

NR Planning Board Comments

US Steel (Parcel 2177) First Plat Application

May 6, 2014

1. Want to extend our appreciation and gratitude to Planning Staff and the associated departments for walking through this first ever Conservation Subdivision under the new Conservation Subdivision provisions of the Subdivision Ordinance.
2. There is nothing quite like a practical, real life example to test theoretical ordinance provisions. I think everyone involved will agree that, on the whole, many of the provisions of the ordinance function effectively. But we have also all learned a great deal in the practical application of the specifics of the provisions. There may need to be some clarifications or tweaks to some of the language.
3. We have read through all of Planning Staff's agenda notes regarding the proposal, including the three conditions.
4. We are satisfied with the three proposed conditions. If the Planning Board sees fit to follow staff's recommendation of approval with those conditions, we would appreciate that.
5. Within the 7 pages of agenda notes there are really only two areas where our interpretation differs from those of Planning Staff but fortunately neither of them has to do with matters that are addressed at this stage of the proceedings.
6. In this paragraph, I am summarizing those two areas just so that we will have a record of them for later.
  - a. With respect to the possibility of spray irrigation in the Natural Space subject to a timber management plan, we believe that Section 7.7(D)(6) allows the project to seek authorization from the Chatham County Department of Environmental Quality to utilize portions of the Natural Space for reclaimed water infrastructure despite the existence of a timber management plan. The developer may not seek such authorization but if it does, the record should reflect that we believe the Ordinance allows the developer to seek approval for such use.
  - b. With respect to trails, applicant reserves the question of whether certain types of pervious trail installations trigger application of the Soil Erosion and Sediment Control Ordinance.