

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**REGULAR MEETING**  
**APRIL 19, 2004**

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The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the District Courtroom, located in Pittsboro, North Carolina, at 6:00 PM on April 19, 2004.

Present: Chairman Tommy Emerson; Vice Chair Carl Outz; Commissioners Margaret Pollard, Bunkey Morgan, and Bob Atwater; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager, Renee Dickson; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The meeting was called to order by the Chairman at 6:01 PM.

**PLEDGE OF ALLEGIANCE AND INVOCATION**

- Chairman Emerson invited everyone present to stand and recite the Pledge of Allegiance after which Commissioner Atwater delivered the invocation.

**AGENDA**

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

The County Manager asked that a Closed Session be added to the Agenda as Item #18 for the purpose of discussing property acquisition.

Commissioner Pollard moved, seconded by Commissioner Morgan, 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 Morgan moved, seconded by Commissioner Outz, to approve the Consent Agenda as follows:

1. **Minutes:** Consideration of a request for approval of Board Minutes for regular meeting held April 05, 2004, Work Session held April 05, 2004, Special Meeting Minutes from joint meeting with Town of Cary held March 22, 2004, and Compact Communities Public Hearing held March 23, 2004

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

2. **Road Names:** Consideration of a request from citizens to approve the naming of private

roads in Chatham County as follows:

A. **Linda Drive**                      B. **Sweet Pea Lane**

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

3. **Goldston-Gulf Sanitary District Board:** Consideration of a request to appoint two members, Jeff Bright of Goldston and Russell Palmer of Gulf, to the Goldston-Gulf Sanitary District Board

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

4. **Sketch Design Approval of “Camden Park South (Farrington Section XIV)”:** Consideration of a request by Dan Sears, Sears Design Group on behalf of Fitch Creations, Inc. for sketch design approval of **“Camden Park South (Farrington Section XIV)”**, consisting of 49 lots on approximately 28.96 acres, off SR #1812 (Weathersfield), Williams Township

As per the Planning Department and Planning Board recommendation, sketch design approval of Camden Park South was granted as submitted.

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

5. **Sketch Design Approval of “Millcroft Cluster Homes, Farrington Section XV”:** Consideration of a request by Dan Sears, Sears Design Group on behalf of Fitch Creations, Inc. for sketch design approval of **“Millcroft Cluster Homes, Farrington Section XV”**, consisting of 35 lots on approximately 15 acres, off SR #1813 (E. Camden) and SR #1817 (Millcroft), Williams Township

As per the Planning Department and Planning Board recommendation, sketch design approval of “Millcroft Cluster Homes, Farrington Section XV” was granted as submitted.

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

6. **Resolution Honoring the Service of Chatham County Volunteers:** Consideration of a request to adopt **Resolution #2004-22 Honoring the Service of Chatham County Volunteers**, attached hereto and by reference made a part hereof.

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

7. **Grant Acceptance by Department of Social Services:** Consideration of a request by the Chatham County Department of Social Services to accept a grant in the amount of \$75,000.00 from the NC Division of Social Services; and consideration of a request to approve the use of grant funds to hire a Social Worker III and related costs

The grant letter is attached hereto and by reference made a part hereof.

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

**END OF CONSENT AGENDA**

## PUBLIC INPUT SESSION

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

## PLANNING AND ZONING

**Sketch Design Review of “The Estates at Windfall Creek, Phase II”:** Consideration of a request by Contentnea Creek Development Company on behalf of Bessie T. Seymour Estate for sketch design review of “**The Estates at Windfall Creek, Phase II**”, consisting of 25 lots on approximately 134 acres, off SR #1716, Big Woods Road, in New Hope Township and for **redesign of sketch design of Phase I**, consisting of 31 lots, on approximately 150 acres

Commissioner Pollard moved, seconded by Commissioner Outz, to table approval of sketch design review of “The Estates at Windfall Creek, Phase II” for consideration at a later date. The motion carried five (5) to zero (0).

**Amendments to the Chatham County Zoning Ordinance, Subdivision Regulations, and Watershed Protection Ordinance:** Consideration of a request to amend the Chatham County Zoning Ordinance, Subdivision Regulations, and Watershed Protection Ordinance incorporating the Chatham County Compact Communities Ordinance

After considerable discussion, Commissioner Morgan moved to accept the Compact Communities Ordinance as presented at the public hearing.

Commissioner Pollard moved to approve the Compact Communities Ordinance as presented with the exception of deleting Section 15 Waiver and including Section 15 Appropriate Relief.

Commissioner Outz seconded Commissioner Morgan’s motion.

Commissioner Pollard moved to amend the motion to include “Section 15 Appropriate Relief” while deleting “Section 15 Waiver”

The motion to amend died for lack of a second.

Chairman Emerson called for a vote on the original motion. The motion carried three (3) to two (2) with Commissioners Pollard and Atwater opposing.

Commissioner Morgan moved, seconded by Commissioner Outz, to adopt **An Ordinance Adopting A Compact Communities Ordinance as a Part of the Chatham County Zoning Ordinance**, as presented by the County Attorney. The motion carried four (4) to one (1) with Commissioner Atwater opposing.

Commissioner Pollard moved, seconded by Commissioner Morgan, to adopt **An Ordinance Amending the Zoning Ordinance of Chatham County** in order to comply with the previously adopted Compact Communities Ordinance. The motion carried four (4) to one (1) with Commissioner Atwater opposing.

Commissioner Pollard moved, seconded by Commissioner Outz, to adopt **An Ordinance Amending the Subdivision Regulations of Chatham County**. The motion carried four (4) to one (1) with Commissioner Atwater opposing.

Commissioner Morgan moved, seconded by Commissioner Pollard, to adopt **An Ordinance Amending the Chatham County Watershed Protection Ordinance**. The motion carried four (4) to one (1) with Commissioner Atwater opposing.

### **BOARD AND COMMITTEES**

**Board of Health – Pharmacist Appointment:** Consideration of a request to appoint a resident to fill the vacant pharmacist seat on the Chatham County Board of Health, effective May 01, 2004

Commissioner Morgan moved, seconded by Commissioner Outz, to appoint Jane K. Miller, 489 Olde Oaks Lane, Pittsboro, NC, to the Chatham County Board of Health. The motion carried five (5) to zero (0).

**Human Relations Committee Appointments:** Consideration of a request to appoint a member to the Human Relations Committee by Commissioner Outz (1)

Commissioner Outz deferred his appointment until a later date.

**Solid Waste Advisory Board Appointments:** Consideration of a request to appoint two members to the Solid Waste Advisory Board by Commissioner Morgan (1) and Full Board (1 – Representative from Goldston)

Commissioner Morgan moved, seconded by Commissioner Pollard, to reappoint Evelyn Cross, 4964 Corinth Road, Moncure, NC, to the Solid Waste Advisory Board. The motion carried five (5) to zero (0).

The Full Board appointment was deferred until a later date.

**Piedmont Conservation Council:** Consideration of a request to appoint a member to the Piedmont Conservation Council by Full Board (1)

This Full Board appointment was deferred until a later date.

**Child Fatality Prevention Team:** Consideration of a request to appoint members to the Child Fatality Prevention Team by Chairman Emerson (1), Commissioner Morgan (1), Commissioner Atwater (1), and Full Board (1)

Chairman Emerson deferred his appointment until a later date.

Commissioner Morgan moved, seconded by Commissioner Outz, to appoint Rev. Rick Washington, 1274 Farrington Road, Apex, NC, to the Child Fatality Prevention Team. The motion carried five (5) to zero (0).

Commissioner Atwater moved, seconded by Commissioner Pollard, to appoint Vicki Newell, 119 Ilex, Pittsboro, NC, to the Child Fatality Prevention Team. The motion carried five (5) to zero (0).

### **Economic Development Commission:**

Commissioner Morgan moved, seconded by Commissioner Outz, to reappoint Jennifer Andrews, 229 E. Raleigh Street, Siler City, NC, to the Economic Development Commission. The motion carried five (5) to zero (0).

**Water Board:**

Commissioner Outz moved, seconded by Commissioner Morgan, to appoint Craig Bray, 115 Zeb Brooks Road, Bear Creek, NC, to the Chatham County Water Board. The motion carried five (5) to zero (0).

**BOARD OF COMMISSIONERS' MATTERS**

**Reimbursement of Chatham County Schools for Mobile Classroom:** Consideration of a request for reimbursement of Chatham County Schools for mobile classroom

Commissioner Morgan moved, seconded by Commissioner Atwater, to approve the request to transfer of \$18,299 from the Impact Fee Fund to the General Fund and allocate the amount to the Chatham County Schools. The motion carried five (5) to zero (0).

**MANAGER' S REPORTS**

**2004-2005 Recommended Budget:**

The County Manager presented the 2004-2005 Recommended Budget. He stated that the total property valuation was \$4.97 billion; that one penny generates \$482,467; that the tax rate will remain the same at 64.64 cents; that the total property tax revenue is anticipated at \$31,186,682; that the General Fund appropriated fund balance is \$1,896,484; that the General Fund is \$53,251,385; that the Water Fund is \$3,411,486; that Waste Management Fund is \$2,263,338; and that staff requests that the Board set a public hearing date for May 17, 2004.

**Budget Public Hearing:**

Commissioner Morgan moved, seconded by Commissioner Pollard, to schedule May 17, 2004 as the date on which to hold a public hearing on the 2004-2005 proposed budget in the District Courtroom. The motion carried five (5) to zero (0).

**COMMISSIONERS' REPORTS**

**Designated Parking Spaces:**

Commissioner Outz asked about designated parking for citizens coming to County offices to attend to business.

The County Manager explained that signs have been ordered for the designated spaces and are scheduled to be installed upon arrival.

**Small County Vehicles:**

Commissioner Outz stated that he wanted the Board to look at purchasing small vehicles for County use to save on not only the cost of the cars, but also gas, oil, and tires.

The County Manager stated that he thought the Board would see a difference in the budget.

**Corps of Engineers Land:**

Commissioner Atwater informed the Board of a strip of land belonging to the Corps of Engineers between the Governors Club and Governors Village and stated that some high-powered rifles are being discharged in the area. He asked that staff contact the Corps to see what can be done about altering signage for the area.

**CLOSED SESSION**

Commissioner Morgan moved, seconded by Commissioner Outz, to go out of Regular Session and convene in Closed Session for the purpose of discussing property acquisition. The motion carried five (5) to zero (0).

**REGULAR SESSION**

Commissioner Atwater moved, seconded by Commissioner Pollard, to adjourn Closed Session and reconvene in Regular Session. The motion carried five (5) to zero (0).

**ADJOURNMENT**

Commissioner Morgan moved, seconded by Commissioner Atwater, that there being no further business to come before the Board, the meeting be adjourned. The motion carried five (5) to zero, and the meeting was adjourned at 7:40 PM.

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Thomas J. Emerson, Chairman

ATTEST:

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