

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 04, 2002

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in the Agricultural Auditorium Building, 45 South Street, located in Pittsboro, North Carolina, at 10:00 AM on February 04, 2002.

Present: Chairman Gary Phillips; Vice Chair Margaret Pollard; Commissioners Bob Atwater, Rick Givens, and Carl Outz; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager, Paul Spruill; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The meeting was called to order by the Chairman at 10:07 AM.

AGENDA

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

Charlie Horne, County Manager, informed the Board of the vacancy on the Board of Equalization and Review.

Chairman Phillips added this item to the Agenda as Item #9A.

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

CONSENT AGENDA

1. **Minutes:** Consideration of a request for approval of Board Minutes for Regular Meeting held January 22, 2002 and Work Session held January 22, 2002

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

2. **Healthy Carolinian Funds Acceptance:** Consideration of a request to accept Healthy Carolinian funds in the amount of \$10,000 from the Department of Health & Human Services awarded to the Chatham County Health Department

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

3. **Tuberculosis Control Program Funds Acceptance:** Consideration of a request to accept grant funds in the amount of \$4,500 from the Division of Public Health, NC Department of Health and Human Services awarded to the Chatham County Health Department to support the Tuberculosis Control Program

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

4. **Childhood Asthma Education Funds Acceptance:** Consideration of a request to accept grant funds in the amount of \$10,000 awarded to the Chatham County Health Department to focus on childhood asthma education

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

5. **Tax Lien Advertisement:** Consideration of a request to approve advertisement of tax liens

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

6. **Private Road Names:** Consideration of a request to approve a request from citizens for the naming of private roads in Chatham County as follows:

**Cross & Taylor Road
Lake Farm Road
Old Lambsville Road
Oldham Place
Young Run**

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

7. **Proclamation Honoring Reverend Ida Louise Johnson:** Consideration of a request to adopt **Proclamation #2002-__ Honoring the Installation of the Reverend Ida Louise Johnson**, attached hereto and by reference made a part hereof.

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

END OF CONSENT AGENDA

PROCLAMATION HONORING REVEREND IDA LOUISE JOHNSON

The Chairman read the **Proclamation Honoring the Installation of the Reverend Ida Louise Johnson** in its entirety.

PUBLIC INPUT SESSION

Pam Smith, 530 Sanford Road, Pittsboro, NC, stated that she was in attendance on behalf of Goldston Library staff member, Karen Sheaffer. She stated that she was a great asset to the library for over fifteen years; that a lot of people wrote letters of support to the County Manager last year in her behalf; that she hopes that the Board will read the letters; that no one she has spoken to has had anything bad to say about Ms. Sheaffer; that she was the life-blood of the library; that as an employee, she should have an opportunity to be

heard by the Commissioners in an executive meeting; that she should also have a right to an attorney; that there should be some outside mediation for employees; that Ms. Schaeffer was on sick leave when she was given a termination notice; that she can not comprehend someone being fired while on sick leave; that most people who are fired are not emotionally capable of going against their superiors; that she is concerned, as a citizen, about how this was done; that it seems a little close to the Jimmy Collins situation; that she is concerned about what it is going to cost the tax payers in the litigation ahead; that she wants the Board to look into the matter and allow Karen Sheaffer to have representation and make sure her rights and the citizens rights are protected.

Ruth Roundy, PO Box 96, Bear Creek, NC, thanked the Board for their generous effort in the building of the new Goldston Library. She stated that they will work diligently toward their goal. She further stated that they are grateful for the services of former Librarian, Karen Sheaffer; that she very much appreciated her fine work performance and her enthusiastic help to all the library patrons.

Dick Huffman, 500 Cedar Lake Road, Chapel Hill, NC, spoke with regard to high density development versus wasteful ten-acre lots. He stated that during his seventeen years in Chatham County, he is constantly amazed by the great natural beauty of the County, the wonderful wooded forests, teeming with wildlife, and the impressive man-made waters of Jordan Lake, the small attractive towns of Pittsboro, the Jenny Fitch creation of Fearington, and the charming special qualities of the old mill village of Bynum on the Haw River; that the people have been very fortunate in receiving this rich heritage; that it is their responsibility to preserve what they have inherited for generations to come by preventing urban sprawl which would spoil their heritage; that he was recently alarmed that now ten-acre lots at the end of Gilmore Road are being offered for sale, destroying almost virginal forestland which should be preserved rather than developed; that if everywhere in the County, ten acres are required for each house, the entire County, in a few years, could become an urban sprawl nightmare like Cary and the fine heritage sold down the river; that to prevent this situation from happening here, Chatham needs more high density, self-contained housing developments with on-site sewage treatment facilities; that if this is done, there will be many pockets of high density housing, thus enabling County planners to set aside large tracts of land as nature reserves it available for all to enjoy and also to be able to preserve much more of the attractive farmlands; that the large lot size mandated by the County have been thought necessary to accommodate septic systems and wells with the former often including the latter; that to solve this, the County then has to spend millions bringing in expensive County sewage and water, a no-win situation; that according to a letter recently published in the *News and Observer* by Dr. William Van Eck, President of Carolina Onsite Water Association, stated that "Local onsite water management could be entrusted with a much wider choice of treatment facilities. That would permit greater housing densities in smaller lot sizes thus helping to reduce urban sprawl. The outrageous cost of sewerage a rural home (\$50,000 and up) makes inexpensive on-site systems the logical choice for larger areas of North Carolina. Good environmentalists return used and treated water back to the ground instead of sending that precious fresh water to the ocean by way of expensive treatment plants."

Jean Knepp, 345 Lonnie Fields Road, Bear Creek, NC, stated that the Bear Creek area gets the short end of the stick most of the time; that they ask very little and get very little for their tax dollar; that they have no water, no sewer, and the one thing that they did have was the library, which she loved. She stated that the employees really made the library something special; that in a short time, it has been torn to shreds; that it is very different over there now; that Karen has been treated very poorly; that she doesn't think that everyone is aware of what has been going on; that she hopes that the Commissioners will give it some thought and do what is best for Karen Sheaffer.

Gloria Alderman, 244 Red Gate Road, Pittsboro, NC, asked Chatham County to run a water line down Red Gate Road, presenting the Board with a petition requesting same. She stated that as a member of Red Gate Road Association and a tax paying citizen of Chatham County, she requests assistance from the

County; that all members presently have individual wells; that many of the wells produce little water and some have decreased yields; that as more people move into the area and tap into the existing ground water resources, they are concerned that required well depths for adequate water supply are increasing; that they are hearing that some citizens in the area are drilling wells with depths of 600-800 feet; that they are concerned that yields from existing wells will continue to decline as demand on a limited resource increase thus threatening their health, sanitation, and real estate investments; that help association members address their essential health and sanitation needs, and to help maintain Chatham County's tax base, the association requests that the Commissioners run a water line to the end of Red Gate Road; that most association members have been Chatham County citizens for decades and supported the water system via taxes for years; that they now need support from their county; that most association members with asterisks next to their names wish to acquire tap-ons now; that other members may request tap-ons in the future; that they greatly appreciate the Board's assistance with this effort; that her family has to limit their very quick showers to one every couple of days even though they have only three people living in their home; that they catch the shower water so that they can occasionally flush their toilet; that they go to the laundromat and limit all of their other water use as well; and that having her two sons home for Christmas left them without water for days. She asked that the Board help them if they possibly could.

PRESENTATION

Presentation: Presentation by Pastor Charles Faison, Emmanuel Fellowship Church

Pastor Charles Faison of Emmanuel Fellowship Church, brought a proposal to the Board which he stated would be a blessing to both the County and city. He showed a set of proposed plans for a multi-purpose building to be used for an outreach facility. He stated that the first floor of the building would include a meditation room, bedroom, and kitchen; that on the second floor or main entrance would include two restrooms, kitchen, storage room, stage, dressing rooms on each side of the stage; that if the building includes a basement, a fitness room, Jacuzzi, and a sauna would be included; that some of the things that the multipurpose building could be used for would be an outreach for the County's young people, a place where they would be given a reason to get off drugs, alcohol, and a reason to change their lives; that the building would be used for dramas, a theater, to show movies, a senior citizens center, a summer enrichment program, and a business expo; that it takes everyone together to make a difference; that the estimated cost of the building would be \$175-180,000; that an 80' x 80' building needs to be built. He asked the Board for their help in making this dream a reality.

PLANNING DEPARTMENT

Request for Revision to Section H Conditional Use Permit by Carolina Meadows: Consideration of a request by **Carolina Meadows** for a revision to Section H of the existing Conditional Use permit to read as follows: "The development shall consist of not more than 750 residential units (not including the health care facility). Prior to 12/31/98, 431 residential units shall be completed. Prior to 6/30/04, a specific site plan for the remaining acreage, including an estimated completion schedule, shall be submitted." This request provides a three-year extension from the existing date of 6/30/01 and also reduces the maximum residential units from 850 to 750.

Commissioner Atwater moved, seconded by Commissioner Pollard, to grant the request as submitted, as per the Planning Department and Planning Board, with language as follows:

The development shall consist of not more than 750 residential units (not including the health

care facility). Prior to 6/30/04, a specific site plan for the remaining acreage, including an estimated completion schedule, shall be submitted.

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

EQUALIZATION AND REVIEW BOARD

Commissioner Atwater asked for an extension of time to look for someone within his district to fill the vacancy on the Board of Equalization and Review.

MANAGER' S REPORTS

The County Manager reminded the Board of the following:

- 1) The updated budget report will be available this afternoon.
- 2) The situation on the State sales tax is real tenuous. He stated that he had copied a letter off the Internet from the Association of County Commissioners regarding reimbursements to counties requesting that they stay in line.
- 3) The Work Session will immediately follow the regularly scheduled Board of Commissioners' meeting in the Henry Dunlap, Jr. Classroom.

COMMISSIONERS' REPORTS

Mark Teague Road:

Commissioner Outz stated that Danny McLaurin (PO Box 131, Pittsboro, NC) who lives off Alston Chapel Church Road on 418 Mark Teague Road (SR #2262) asked that a letter in support of paving the road be written to the Department of Transportation with a copy to be sent to Chatham County Legislators.

Carbonton Road:

Commissioners Outz and Pollard asked that a letter in support of the widening of Carbonton Road also be sent to Chatham County Legislators.

Moncure Road:

Commissioner Outz stated that the Moncure Road, from Pittsboro to Moncure, is a mighty narrow road.

Lindley Mill Road:

Chairman Phillips stated that Lindley Mill Road, from Siler City to the Alamance County Line) is another road that he is receiving complaints against and needs widening.

Southern Pittsboro Bypass:

Chairman Phillips stated that he felt one of the things that the Board needs to discuss is the southern Pittsboro bypass. He said that most people in Pittsboro are opposed to the bypass; that he is not sure that the bypass is a good idea; that he does not want the Department of Transportation to press forward with it without the Board having a chance to look at it and discuss it.

Commissioner Pollard stated that she felt like a joint meeting of the town board was in order.

River Bend Road:

Commissioner Atwater stated that Mr. Rayvon Sturdivant has brought to his attention that two school buses can not pass each other on the River Bend Road near Perry Harrison Road.

Sports Arena:

Commissioner Givens stated that he is being inundated with complaints with regard to the sports arena; that the Board needs to look at the nuisance ordinance;

Water Needs:

Commissioner Givens stated the Board needs to take a very close look at water on the Bonlee-Bennett Road and down Airport Road; that some of the wells are not usable; that the Board needs to look at whether it is a health and humane issue.

Goldston Library:

Commissioner Givens stated that he would like to discuss the Goldston Library issue in closed session.

Metropolitan Planning Organization:

Commissioner Atwater stated that he felt it would be wise to appoint an informed citizen to the Metropolitan Planning Organization for roads in the Durham group; and that the County needs a keen individual and one who is not afraid to speak-up.

Commissioner Pollard stated that she has been involved with the Metropolitan group for over two years, but has not been active for the last six months. She stated that the two roads which directly involve Chatham County are SR #751 and Highway #15-501; that the #15-501 highway plan is already laid out; that SR #751 has not come up to any extent; that she has been just sitting for three hours after driving to Durham and back; that she feels that her time can be spent more productively; and the issue may now be critical, but has not been to Chatham County in the past two years.

The County Manager explained that one of the items that has been looked into with Triangle J is giving rural counties the opportunity to form rural planning organizations and that they are at a point to make some preventative recommendations to the Board which may help to address some of the issues.

Chairman Phillips asked that the County Manager check on the current agenda for the Metropolitan Planning Organization (MPO) and see points of contact which may be useful for the County at which time a decision can be made to appoint an active member to the organization and solicit membership.

Water:

Commissioner Pollard expressed concern with regard to the water situation. She stated that because running water lines is so expensive, she was first thinking of a bond issue; that she feels that a bond issue is not needed for public health situations; that the financial feasibility must be considered, but the health and quality of life costs are so important that she thinks that deep thought needs to be given on how to get water to people who really need it.

Transportation:

Chairman Phillips stated that Commissioner Pollard and he have arranged to meet with the chair and co-chair of Orange County to start the process again of meeting with them regularly and talking about joint concerns; that in this agenda, the possibility of linked transportation will be discussed; that another important item on the agenda is the building of a multi-purpose southern park that by Orange County that will be in Chatham County's door; that Orange County wants to find some way for Chatham County to access and participate in the park process.

RECESS

Commissioner Pollard moved, seconded by Commissioner Givens, that the meeting be recessed to the Henry H. Dunlap, Jr. Classroom for the Work Session. The motion carried five (5) to zero (0), and the meeting was recessed at 12:16 PM.

Gary Phillips, Chairman

ATTEST:

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