

Chatham Park Additional Elements Committee Recommendations

Definitions and General Provisions

1. We recommend language in the General Provisions that would not allow a developer to use a buffer on an adjacent property.

Moved by Ms. Mabe- approved unanimously.

2. We recommend that the Town do a careful analysis between elements and the drafted UDO to determine any significant differences that should be resolved prior to approving the Additional Elements. It is understood that future changes to UDO may result in exemptions for Chatham Park, but nonconformities should be minimized to the extent possible between the Chatham Park Master Plan/Additional Elements and the Town's new UDO, provided that it does not cause undue delay in the approval of Additional Elements or the UDO.

Moved by Ms. Mabe and approved unanimously

3. Subsequently adopted ordinances of the Town or changes to the UDO which may be novel to the aforementioned 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 an Element.

Moved by Ms. Mohr and approved unanimously.

Development Phasing Element

4. 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.

Moved by Mr. Emmons and approved with one abstention.

Signage Element

5. 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, artistic elements, that signage may deviate from the Master Sign Plan but would still require Town review and approval.

Moved by Mr. Emmons and approved unanimously.

Parking and Loading Element

6. We recommend that the element contain a minimum number of spaces that must be maintained and spaces above this number could be traded for bicycle parking.

Moved by Ms. Mabe and approved unanimously.

7. 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.

Moved by Mr. Braun and approved unanimously.

8. Remove the language taking 10 percent EV charging stations as a cap, and changing it to a goal. Include for EV and future alternative energy sourced modes of transportation.

Moved by Mr. Braun and Ms. Mohr and approved unanimously.

9. The off-street parking schedules be revised to reflect only those uses that are actually going to be permitted in Chatham Park. And that any future use that's not currently permitted that is proposed and permitted in the future would have to be submitted with the appropriate off-street parking requirements.

Moved by Ms. Mabe and approved unanimously

10. 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.
11. The Planning Director, as an administrative alternative, may approve vertical and/or underground parking facilities.

Moved by Mr. Nass and approved unanimously.

Lighting Element

12. Section J appears to allow lighting that is prohibited by Section F5. We recommend removal of J or a language clarification.

Moved by Ms. Mabe and approved unanimously.

13. 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 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.
 - 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.

Moved by Mr. Nass and approved with one abstention

14. 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. And 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 necessary changes to fit Pittsboro, North Carolina, needs, including any special requirements for Chatham Park PDD.

Moved by Mr. Nass and approved with one abstention

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