

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING, MAY 20, 1996

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in regular session in the District Courtroom, located in the Courthouse Annex, Pittsboro, North Carolina, the regular place of meeting, at 7:00 PM, on May 20, 1996.

Present: Chair Uva Holland, Vice Chair Betty Wilson; Commissioners
 Margaret Pollard, John Grimes, and Henry Dunlap; County Manager Charlie
 Horne; County Attorney Robert L. Gunn; Assistant County Manager Renee
 Dickson; and Clerk to the Board Sandra B. Lee

The meeting was called to order by the Chairman at 7:07 PM.

AGENDA

The Chairman asked if there were additions, deletions or corrections to the Agenda.

Charlie Horne, County Manager asked that Item #16, Home and Community Care Block Grant County Funding Plan, be deferred until a later date and that a discussion of potential litigation be added to the Closed Session portion of the meeting.

CONSENT AGENDA

The Chairman directed the Clerk to the Board to read the Consent Agenda.

Commissioner Pollard moved, seconded by Commissioner Wilson, to approve the Agenda with the noted requests. The motion carried five (5) to zero (0).

CONSENT AGENDA

The Chairman directed the Clerk to the Board to read the Consent Agenda. Commissioner Wilson moved, seconded by Commissioner Pollard, to approve the items listed on the Consent Agenda as read by the Clerk. The Consent Agenda, with the vote on each item is as follows, and was read verbatim by the Clerk to the Board.

1. **Minutes:** Consideration of approval of Board Minutes for Regular Meeting held May 6, 1996 and Minutes for Budget Meeting with the Chatham County Schools held May 14, 1996

The motion carried five (5) to zero (0).

2. **Adolescent Health Center Funds Acceptance:** Consideration of a request to accept additional state funds in the amount of \$1,000 for the Adolescent Health Center at Horton Middle School, **Budget Amendment #73**

The motion carried five (5) to zero (0).

3. **Incentives to Child Service Coordination Clients:** Consideration of a request to approve Smart Start funding in the amount of \$2,000 for provision of incentives to Child Service Coordination clients, **Budget Amendment #74**

The motion carried five (5) to zero (0).

4. **Weaver Crossing Sketch Design Approval:** Consideration of a request by Chatham Development Corporation for sketch design approval for Weaver Crossing Subdivision consisting of 7 lots on 29.58 acres off SR #1141 (Wake County) in New Hope Township

The motion carried five (5) to zero (0).

5. **Bush Creek (Phase 8-B) The Village of Fearington Preliminary Approval:** Consideration of a request for preliminary approval of Bush Creek (Phase 8-B) The Village of Fearington consisting of 40 lots on 12.48 acres in Williams Township

The motion carried five (5) to zero (0).

6. **Glen Ridge Subdivision for Preliminary Approval:** Consideration of a request by John W. Coffey for preliminary approval of Glen Ridge Subdivision consisting of 6 lots on 35.34 acres off SR #1534 (Poythress Road) in Baldwin Township

The motion carried five (5) to zero (0).

7. **Private Roads:** Consideration of a request from citizens for the naming of the following private roads in Chatham County:

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|-----|-------------------|-----|--------------|
| (1) | Butch Dowdy Road | (6) | Tom Street |
| (2) | Branch Creek Road | (7) | Brian Street |
| (3) | Wood Road | (8) | Peg Street |
| (4) | Andy Street | (9) | Pam Street |
| (5) | Dot Street | | |

The motion carried five (5) to zero (0).

END OF CONSENT AGENDA

PUBLIC INPUT SESSION

Gail Crider, 5334-A Castle Rock Farm Road, Pittsboro, NC, member of the Recreational Advisory Board and representative of the Silk Hope Community, voiced concern regarding the Chatham County recreation budget. She stated that as her children attend Silk Hope School, they are involved in many of the recreational programs in Chatham County; that she realizes the County is now working on the 1996-97 budget and she wishes to specifically address the budget for the recreational program; that she works in real estate and does a lot of business in Chatham County; that she knows the population of Chatham County is growing; that she believes the budget for the recreation department should be growing as well; that the existing recreation programs need to be maintained and meet the increasing recreation needs of the County; that she believes recreation is an integral part of a healthy community; that recreation contributes to the

physical and emotional health of a community; that recreation contributes to crime prevention by providing an outlet for pent-up energies for growing adolescents that might find less acceptable activities to fill their time; that recreation contributes to the social and spiritual health of a community; that there are community organizations who organize, administer, and fund many of the recreational programs in the County and they work hard to raise monies necessary to run these programs; that the lack of funds to run the six-weeks, summer-school recreation program in the Moncure, Silk Hope, J. S. Waters, and Bennett Schools will affect as many as one hundred forty former participants. She asked for support for Chatham County families by adequately funding recreation budget needs for fiscal year 1996-97.

EMERGENCY OPERATIONS

Public Hearing

Request to Rename Hickory Mountain Hadley Mill Road: Public Hearing to receive public comment to change the name of Hickory Mountain Hadley Mill Road to Hadley Mill Road

Greta Duckwall James, 148 Hickory Mountain-Hadley Mill Road, Pittsboro, NC, that it would be easier to find her plant farm, which is named after the township in which it is located, if the name was shortened; and that she would appreciate changing the name of the road to Hadley Mill Road.

Catherine Porteous-Sutton, 4029 Pleasant Hill Church Road, Siler City, stated that there is a lot of confusion due to more than one road with same name. She stated that there is historic significance to the name Hadley Mill Road; that history dates the Hadley Grist Mill back to 1887 and the Hadley House to 1855; that this mill produced more than any other mill in Hickory Mountain Township from 1870 to 1880; and that the mill was operated intermittently after 1935. She asked that the name of the road be changed to the shorter, much more distinctive and practical Hadley mill Road.

Maxine Bowers Tillman, 3326 Goldston Glendon Road, Goldston, NC, speaking on behalf of Hickory Mountain United Methodist Church stated that the congregation supported leaving the name of the road as it is at present; that the church is one of the oldest in Chatham County, established some 200 years ago; and that they support leaving the name as it is now.

Janine Jordan, Hickory Mountain-Hadley Mill Road, Pittsboro, NC, thanked the Commissioners for giving serious consideration to the peoples' plea to reduce the burdensome name of Hickory Mountain Hadley Mill Road. She stated that petitioners feel that the name Hickory Mountain is redundant as it is also the name of the township; that the name "Hickory" or "Hickory Mountain" is assigned to other Chatham County roads and there is concern that such duplication causes delays in emergencies; that misdirections occur in regard to the postal service; that residents have already had to shorten the name to Hadley Mill on documents for mailing lists; that computers have difficulty in placing only a certain amount of letters and abbreviations on mailing lists; that after having spoken to Betty West in the Board of Elections, she had given her blessing to shortening of the road name; and that Hadley Mill Road is a worthy landmark road name to serve the County's cause.

Linda A. Mondini-Wall, 2895 Hickory Mountain-Hadley Mill Road, Siler City, NC, stated that the name of the road needs to be changed. She stated that she has a difficult time conveying the name of the road; that the postal service started forwarding her mail to Hadley Mill Road, even though she filled out a change-of-address form with the proper name, Hickory Mountain-Hadley Mill Road; that the forwarding time has now expired and the postal service is returning her mail to the sender with the new address so that she now receives mail addressed to Hadley Mill Road; that other delivery companies can not find her address;

that her stepson who has just moved in to her home has difficulty remembering the address which concerns her with regard to an emergency; that when giving directions to her house, she frequently has problems; and that she would gladly put up with the inconvenience of changing her address again, knowing the confusion would be over and her family would be safer.

J. W. Seagroves, Jr., 12927 Highway 64 East, Apex, NC, stated that he sympathizes with the people with regard to the length of the name and that he has the same situation where he resides on Highway 64 East.

C. Ben Jones, 428 Hickory Mountain-Hadley Mill Road, Pittsboro, stated that he is opposed to a road name change. He further stated that the mail which he had been receiving had been arriving all right; and that several people in the church would like to keep the name the same as it is.

The Chairman stated that a decision on this road name change would be made at a later date.

PLANNING AND ZONING

Public Hearing

Request by J. W. Seagroves, Jr. for a Conditional Use Business District with a Conditional Use Permit: Public Hearing on a request by J. W. Seagroves, Jr. for a Conditional Use Business District with a Conditional Use Permit for auto and truck accessory sales and installation and graphic detailing of vehicles and boats on 2 acres on the northeast corner of Bob Horton Road (SR #1744) and US #64 in New Hope Township

There was no one present who wished to make public comment.

Variance from Subdivision Regulations

Request by Dana Crosley for a Variance from Subdivision Regulations: Consideration of a request by Dana Crosley for a variance from Subdivision Regulations Section 6.1 (B) (1) (Land Subject to Flood) and 6.1 (C) (Water Hazard Setback) on 2.21 acres off SR #1525 (Hamlet Chapel Road) in Baldwin Township

Commissioner Wilson moved, seconded by Commissioner Pollard, to accept the Planning Department recommendation that the variance request be denied because findings 1-3 cannot be made from the information submitted. The motion carried five (5) to zero (0).

Zoning and Ordinance Amendments

Request by Keith Allen for a Conditional Use Light Industrial District with a Conditional Use Permit: Consideration of a request by Keith Allen for a Conditional Use Light Industrial District with a Conditional Use Permit for a mini-storage warehouse on 1.56 acres on the east side of US #15-501 in Baldwin Township

Commissioner Pollard moved, seconded by Commissioner Wilson, to find that the five findings be made and the request be approved with the following conditions:

1. A stormwater basin be installed in a location and size to retain the first one-inch of runoff from

the additional impervious surface.

2. Vegetative screening or an opaque fence six feet in height shall be installed on the east, south, and west sides of the property where the new building is proposed when and if a residence is situated within 100 feet of the property line. The vegetation shall be of an evergreen variety and shall be a minimum of two feet tall when planted. It shall be of a type that normally grows to approximately six feet in four years.
3. The map figures be changed to accurately report impervious area.

The motion carried five (5) to zero (0).

Proposed Amendments to the County Water Supply Watershed Protection Regulations:

Consideration of proposed amendments to the County Water Supply Watershed Protection Regulations to allow 10% of WS-II, III, and IV non-critical areas to be developed at 70% impervious surface, and other amendments according to state rule changes in 1995

Commissioner Wilson moved, seconded by Commissioner Pollard, that the Supply Watershed Protection Regulations be amended according to the language in Attachment #3, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

Lot Size Report

Planning Board Lot Size Report: Schedule a meeting with the Planning Board to discuss the lot size report

By general consensus, the Board set Wednesday, May 29, 1996, 7:00 PM as the time and date for the joint meeting/work session of the Board of Commissioners and the Planning Board, to be held in the Byrd's Classroom of the Chatham County Health and Administration Building, Pittsboro, North Carolina.

HEALTH DEPARTMENT

Reclassification of Lead Animal Control Officer: Consideration of a request to approve reclassification of the Lead Animal Control Officer position to Animal Control Supervisor position

Commissioner Wilson moved, seconded by Commissioner Pollard, to approve reclassification of the Lead Animal Control Officer position to Animal Control Supervisor with the authority to recruit for the position immediately. The motion carried five (5) to zero (0).

BOARD OF COMMISSIONERS' MATTERS

Home and Community Care Block Grant County Funding Plan: Consideration of the Home and Community Care Block Grant County Funding Plan for Older Americans Act Funding for fiscal 1996-97

This item was removed from the Agenda and is to come before the Board of Commissioners at a later date.

MANAGER' S REPORTS

Charlie Horne, County Manager, explained that there is to be a tentative OWASA meeting with the Board on June 5, 1996 at Triangle J Offices, 7:00 PM, for the purpose of discussing possibilities for water and sewer services for common parts of Chatham County. He asked the Board to consider an approximate one-hour meeting to discuss these issues prior to the OWASA meeting.

By general consensus, the Board set Monday, June 3, 1996, after conclusion of the Board of Commissioners meeting, after 12:00 PM to discuss OWASA issues to be held in the District Courtroom located in the Courthouse Annex, Pittsboro, North Carolina.

The County Manager stated that he hopes that budget work sessions can begin during the first week of June, 1996; that staff was running a little behind on the budget schedule; and that Commissioners would be involved as quickly as possible upon its completion.

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BOARDS AND COMMITTEES

Appearance Commission Appointments: Consideration of appointment/reappointment of four members to the Appearance Commission

Commissioner Wilson moved, seconded by Commissioner Dunlap, to reappoint Chris Ketchel and Cliff Poole to the Appearance Commission. The motion carried five (5) to zero (0).

COMMISSIONER'S REPORTS

Commissioner Pollard asked who acknowledged those who spoke at the public input session.

The County Manager stated that he would be responsible for seeing that proper necessary follow-up to those speaking was done either by himself or the clerk.

Commissioner Grimes expressed concern regarding Commissioner appointments on County boards and committees. He stated that when there are boards who require appointments, that if there is any way possible, the appointments need to be designated specifically to a Commissioner and then be brought before the Board for approval.

The County Manager stated that research would be done to see how other counties are accomplishing this task.

Commissioner Grimes also reported that there are only seven weeks left until he becomes a "Grandfather"!

Commissioner Wilson asked that research be done on giving County employees time-off to do volunteer work within the school system. She urged that this matter be placed on a "back burner" until work on the budget is completed.

The County Manager stated that he would follow-up on this issue.

CLOSED SESSION

- Commissioner Grimes moved, seconded by Commissioner Pollard, to go into Closed Session for the purpose of discussing property acquisition (G.S. #143-318.11) and possible litigation. The motion carried five (5) to zero (0).

REGULAR SESSION

- Commissioner Grimes moved, seconded by Commissioner Pollard, to go out of Closed Session and into Regular Session. The motion carried five (5) to zero (0).

Presentation on Septic System Research: Presentation on Septic System Research by Jimmy Collins, Environmental Health Supervisor

Jimmy Collins, Environmental Health Supervisor, stated that they were asking the Commissioners for their consideration of the proposal to the state to allow Chatham County to do something that no other county be allowed to do. He stated that Craven Hudson and Dr. Mike Hoover would explain the "magical septic system" using Chatham County to help support the needs of the growing communities and families.

Craven Hudson, Area Environmental Management Extension Agent, stated that one of the exciting aspects of the Extension Service is to be able to take a local need in each county and transfer it to the specialist staff, if there is need of research; that research shows that these systems hold a lot of promise; that approximately two thousand people over the state and nation have trained at the Walter Bright site; that these systems are

beyond those thought to be a conventional system with a tank, distribution box, and soil or distribution field; that those systems with a tank, pump-tank, pumps, low-pressure lines, and low-pressure manifolds tend to become more complicated and require more expertise to operate, but that they hold tremendous promise for the systems in Chatham County; and that they will allow people to build on some sites that would otherwise be impossible to build upon.

Dr. Mike Hoover, stated that there is "no magic" to the systems; that the matter involves straight-forward and simple treatment of waste water, removal of pollutants from the waste water, and removal of organic materials found in the waste water; that one way to do this is with a conventional septic system in a thick, deep, well-drained soil; that Chatham County does not have this type of soil in over 70% of the land; that there are now other technologies to treat the waste water just as well as the deep, well-drained soil does; that these technologies can give the same level of waste water treatment when used on soils that are not suitable; that this effort was begun by the Chatham County Commissioners approximately eight years ago; that there are a number of different technologies that can treat the waste water by removing the bacteria; that soil does not need to be as thick any longer due to pretreatment devices available such as the pressure-dosed, sand-filter; that these systems are more technologically advanced than the conventional system; that these systems cannot be treated in the same way as conventional systems; that alternative systems will require long-term maintenance; that North Carolina has one of the best programs in the country for operating, monitoring, and maintaining on-site systems; that there are state rules that specify, depending on the type of system, monitoring frequencies; that there is a certification program that is provided by the Water Pollution Control Systems Operator Certification Commission to certify professionals who will be operating these systems; that this program allows for use of these technologies and recognizes that they will be maintained and will not be put in the ground and forgotten; that these technologies now become real options; that the kinds of technologies include low-pressure pipe systems, drip-irrigation systems, pressure-manifold systems, pretreatment units, and disinfecting units; that the State On-Site Waste Water Section has not adopted pressure-dosed, sand-filters into the rules; that the State changed their rules (.1969 State Sewage

Rules) a couple of years ago to allow innovative system proposals to be made to the State; that this rule allows for new proposed technologies, which are not in the rules, to be used on sites that would now be turned down in a proposal to the State; that the proposal to the State has to provide justification on why the technology would be acceptable and show why the technology would perform equivalent to the conventional septic system on that particular soil; that from the information on the pressure-dosed, sand-filters from around the country and the gathered information on experimental systems in Chatham County, he feels that this can be shown; that the proposal presented for Commissioner consideration is to recommend to the Department of Health, Environment and Natural Resources in Raleigh the use of alternative and innovative systems in Chatham County; that an additional proposal would be needed to include the use of "sand filter at-grade systems" in certain areas of the County; and that the proposal is the result of extensive research activity performed at the research center located at the Walter Bright site in Chatham County.

Commissioner Wilson moved, seconded by Commissioner Pollard, to adopt the proposal by the North Carolina Cooperative Extension Service with the final resolution to be presented to the Commissioners at their June 17, 1996 Board meeting. The motion carried five (5) to zero (0).

ADJOURNMENT

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Commissioner Dunlap moved, seconded by Commissioner Grimes, that there being no further business to come before the Board, the meeting be adjourned. The motion carried five (5) to zero (0), and the meeting was adjourned at 9:13 PM.

Uva R. Holland, Chairman

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ATTEST:

Sandra B. Lee, Clerk to the Board
Chatham County Board of Commissioners

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