

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
APRIL 17, 2000

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in the District Courtroom, located in Pittsboro, North Carolina, at 7:00 PM on April 17, 2000.

Present: Chair Rick Givens; Vice Chair Uva Holland;
Commissioners Margaret Pollard, Carl Outz,
and Gary Phillips; County Manager, Charlie
Horne; County Attorney, Robert L. Gunn;
Assistant County Manager, Reneé Dickson;
Finance Officer, Vicki McConnell; and
Clerk to the Board, Sandra B. Lee

The meeting was called to order by the Chairman at 7:01 PM.

AGENDA

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

Chairman Givens asked that consideration of a brief presentation by Jerry Makatos be added to the Public Input Session.

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

CONSENT AGENDA

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

Commissioner Phillips moved, seconded by Commissioner Holland, to approve the Consent Agenda. The motion carried five (5) to zero (0).

1. **Minutes:** Consideration of approval of Board minutes for meeting held April 03, 2000 and correction of minutes for meeting held February 21, 2000 - See page

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

2. **Refunds on Regular Tax Bills:** Consideration of a request for approval of refunds on regular tax bills paid in error, attached hereto and by reference made a part hereof.

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

3. **Tax Releases:** Consideration of a request for approval of tax releases, attached hereto and by reference made a part hereof.

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

4. **Resolution for Addition to Secondary Road System:** Consideration of a request for approval of **Resolution #2000-13 for the Addition of Streets or Roads to the North Carolina System of Secondary Roads – Kentview Drive**, attached hereto and by reference made a part hereof.

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

5. **Funds Acceptance for Health Department:** Consideration of a request for approval to accept additional funds in the amount of \$825.00 for the Health Department from Moses Cone Health System

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

6. **Final Approval of “Greenbrier Farms”:** Consideration of a request by Cedar Creek Land Company for final approval of **“Greenbrier Farms”**, consisting of 15 lots on 75.7 acres, off SR #1300 (Staley-Snow Camp Road), in Albright Township

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

7. **Board of Equalization and Review:** Consideration of a request to set May 1, 2000 as the date on which to hold the Board of Equalization and Review

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

END OF CONSENT AGENDA

PUBLIC INPUT SESSION

Patti Dukes, 4668 Moncure-Pittsboro Road, Moncure, NC, stated that as a resident of Moncure, she is concerned with regard to the CSX-3M rail proposal; that she is a resident and landowner of Moncure that would be affected by the proposed rail; that it is currently a quiet community and the noise pollution level would be raised by having this rail; that there is a lot of wildlife that would be displaced; and that there is no guarantee from CSX that only 3M would be using this line. She further stated that she is personally impacted by this proposal; that she has had training in organic farming and intended to begin organic farming and be part of the farm tour; that placement of the rail line would cause her to not be eligible for organic certification due to toxins released from the rail and cargo being hauled; and that her pottery studio would also be compromised due to its close proximity to the proposed rail line, resulting in loss of product from the continual shaking of the ground. She stated that she had spoken with George Sherrill from the NC Department of Commerce, and his recommendation was to ask the Board to retract the grant for 3M

Jerry Markatos, 800 Rock Rest Road, Pittsboro, NC, Chairman of the Chatham County Democratic Party, reviewed resolutions that were presented by different Chatham County Precincts and approved at the Democratic Party Convention held Saturday, April 15, 2000 in the Chatham County Superior Courtroom. He asked for endorsement of the resolutions by the Board of Commissioners.

RESOLUTION HONORING THE SERVICE OF JAMES L. ALSTON

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Resolution Honoring Service of James L. Alston: Consideration of a request to approve **Resolution Honoring the Service of James L. Alston on the Occasion of his Retirement from the Chatham County Public Works Department**

Carolyn Chandre, Human Resources Manager, read the Resolution Honoring the Service of James L. Alston on the Occasion of his Retirement from the Chatham County Public Works Department.

Commissioner Pollard moved, seconded by Commissioner Holland to approve the **Resolution #2000-14 Honoring the Service of James L. Alston on the Occasion of His Retirement from the Chatham County Public Works Department.** The motion carried five (5) to zero (0). A copy of the resolution is attached hereto and by reference made a part hereof.

CHATHAM EDUCATION FOUNDATION

Phillip Cates, Executive Director of the Chatham Education Foundation, stated that the Chatham Education Foundation has been part of the community since 1992; that it is the only non-profit, independent, community-based organization dedicated to improving public schools; that over the last few years, the Foundation has allocated almost \$400,000 to programs in the schools, and that it is only a start. He further stated that the Chatham County Schools are in deterioration; that an independent survey was conducted that showed that the teacher turnover rate last year was 14%; that it is estimated to reach 18% by the end of the year; and that Chatham County teachers were paid 40-55% less than surrounding counties. He invited the Commissioners to attend the Consultation with Teachers Meeting on April 19, 2000 at 6:30pm at Best Foods Cafeteria in Siler City.

PLANNING AND ZONING

Sketch Design Approval:

Sketch Design Approval – “Governors Village Office”: Consideration of a request by Duke Weeks Realty, LLP for subdivision sketch design approval for **“Governors Village Office”**, consisting of three (3) non-residential lots on 5.7 acres, off SR #1008 [Farrington Road], in Williams Township

Commissioner Outz moved, seconded by Commissioner Pollard, to accept the Planning Department and Planning Board recommendation and grant sketch design approval as submitted. The motion carried five (5) to zero (0).

Sketch Design Approval – “Thompson Creek, Phase Two”: Consideration of a request by Chatham Development Corporation for subdivision sketch design approval of **“Thompson Creek, Phase Two”**, consisting of 12 lots on 57.9 acres off SR #1741 [Thompson Road], in New Hope Township

Commissioner Phillips moved, seconded by Commissioner Outz, to approve the request for subdivision sketch design approval with the following condition:

1. Lots within Phase One and Two be consecutively numbered.

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

Final Plat Approval:

Subdivision Variance Request and Final Approval – “Deep River Bluffs, Phase II”

Consideration of a request by Dave Heidiger for White Pines Properties, for subdivision variance and final approval for **“Deep River Bluffs, Phase II”**, consisting of four (4) subdivision lots and one (1) unapproved lot, on 27.3 acres, off SR #1956 (East Gargus Road), in Oakland Township

Commissioner Phillips moved, seconded by Commissioner Pollard, to approve the Planning Department and Planning Board recommendation and grant approval of the variance request due to the existing topography of the land, the NCDOT requirements for public roads and the relatively small deviation from the requirements and final approval of Deep River Bluffs, Phase II with the following condition:

1. The plat not be recorded until the mylar is revised to read 100' Water Hazard Buffer.

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

Zoning and Ordinance Amendment:

Conditional Use District with Conditional Use Permit for Medical Clinic: Consideration of a request by J. Lowell Williams for an Office and Institutional Conditional Use District with a Conditional Use Permit for a medical (dental) clinic, on 3.24 acres, off US #15-501 North, in Baldwin Township

Commissioner Pollard moved, seconded by Commissioner Outz, to accept the Planning Department and Planning Board recommendation and approve the request as submitted with the following conditions:

1. A building permit for the dental office be obtained prior to December 31, 2000 and remain valid or the conditional use permit becomes null and void.
2. The general layout and design and landscaping shall be as submitted and shown on the site plan and landscape plans for Dr. J. Lowell Williams, dental office, dated 02/11/00.
3. The lighting plan be submitted to the Planning Department for review and approval before the building permit is issued. Appeals from the Planning Department decision shall go to the Planning Board for review.

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

2000-2001 Communication Tower Plan: Consideration of a request by Sprint SBA for a search area south of Gulf along US #421 for a 300 foot tall lattice tower

Commissioner Phillips moved, seconded by Commissioner Outz, to accept the Planning Department and Planning Board recommendation that the request by Sprint SBA for a search area south of Gulf along US #421 for a 300 foot tall lattice tower be approved as submitted. The motion carried five (5) to zero (0).

Sketch, Preliminary and Final Approval:

Subdivision Sketch, Preliminary, and Final Approval for “James Lowell Williams Subdivision”: Consideration of a request by Dr. James Lowell Williams for subdivision sketch, preliminary, and final approval for **“James Lowell Williams Subdivision”**, consisting of one (1) non-residential lot on 2.94 acres, off US #15-501 North, in Baldwin Township

Commissioner Outz moved, seconded by Commissioner Holland, to accept the Planning Department and Planning Board recommendation and grant sketch, preliminary, and final approval of Survey for James Lowell Williams Subdivision with the following condition:

1. The plat not be recorded until the vicinity map is revised to show the 2.94 acre tract location.

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

TAX DEPARTMENT

Amended Business Personal Property Listings: Consideration of a request by Turner Hargrove to accept amended Business Personal Property Listings for tax years prior to 1999

After considerable discussion regarding the removal of Hargrove equipment sold in the early 1990's due to a business reorganization, comments that Mr. Hargrove furnish the Tax Department with the purchaser's names of said equipment for tax years 1996-1999, a discussion regarding parts and engines which have prolonged the life of equipment, and comments that other equipment be removed from the 1999 tax listing, Commissioner Outz moved, seconded by Commissioner Pollard, to table the matter for discussion at a later date. The motion carried five (5) to zero (0).

It was noted that Chairman Givens, the Tax Administrator, and Mr. Hargrove are to meet at a mutually agreeable time in the near future to discuss this issue.

FINANCE DEPARTMENT

Audit Contract: Consideration of a request for approval of audit contract for the 1999-2000 fiscal year

Commissioner Holland moved, seconded by Commissioner Pollard, to approve the contract for auditing services from Dixon Odom PLLC for the 1999-2000 fiscal year in the amount of \$37,250.00. The motion carried five (5) to zero (0).

HUMAN RESOURCE DEPARTMENT

Human Resource Management Consulting Contract: Consideration or a request to approve the contract for Human Resource Management Consulting Services with MGT of America, Inc. for pay and classification study

Commissioner Holland moved, seconded by Commissioner Pollard, to approve the agreement to provide Human Resource Management Consulting Services by MGT of America, Inc. in the amount of \$35,000.00. The motion carried five (5) to zero (0).

BOARDS AND COMMITTEES

Chatham County Workforce Development Board Appointments: Consideration of a request to appoint two members, one private sector vacancy and one public sector vacancy, to the Chatham County Workforce Development Board

The Board asked that the County Manager ask for a recommendation from the chairman of the Workforce Development Board with regard to this appointment.

Commissioner Pollard asked that with regard to diversity, consideration of an appointment of a

woman and/or a minority be given to the selection of these individuals.

Home and Community Care Block Grant Committee Appointments: Consideration of a request to appoint members to the Home and Community Care Block Grant Committee

Commissioner Phillips moved, seconded by Commissioner Holland, to appoint the following members to the Home and Community Care Block Grant Committee:

Betty Wilson
268 Log Barn Road
Pittsboro, NC 27312

Mary Schoonard
1260 Log Barn Road
Pittsboro, NC 27312

Delores Perry
387 Pleasant Court
Pittsboro, NC 27312

Margaret Pollard
Chatham County Commissioner
1817 Gade Bryant Road
Moncure, NC 27559

Sandra Sanchez
Director, JOCCA
Box 27
Pittsboro, NC 27312

Cassie H. Wasko
Box 715
Pittsboro, NC 27312

Thelma Turner
Box 10
Goldston, NC 27252

Davis Moser
Triangle J Area Agency on Aging
PO Box 12276
RTP, NC 27709

Rebecca Blaylock
Chatham County Health Department
Pittsboro, NC 27312

Holly Brooks
100 Driftwood Drive
Siler City, NC 27344

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

BOARD OF COMMISSIONERS' MATTERS

Chatham County Human Relations Commission: Consideration of a request for approval of proposed by-laws for the Chatham County Human Relations Commission

Commissioner Pollard moved, seconded by Commissioner Holland, to approve the proposed by-laws for the Chatham County Human Relations Commission. The motion carried five (5) to zero (0).

MANAGER' S REPORTS

The County Manager asked that consideration be given to setting the dates on which to hold budget public hearings on the recommended budget.

After considerable discussion, the Board set the following dates and places on which to hold public hearings on the 2000-2001 Recommended Budget.

Tuesday, May 9, 2000, 7:00 PM, Siler City Courtroom, Siler City, NC
Wednesday, May 10, 2000, 7:00 PM, District Courtroom, Pittsboro, NC

Wednesday, May 17, 2000, 7:00 PM, North Chatham Elementary School, Multi-purpose Room, Pittsboro, NC

COMMISSIONERS' REPORTS

Water Lines in Asbury Community:

Commissioner Pollard asked about the status of the water lines on the Old Sanford Road in the Asbury Community with regard to the 3M Company.

The County Manager stated that the project is being worked on but that there is no additional information available on it at this time.

Sheriff's Department Satellite Office in the New Fire Department:

Commissioner Holland stated that citizens in her area had approached her about the possibility of setting up a satellite law enforcement station at the new fire department

Quiz Bowls:

Commissioner Phillips informed the Board of the quiz bowls that are in the process of taking place at Jordan Matthews High School on Tuesday, April 18, 2000.

Cape Fear Water Quality:

He also informed the Board that the North Carolina Division of Water Quality (DWQ) has prepared a draft of the Cape Fear River Basinwide Water Quality Plan as a tool to help restore and protect water quality in the Cape Fear River River basin and stated that public meetings are held to answer questions about the draft plan and to obtain comments on the plan. The next meeting will be held on Tuesday, April 25, 2000, 7:00 PM, in the Chatham County Agricultural Building.

Correction to February 21, 2000 Board of Commissioners' Minutes:

It was brought to the Clerk's attention that the February 21, 2000 Board of Commissioners' minutes show approval of "Deep River Bluffs, Phase I". The original request was for approval of 7 lots. The Planning Board and Planning Department recommended approval of 6 lots. Commissioner Phillips moved correction of the February 21, 2000 minutes to show that only 6 lots were approved. Commissioner Holland seconded the motion. The motion was approved by the Board by a vote of five (5) to zero (0).

Final Plat Approval of "Deep River Bluffs, Phase I": Consideration of approval of a request by Dave Heidiger for White Pines Properties for final plat approval of **Deep River Bluffs, Phase I**, consisting of 6 lots on 30.4 acres, off SR #1956 (East Gargus Road), in Oakland Township

Commissioner Phillips moved, seconded by Commissioner Holland, to accept the Planning Department and Planning Board recommendation and grant final plat approval to include six lots consisting of Tract #1 and Lots #3, 4, 5, 6, and 7 with the following condition:

The plat not be recorded until the Road Maintenance Agreement is received and approved by the Planning Department.

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

ADJOURNMENT

- Commissioner Outz moved, that there being no further business to come before the board, the meeting be adjourned. Commissioner Holland seconded the motion. The motion carried five (5) to zero (0), and the meeting was adjourned at 8:31 PM.

Rick Givens, Chairman

ATTEST:

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