PARK TO EXPLORE AMENDING THE ELEMENT.
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DEVELOPMENT PHASING

- ▶ WE RECOMMEND THAT THE TOWN INSURE THAT ANY CONCERNS WITH RESPECT TO PHASING RELATED TO INFRASTRUCTURE AND IMPLICATIONS FOR TOWN SUPPORT ARE IDENTIFIED SPECIFICALLY IN THE DEVELOPER AGREEMENT AND SUBSEQUENTLY IN THE SMALL AREA PLANS.

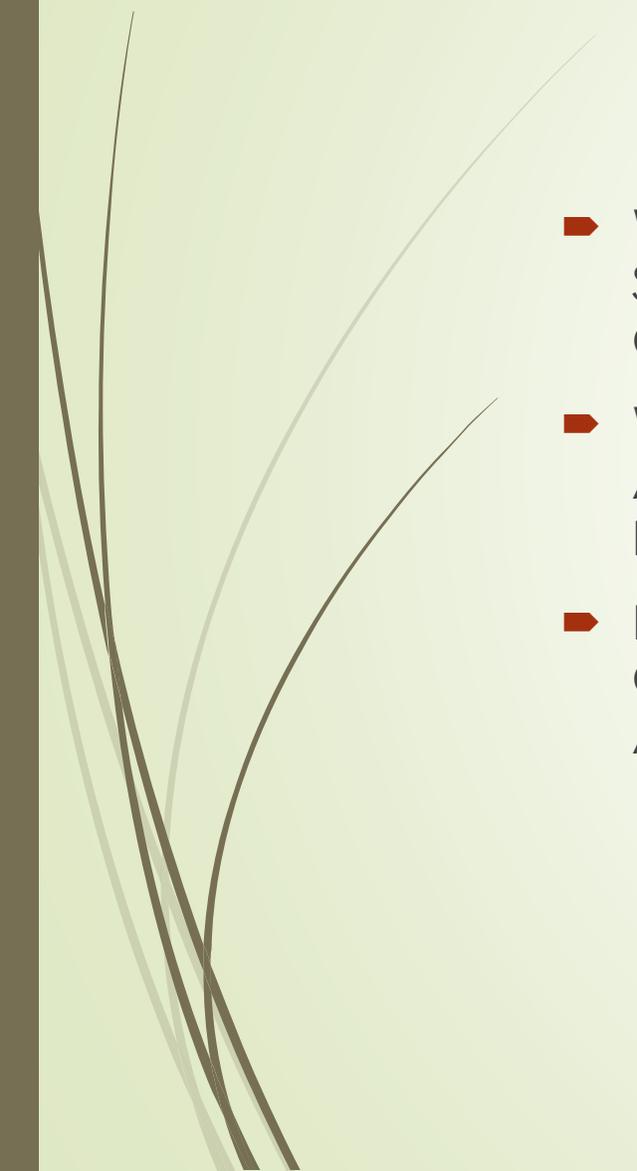


SIGNAGE

- ▶ IN SECTION 2, SIGN PLANS, WE RECOMMEND STRIKING THE LANGUAGE “BUT EXCLUDING ACTIVITY CENTERS,” AND THEN ADD A NEW SENTENCE AFTER THIS THAT SAYS, “SPECIFIC TO ACTIVITY CENTERS AND THE COMMON DESIRE BETWEEN CHATHAM PARK AND THE TOWN TO ENCOURAGE CREATIVITY AND ARTISTIC ELEMENTS, THAT SIGNAGE MAY DEVIATE FROM THE MASTER SIGN PLAN BUT WOULD STILL REQUIRE TOWN REVIEW AND APPROVAL.



PARKING AND LOADING

- ▶ WE RECOMMEND THAT THE ELEMENT CONTAIN A MINIMUM NUMBER OF SPACES THAT MUST BE MAINTAINED AND THAT SPACES ABOVE THIS NUMBER COULD BE TRADED FOR BICYCLE PARKING.
 - ▶ WE ENCOURAGE GREEN PRACTICES IN THE CONSTRUCTION OF PARKING AND LOADING AREAS, SUCH AS THE USE OF PERMEABLE PAVEMENTS ON PARKING LOTS AND LOADING AREAS TO NATURALLY CLEANSE RAINWATER.
 - ▶ REMOVE THE LANGUAGE TAKING 10 PERCENT EV CHARGING STATIONS AS A CAP, AND CHANGE IT TO A GOAL. INCLUDE FOR EV AND FUTURE ALTERNATIVE ENERGY SOURCED MODES OF TRANSPORTATION.
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PARKING AND LOADING

- ▶ THE OFF STREET PARKING SCHEDULES BE REVISED TO REFLECT ONLY THOSE USES THAT ARE GOING TO BE PERMITTED IN CHATHAM PARK. ANY FUTURE USE THAT'S NOT CURRENTLY PERMITTED THAT IS PROPOSED AND PERMITTED IN THE FUTURE WOULD HAVE TO BE SUBMITTED FOR APPROVAL WITH THE APPROPRIATE OFF STREET PARKING REQUIREMENTS.
- ▶ THE PLANNING DIRECTOR, AS AN ADMINISTRATIVE ALTERNATIVE, MAY APPROVE A REDUCTION IN THE NUMBER OF REQUIRED SPACES FOR RESIDENTIAL USES THAT ARE WITHIN ONE-HALF MILE OF PUBLIC TRANSIT.
- ▶ THE PLANNING DIRECTOR, AS AN ADMINISTRATIVE ALTERNATIVE, MAY APPROVE VERTICAL AND/OR UNDERGROUND PARKING.



LIGHTING



- ▶ SECTION J APPEARS TO ALLOW LIGHTING THAT IS PROHIBITED BY SECTION F5. WE RECOMMEND REMOVAL OF SECTION J OR A LANGUAGE CLARIFICATION.
- ▶ REPLACE THE PURPOSE LANGUAGE WITH THE FOLLOWING:
- ▶ THE PURPOSE OF THIS ELEMENT IS TO PROVIDE REGULATIONS FOR OUTDOOR LIGHTING THAT WILL:
 - ▶ PERMIT THE USE OF OUTDOOR LIGHTING THAT DOES NOT EXCEED THE MINIMUM LEVELS SPECIFIED IN THE IES RECOMMENDED PRACTICES FOR NIGHT-TIME SAFETY, UTILITY, SECURITY, PRODUCTIVITY, ENJOYMENT, AND COMMERCE.
 - ▶ MINIMIZE ADVERSE OFFSITE IMPACTS OF LIGHTING SUCH AS LIGHT TRESPASS AND OBTRUSIVE LIGHT.



LIGHTING



- ▶ CURTAIL LIGHT POLLUTION, REDUCE SKYGLOW, IMPROVE THE NIGHTTIME ENVIRONMENT FOR ASTRONOMY
- ▶ HELP PROTECT THE ENVIRONMENT FROM THE ADVERSE EFFECTS OF NIGHT LIGHTING FROM GAS OR ELECTRIC SOURCES
- ▶ CONSERVE ENERGY AND RESOURCES TO THE GREATEST EXTENT POSSIBLE.



LIGHTING



- ▶ REPLACE SECTIONS 2 THROUGH 6 WITH THE FOLLOWING:
 - ▶ CHATHAM PARK PDD SHALL INCORPORATE THE PROVISIONS OF AND COMPLY WITH THE LIGHTING PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE.
 - ▶ THE COMMITTEE FURTHER RECOMMENDS THAT THE TOWN OF PITTSBORO ADOPT THE MODEL LIGHTING ORDINANCE LITE DEVELOPED JOINTLY BY THE INTERNATIONAL DARK SKY ASSOCIATION AND THE ILLUMINATING ENGINEERING SOCIETY WITH ANY NECESSARY CHANGES TO FIT PITTSBORO, NORTH CAROLINA NEEDS, INCLUDING ANY SPECIAL REQUIREMENTS FOR CHATHAM PARK PDD.