



Chatham County, NC

Meeting Minutes Board of Commissioners

Monday, July 21, 2014

6:00 PM

Historic Courthouse Courtroom

Rollcall

Present: 5 - Chairman Walter Petty, Vice Chair Brian Bock, Commissioner Mike Cross, Commissioner Pam Stewart and Commissioner Jim Elza

Work Session - 4:00 PM - Historic Courthouse Courtroom

Chairman Petty welcomed everyone.

PUBLIC INPUT SESSION

No one was present who wished to speak.

BOARD PRIORITIES

[14-0774](#)

Presentation by Chatham Trades

Shawn Poe, Executive Director of Chatham Trades, gave a presentation about the current needs of the organization. Community Rehab program that serves adults with disabilities.

Ms. Poe stated Chatham Trades has been in business for over 30 years and is currently housed in Siler City. They currently have several needs. They have outgrown the facility. They have two buildings, one is 8,000 square feet and one is 2,000 square feet. They serve 36 adults and of those, 22 people are in the Adult Daily Vocational Program and 14 people are in the Innovations Waiver Program. They are up one slot in the Innovation Waiver Program which may not sound like a lot but when you are dealing with a medicaid waiver, one full time slot is a big increase. They currently have 22 people on the waiting list who are not eligible for the waiver and one person who is eligible for a waiver. They are in the process of bringing that person in.

Ms. Poe stated they have been contacted by Cardinal Innovations for a respite care program for which additional space is needed. This program would help alleviate part of their waitlist. More space would allow them to reduce or eliminate the waitlist and increase their staff. They have also been asked about partnerships with the school system and the Hispanic Liaison.

Ms. Poe stated they would like expansion in production and recycling. They currently serve customers in Chatham County and outside the county where they do packaging and assembly. They have a business in Siler City interested in hiring them but they cannot do the work for them because they cannot bring the work from their business on paletts to Chatham Trades to complete. If they can eliminate their waitlist and bring in more people it will increase their transportation services and bring

in revenue for Chatham Transit. They have worked hard to increase revenue. In FY 13 the production sales were \$68,000. In FY 14 they were \$126,000, up \$58,000 over the previous year. There is more they can, do but they do not have the space.

Ms. Poe stated they thought they had secured a building, but the building has been purchased by someone else. They are now looking to add on to the current building. They ended FY 13 and FY 14 with no debt and with money in the bank. They need to serve more citizens with disabilities in Chatham County, to increase revenues, and they need a truck for snack program deliveries.

Ms. Poe stated an architect has come and viewed the site, has prepared schematics, and has also prepared a budget worksheet for the new building. The new building will be 160 x 140 feet and will cost approximately \$1.2 million dollars.

Chairman Petty asked where the new building would be. Ms. Poe stated the new building would go behind their current building. They would have to tear down the 2,000 square foot building and would keep the 8,000 square foot building. They would then add a connector between the two buildings. Ms. Poe stated they use the lower building to do the snack program as a partnership with CORA and they have done this the last four years.

Commissioner Elza asked about the Cardinal Innovations respite program. Ms. Poe stated they are a licensed mental health facility for day programs. They help people get out during the daytime for socialization and leisure activities. The respite program would have to be in an area separate from the work area. Commissioner Elza asked if it would still be allowed to be in the same building. Ms. Poe stated they would have to move all the production into a new building.

Commissioner Elza asked if these were for situations where one person in the home needs to be somewhere during the day and this program would provide a respite for the disabled person. Ms. Poe stated Chatham Trades would be a Cardinal Innovations contractor. Ms. Poe stated he was correct. Chatham Trades would be a day respite contractor. They may have a group and take them to Walmart shopping or to a park for a day. They call people at Chatham Trades a consumer and they give them a PCP or a personal care plan. People take for granted going to the bathroom or personal washing, but at Chatham Trades, they help teach that for them. Commissioner Elza asked what age most people enter the program. Ms. Poe stated they can come out of the schools at 18 or 16. Most parents, however, leave their kids in the school programs until age 21 and they come in the Chatham Trades program at that age.

Vice Chairman Bock stated it sounds like Chatham Trades is asking for \$1.2 million dollars. Ms. Poe stated or even a little more. Vice Chairman Bock stated he knows the Board wants to help. He thought it would be good, however, to explain how they went from the \$300,000 the Board had already allocated to them to the now \$1.2 million dollars being requested. Ms. Poe stated she would defer to the Chatham Trades Board of Directors President, Patrick Barnes.

Mr. Barnes stated two years ago Chatham Trades was broke and \$84,000 in the hole. Then they hired Ms. Poe and now actually have a bank balance of \$30,000. They have done this in just a year and a half. They also have an active volunteer board that has gone out and hustled business. They have cut cost and changed the program and have almost gotten too good at what they do.

Mr. Barnes stated Chatham Trades used to only have people watching TV and now they have people making some money and they are occupied from the time they walk

in to the time they leave. When they drew their first check, the parents called and wanted to know what it was. Chatham Trades explained it was part of the turnaround. Mr. Barnes stated they also have a forklift that runs continuously. They also had a truck used continuously until it died a couple of weeks ago.

Mr. Barnes stated last fall a building became available in Siler City and they told they realtor they were interested. The original asking price was \$600,000 and Chatham Trades came up with the price of \$400,000 and suggested the owners would get a tax break of \$200,000. He stated that the Board of Commissioners also approved an additional \$300,000. The money approved by the Commissioners was printed in the paper and the owner of the building heard about it. The owner told Chatham Trades there was no deal and they wanted the full amount.

Mr. Barnes stated it was a letdown, but they left asking them to reconsider taking something in between. He stated they even considered taking personal money because it was that good of a building and a location. Mr. Barnes stated that what everyone isn't looking at is that the Chatham Park is going to double the need for Chatham Trades as well. The building would not take care of all the future needs based on Chatham Park but would start on the needs they have today.

Ms. Barnes stated he pestered the owner for a couple of months and then was told the realtor's time frame was about to end. One day after it expired, he called and the realtor upped the price \$50,000.

Vice Chairman Bock asked if that is legal. Chairman Petty stated he thought it was legal but unethical. Mr. Barnes stated he called around and was told it is not illegal but it was unethical. However, one would have to go to court to determine if it is legal. Chairman Petty stated that the asking price on the building began at \$600,000, then the owner was told they would get a \$200,000 tax break if Chatham Trades would offer \$400,000, then the owner came back saying they wanted the full price of \$400,000 plus \$50,000 more, then the realtor got the building for \$450,000. Mr. Barnes stated the Chairman was correct.

Vice Chairman Bock asked if that realtor has offered to sell it to Chatham Trades now for more money. Mr. Barnes met with the realtor and said the asking price was not feasible. That left them with an entirely different perspective, knowing they had to have space. Mr. Barnes reviewed the list of current customers for Chatham Trades.

- Atlantic Power Solutions
- Chatham County Recycling - Chatham Trades handles all of the electronic recycling for the Solid Waste department for Chatham County.
- CORA - Snack program.
- MetTech Recyclers
- Norfab
- Striper Sniper

Mr. Barnes stated they have three companies that would like them to take their work but they have neither, capacity nor people. They could do it if they had more people and more space. Randolph County called and asked if Chatham Trades wanted to take some of their work. Lee County called and asked if Chatham Trades wanted to come to Lee County. Those are two very flattering offers.

Mr. Barnes stated Chatham Trades would either have to expand on the current building or buy property in order to expand the business. He stated the \$300,000 the Board allocated to Chatham Trades was to be used to upfit the 40 year old existing building being used by Chatham Trades. The building has had no maintenance during that time. They have patched the HVAC system for a year. It is the original

system. The bathrooms are outdated and they do not really meet ADA code. The 8,000 square foot building houses their offices, bathrooms, break room, and medical room. Therefore, only 4,000 square feet is useable for work and storage. They tore the walls out of the conference room and it is now storage space. They have used every square inch they have. The only solution is to build on the land they have already paid for.

Mr. Barnes asked Taylor Hobbs to look at the current space. He told Mr. Hobbs they needed a total of 30,000 square feet, therefore they need a 20,000 square foot addition. Mr. Barnes stated he has experience with metal buildings and knows what to ask for them, as he has had a metal building dealership for forty years. The building is a metal shell, concrete floor, HVAC system, bathrooms, and a little room for office space. Barr Construction out of Greensboro is a design build and they told these people they were serious. Mr. Hobbs has done several projects with this company and Mr. Barnes has researched them and he is confident they are a good company.

Mr. Barnes reviewed the financials for the project. The \$1.2 million dollars is for the building alone. It does not include the grading or site prep, the demolition of the existing building, the relocation of underground utilities, the removal of original asphalt, landscaping, or water and sewer hookup. They have met with Siler City and have come up with a trade so that the building permit should not be a problem. If they were to pay for the grading and water and sewer, they would have to pay \$250,000 to \$300,000. Therefore, the total cost would come to \$1.5 million dollars. However, he is licensed to do the grading, water and sewer and would do it at no charge, which would save them the \$250,000 and \$300,000. Therefore, they could renovate the old building for \$250,000 to \$300,000 already approved. There would be a ramp and a walkway from the two buildings. Chatham County has a moral obligation to the handicapped and in addition the State of North Carolina has a state mandate that if they were not in operation the County would have the responsibility to take over operations.

Vice Chairman Bock stated the discussion is not about not having a Chatham Trades, it is about expanding Chatham Trades. Mr. Barnes stated it is about the expansion and survival of Chatham Trades. He said he did not know if the director can keep up the same pace she has for the last year and a half. He is not sure just how long that building will survive even if it is just a renovation. Tractor trailers have to park on the street because the asphalt does not support it.

Chairman Petty asked if it makes more sense to look for another location. Mr. Barnes stated if the Board wants to give them a couple of million dollars they will go wherever it wants them to go. The good thing about where they are is they have water and sewer, and they own the land. They have fire and police departments close by and it is the most economical solution they have come up with. Even if they add on to this building, they have a creek that runs right through the middle of the property.

Chairman Petty stated that a design build facility fits their needs exactly instead of making something work. Mr. Barnes stated it is the least expensive way to have exactly what they need. It is not over what they need, it is what they need for the next ten years.

Chairman Petty asked how the 30,000 square foot building would work compared to the renovated building and addition. Mr. Barnes stated it would cost half of the build on and renovation, it would be easy to add onto in later years and it has water and sewer.

Commissioner Stewart asked if there were any other possible locations at this time. Mr. Barnes stated that he and Ms. Poe have looked at everything in and around Siler City. They have met everybody that owns everything in Siler City and there is nothing available to meet their needs.

Chairman Petty asked what increased revenue would look like if they had a building to meet their needs. Mr. Barnes stated their revenue would probably double. It would help them be self-sufficient.

Chairman Petty asked what it would do to the bottom line. Mr. Barnes stated it would make them more profitable but you would not see them work their way out of their nonprofit status due to the nature of what they do. They are not becoming rich or making a lot of money, they are able to serve a lot more people. Mr. Barnes stated they also really need a new truck.

Chairman Petty stated they are not looking for an answer tonight. Mr. Barnes stated they would like a new truck approved tonight. Chairman Petty asked what kind of truck was needed.

Mr. Barnes stated the truck they had was 20 years old and was a delivery type truck. A truck does not have to be new. It needs to be a 16 foot bed and an automatic. Their driver is a senior citizen and part time employee. New ones are typically \$60,000 to \$80,000 and used ones are \$30,000 to \$40,000. He stated it would cost them \$3,500 to fix the truck they have plus more money for other long term care issues.

Chairman Petty stated the Board will have to look at the numbers and get back to them. Mr. Barnes stated they were in the hole for two years and have been pleasantly surprised for the past couple of years. However, they do not have the money to go out and buy things. They have not reached that point.

Chairman Petty stated it is a dramatic turn around. The Board appreciates all that Chatham Trades does for the County. He stated as far as the truck was concerned, the need may get out to the public and someone may see it as an opportunity to help. Mr. Barnes stated they are currently renting one and it is not cheap.

The Chairman thanked Ms. Poe and Mr. Barnes for the update.

This Agenda Item was received and filed.

[14-0865](#)

Presentation on CCCC outdoor teaching shelter and washing station.

Phillip Price, Vice President of Administrative Services, Mark Hall, Provost, and Andrew McMahan, Department Head for Sustainable Programs were all present to give a presentation on the Central Carolina Community College outdoor teaching shelter and washing station.

Mr. Price stated the Sustainable Agriculture Program began in 2002 as a partnership with the Agriculture Cooperative Extension. The program focuses on production that renews resources and students plant, cultivate and harvest a variety of produce. There are a variety of degree options available to the students and a large number of job opportunities are available as well. They need a structure that complies with the FDA's Pending Food Monitorization Act.

Being and educational institution, it is their goal to educate students on the proper

way to do things. Mr. Price stated it will serve as an outdoor classroom space where students can learn about the crops being produced at the farm on site at the college. Enrollments have doubled since 2008 in these programs. They would like to locate the shelter near other buildings on site because that is where they already have electric and water connections. The approximate size of the structure would be 25 feet by 35 feet. It will resemble an outdoor pavilion area. It will be equipped with electrical receptacles, overhead lights and ceiling fans. Students were able to build an 8 foot by 10 foot walk-in cooler and they want to connect it with this outdoor learning space as well.

Mr. Price stated the current estimate is \$30,000. The engineer is firm not to exceed \$4,500 for design work. They hoped to have additional numbers, but due to the July 4 holiday they do not. Have looked at ways to reduce the cost. The grounds chair requested to check with a number of prefabricated shelters, however, some companies had gone out of business or they could not find anything that met their needs. They looked at alternate locations but because of electric and water needs they could not find more suitable locations. The engineer does feel they can reduce the depth of the concrete and that will save funds. They are willing to explore as many options as they can. Their goal is to have the facility for the students due to the large need. They talked to county management staff and will keep the Board informed as they go along and will not exceed the cost they talked about.

Vice Chairman Bock stated this was originally in the budget. Ms. Paschal stated it was in the budget and the Board agreed to move it to contingency. Vice Chairman Bock stated the Board moved it there because it seemed like a lot of money and it wanted clarification on that. Chairman Petty stated it was originally presented as a wash shed.

Commissioner Elza asked if it is slab on grade. Mr. Price stated he was correct. Commissioner Elza stated as you keep going out from the school the site gets worse. Mr. Price stated he was correct. Vice Chairman Bock stated there was a class of students that builds things. Mr. Price stated he was correct; however, the size of this project exceeded what they typically do with those students. They sometimes ask students to build things, it is a long and slow process and they need this to go much faster. The height of this building is also a concern.

Chairman Petty asked if they put this project out on bid. Mr. Price stated they went to an engineer that they usually work with on small projects. They do not have to bid projects with costs being this small. Vice Chairman Bock stated he feels better with it being presented as a small classroom rather than small wash shed.

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0849](#)

Discuss the recommendation from the Planning Board's subcommittee on the unzoned portions of the county.

Attachments: [BOC_PB_Memo_Unzoned_Portions_of_the_county](#)

Ms. Pace, Planner, reviewed a map showing the population change in North Carolina from 2010 to 2013 and Chatham County had a large positive change. She also reviewed the zoning map for North Carolina and it showed that Chatham County is one of 15 partially zoned counties in the state.

Ms. Pace stated that at the Board of Commissioners' request, the planning staff

brought to the planning board a request to look at heavy use and industrial use zoning in the unzoned areas of the county. Following the discussion at the Planning Board's May 6, 2014 meeting, they formed a Sub committee which met on June 24, 2014.

Ms. Pace read the Planning Board's motion and recommendation into the record: The Planning Board Subcommittee unanimously recommends the Planning Board consider the four options regarding land use regulation, with an emphasis on public input, outlined in the memo titled, "Planning Board Subcommittee on Unzoned Areas of the County."

Ms. Pace stated that Public input and outreach was suggested by the sub committee and to consider the four different zoning options:

Options:

1. *Extend zoning with an open use district: A new zoning district can be created to extend across the currently unzoned portion of the county with a limited set of uses requiring a conditional use permit with all other uses listed as permitted by right pursuant to GS 153A-340 (zoning statute). Buncombe County, NC adopted an open use district in 2009 and it corresponds with areas that will not be served by water or sewer. They also amended their land use plan before and after this process. A list of the regulated uses is included in attachment B. Henderson County, NC adopted an open use district in the 1990's in response to an asphalt plant that was unregulated and generated a citizen response requesting land use controls of such uses. In 2007 Henderson County expanded from an open use district format to full zoning based on citizen reaction to the increasing development that was occurring prior to the economic downturn. Creating an open use district will require an amendment to Zoning Ordinance to establish the district and initially zoning the unzoned areas of the county (see attachment A for a copy of the current Zoning Map).*

Chairman Petty stated that open use district zoning should become full zoning over time. Ms. Pace stated that is the cornerstone of planning. She stated, however, with long range land use planning the goal is to articulate the community's vision for the next twenty, thirty or forty years. That would be the policy statement you would use to help develop these regulatory mechanisms for.

Commissioner Cross stated the first thing the Board needs to do is define why it is discussing this issue. It is not in a position to predict what will be in the future; it is trying to prevent what it fears may be in the future. He stated the open use and heavy industrial zoning is not going to stop what he and others want to stop from happening. The traditional R1 zoning forces everything through the planning approval process and half of the County's citizens have this process already and it will achieve what is needed.

Ms. Pace stated that option three, extend traditional zoning, would require a lot of corrective action on the back end. The County actually did this in 2007 and there would be 1,000 percent more land area involved in this exercise if the County chose to do it again.

2. *Adopt stand alone heavy industrial use ordinance: Another approach to address concerns about specific uses is adoption of a standalone Heavy Industrial Development Ordinance. Alamance County, NC adopted an ordinance in 2011 that provides requirements for a specific list of uses that are reviewed and approved by staff (see attachment B for list of regulated uses). This ordinance was adopted pursuant to several NC General Statutes including GS 153A-340 (zoning statute). Other counties with similar ordinances are Alleghany, Ashe, Avery, Jackson, Macon,*

Rutherford, Watauga and Wilkes.

Commissioner Cross stated he is more concerned about things that could come in as R1 than he is about heavy industry, particularly with the fracking process. Chatham County's main fracking area will border Lee County along the Deep River. They already have planning and zoning in those areas and Chatham does not. He believes the obvious place to put something that may not be desirable to Chatham County citizens would be in those areas. They would not even have to come to the Board for approval; they would simply go to planning for approval. Commissioner Cross stated he has the same concerns with the area around the megasite. He forwarded a letter from the Triangle J Council of Governments to the Board about what the locating businesses would prefer and it was certainty over uncertainty which would mean zoning. Those businesses do not want the things he is trying to stop coming next to them either.

Ms. Pace stated there is also a great possibility people do not want zoning in the western part of the county. That is why the subcommittee felt public input is going to be important. There are also a lot of local governments trying to determine how you can or if you can regulate with fracking. It is a bit of a gray area and staff is awaiting some direction.

Vice Chairman Bock stated even if the Board cannot regulate on fracking it could regulate on density where it could keep some kinds of housing out that normally go along with fracking areas.

Commissioner Cross stated another example of a problem is the Goathouse Refuge and the rifle Range 2A. He stated no one saw that coming as a problem but now it is before us as a problem. So many hours have been spent by the Sheriff's Office, County Manager's Office, Planning Staff, etc. The Board could have a few hundred more of those same problems if it doesn't do something about zoning. If either one of those had gone through the planning and zoning process there is a good chance neither one of them would have been approved.

Ms. Pace stated in a land use ordinance temporary housing or worker camps or a gun range are called out as a use. She stated if you had an open use ordinance you would have that category that allows temporary worker camp and it would say a conditional use permit is required. That would have to go through a public process and through the Board of Commissioners.

Ms. Pace also stated based on the direction provided, staff will need to establish a tentative schedule, cost estimate and staff resources needed to accomplish the task. Please note that the initial timeline staff has identified for this process is a minimum of eighteen months for all zoning options.

3. Extend Traditional Zoning: This option would extend traditional zoning across the unzoned portions of the county, using the same zoning districts in place currently in Chatham County Zoning Ordinance. The same protocol (NCGS 153A-340) for creating and adopting the newly zoned area would be the same as mentioned above for the Open Use option and the Stand Alone Heavy Industrial Use Ordinance option, however, special consideration for the long term development of the community would need to be considered.

4. No Action at this Time: Currently, there is no generalized sentiment for zoning the unzoned portions of the County. Discussions regarding zoning these areas have typically arisen in response to particular land uses in which citizens have expressed a desire to have a local input process and local decision made. At this time, the Board

of Commissioners is not enabled to regulate land uses in the unzoned portions of the county and there is no public hearing requirement for specific types of uses. Continuing the non-regulation of land uses will exclude a public input process and local decision for certain land uses.

Chairman Petty asked Ms. Pace to go back and summarize each option and its take away one more time.

- 1. Open use district - everything is as it is but you can regulate certain items. The takeaway is it is incremental and probably a quick fix.*
- 2. Stand alone industrial ordinance quick fix however there are going to be issues with congruency. Takeaway is we have a half zoned county and a theoretical stand alone ordinance and also implementation and administering an ordinance and stand alone ordinance.*
- 3. Extension of traditional zoning very effective method. Takeaway is concern for land use plan or an updated vision for the county.*
- 4. Do nothing at this time or get public input for the desire for zoning.*

Commissioner Elza stated the County has to do something. Chatham is one of only 15 partially zoned counties in the state. The shooting range and quarry are issues but there are bigger ones out there. We are surrounded by urban counties. Is it going to be easier to get a landfill in Wake County, Durham County, or Chatham County? It is going to be easier to get one in Chatham County.

Commissioner Cross asked if Ms. Pace stated earlier that the first two options ended up morphing into full zoning over time.

Ms. Pace stated only the first option. She stated if you look at Henderson or Buncombe counties, Henderson started with open use and they eventually through time have gone to traditional zoning. Buncombe still has county wide zoning but they still have that open use district. Commissioner Cross stated they are both showing fully zoned. Ms. Pace stated because technically it is a zoning.

Commissioner Cross asked why the Board could not just figure out what it is trying to protect against and just do it. Vice Chairman Bock stated he did not want to do anything without first getting public input. Commissioner Cross agreed there should be a lot of opportunities for public input. Vice Chairman Bock asked how the County would start the public input process.

Ms. Pace stated they can start with the planning board meetings. Several options have also been provided in the Commissioner packets. Ms. Pace also asked the Board to please consider they are tightly staffed. Commissioner Cross stated he believed they all knew it was definitely going to cost the County some money and they were going to have to put some additional staff on the project.

Commissioner Elza stated the County already has the R1 zoned but they might write an Agriculture zone. It would allow a lot of things that the agriculture community does. Some of these things don't have to be so hard that they turn people off, especially in the agriculture area. Commissioner Cross asked if R1 was residential and agricultural combined. Ms. Pace stated you could add agriculture into any designation.

Vice Chairman Bock stated it sounded like they were all in agreement.

Mr. Sullivan stated the R1 districts are primarily residential areas. Bonafide farm operations are exempt from regulations. Agriculture was taken off all the residential

districts because we don't regulate farming.

Commissioner Elza some farmer could be really good at welding and have a welding shop in his barn. He stated he calls them rural family occupations and he believes the county ought to allow but not in a residential zone. He would like to write something for that.

Mr. Sullivan stated there was some discussion in 2007 about establishing an agriculture district that looked at the farm and some secondary things that someone might do on the farm to supplement their income. There was also discussion about rolling it out county wide.

Chairman Petty stated he wanted to make sure there was plenty of opportunity for public input and not here in this room. The majority of people affected are not going to show up here. They are going to need us to come to them, out to the small communities.

Vice Chairman Bock stated they should be going to where the unzoned areas are. Chairman Petty stated they get comments after the fact so they need to have it in small enough groups in small enough communities to hear from the right people.

Commissioner Stewart stated they also need to have an educational piece. Chairman Petty stated it ought to be restricted to people in those areas speaking at those events.

Charlie Horne, County Manager, stated it might be a good idea to take more time to get some common ground as a Board as to what is zoning. They could have planning staff come back with some kind of discussion.

Chairman Petty stated they need to know what we are contemplating and why. Mr. Horne stated the more they can talk with a single voice the better.

Mr. Sullivan stated they can discuss the three options and explain what is different about the three options.

Commissioner Elza stated they need to get focus on one option as a Board and be able to explain it thoroughly and planning needs to be able to produce a map. The Economic Development Corporation map was based on taxes, we need to adjust that. He stated they need to get facilitators for these community meetings so that planning staff is not expected to attend all these meetings. He agreed that you have to have a lot of small meetings for this to work.

Commissioner Cross stated they could use the voting precincts, fire departments and churches for the community meetings. Chairman Petty stated they were all on the same page, they just needed to narrow their focus as to what it is going to look like.

Commissioner Cross asked planning staff if they understood what the Board was trying to do. The staff all agreed that they did.

Mr. Sullivan stated staff will meet with the Managers staff to get things together will present to the Board at a later meeting.

This Agenda Item was received and filed.

[14-0851](#)

Discussion of the NC DOT Strategic Highway Transportation Corridor (STC) plan.

Attachments: [Hyperlink](#)

Ms. Pace, Planner, stated there was some concern as to why Highway 15-501 was taken off the list of Strategic Transportation Corridors. After asking some questions, staff learned that the Chatham Park was mentioned early in the process but not talked about much throughout the process. The corridors did not start on the 2004 map she displayed. Staff has forwarded comments stating the desire to have Highway 15-501 on the Strategic Transportation Corridor map and their comments have been received.

Ms. Pace also gave an update that the bike/ped projects have been scored. This was more than likely done in response to the letter the Board sent after their last meeting.

Commissioner Cross stated they do not know what the Chatham Park is going to do, but Highway 15 501 is going to go right through the middle of it.

This Agenda Item was received and filed.

ADJOURNMENT

A motion was made by Commissioner Cross, seconded by Vice Chair Bock, that this meeting be adjourned. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

End of Work Session

Regular Session - 6:00 PM - Historic Courthouse Courtroom

Present: 5 - Chairman Walter Petty, Vice Chair Brian Bock, Commissioner Mike Cross, Commissioner Pam Stewart and Commissioner Jim Elza

INVOCATION and PLEDGE OF ALLEGIANCE

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

CALL TO ORDER

Chairman Petty welcomed those in attendance and called the meeting to order at 6:03PM

APPROVAL OF AGENDA and CONSENT AGENDA

Chairman Petty asked to move Item #14-0848 to the Regular Agenda at the request of the Planning Staff.

The Clerk stated Item #14-0836's signature page had been amended to reflect the correct signatures needed.

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Agenda and Consent Agenda be approved as amended. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0861](#)

Vote on a request to approve the June 16, 2014 Work Session and June 16, 2014 Regular Session Minutes.

Attachments: [06.16.2014 W&R Final](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Minutes be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0784](#)

Vote on a request to approve Spay Neuter Program Funds

Attachments: [Spay Neuter Program Funds - Receipt Transaction.pdf](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0803](#)

Vote on a request from Will Copeland dba LIR Enterprises for a text amendment to the Chatham County Zoning Ordinance, Section 10.5.B, B1 Business District Dimensional Regulation, to change the language of "open carports" to "open structures".

Attachments: [Hyperlink](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that Resolution 2014-21B Adopting a Consistency Statement for the Approval of Chatham County Zoning Ordinance Text Amendment for Will Copeland dba LIR Enterprises, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the text amendment to the Chatham County Zoning Ordinance, Section 10.5.B, B1 Business District Dimensional Regulation, to change the language of "open carports" to "open structures" be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0804](#)

Vote on a request by Jim Anderson and Warren Mitchell dba Meadows Land Investment, LLC, to approve a rezoning on Parcel No. 18727 located at 12330 US 15-501 N, from R-1 Residential to CD-RB Conditional District Regional Business, on approximately 3.677 acres, for a four-story (4-story) self-storage facility.

Attachments: [Hyperlink](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that Resolution #2014-21A Adopting a Consistency Statement for the Approval of Rezoning Property to a Conditional District Regional Business for Warren Mitchell and Jim Anderson, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the rezoning on Parcel No. 18727 located at 12330 US 15-501 N, from R-1 Residential to CD-RB Conditional District Regional Business, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0833](#)

Vote on a request to approve a Pyrotechnics Display at 280 Keith Nunn Drive, Chatham County, NC on August 23, 2014

Attachments: [Attachment A-Pyrotechnics NCG.S. 14-413 14.pdf](#)
[Attachment B- Hale Artificier Letter of Request.pdf](#)
[Attachment C-NC Outdoor Pyrotechnics Display Operators Licenses.pdf](#)
[Attachment D-Certificate of Insurance.pdf](#)
[Attachment E-ATF License-Permit.pdf](#)
[Attachment F-Display Area Drawing with Measurements.pdf](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0835](#)

Vote on a request to approve Vehicle Purchase 2014-15

Attachments: [Item # 8.10 Charger V6 2014](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0836](#)

Vote on a request to approve Pittsboro Interlocal Agreement

Attachments: [Abstract - Pittsboro Interlocal Agreement Resolution](#)
[Pittsboro interlocal 042814](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0838](#)

Vote on a request to approve reappointment to the County Community Advisory Committee for Nursing Homes & Adult Care Homes

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Appointment be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0841](#)

Vote on a request to approve reappointments to Environmental Review Advisory Committee

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that these Appointments be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0842](#)

Vote on a request to approve Chatham Trades Salary Agreement

Attachments: [CHATHAM TRADES ED SALARY AGREEMENT 2014-2019 CLEAN](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Contract, attached hereto an by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0843](#)

Vote on a request to approve appointment to Recreation Advisory Committee

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Appointment be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0844](#)

Vote on a request from citizens to approve the naming of private road in Chatham County

Attachments: [HARRINGTON LANE PETITION](#)
[HARRINGTON LANE MAP](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0845](#)

Vote on a request from citizens to approve the naming of private road

in Chatham County

Attachments: [GRATEFUL WAY PETITION](#)
[GRATEFUL WAY MAP](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0846](#)

Vote on a request by NNP-Briar Chapel, LLC for subdivision preliminary plat review and approval of Briar Chapel Granite Mill Boulevard Revision, located off SR-1528, Andrews Store Road, and Granite Mill Boulevard, Baldwin Township, parcel #'s 87469 and 2714.

Attachments: [Hyperlink](#)

[14-0847](#)

Vote on a request by Lee Bowman, Project Manager on behalf of NNP Briar Chapel, LLC for subdivision final plat review and approval of NNP Briar Chapel LLC, Phase 5, Revision Plat, located off SR-1528, Andrews Store Road, Baldwin Township, parcel # 89197.

Attachments: [Hyperlink](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0848](#)

Vote on a request by Wade Barber for subdivision final plat review and approval of Henderson Place at Farrington, consisting of 45 lots on 60.12 acres, located off S. R. 1835, South Langdon, Williams Township, parcel #'s 19333 and 88196.

Attachments: [Hyperlink](#)

Mr. Sullivan - 1st condition final plat not be recorded until....2nd condition plat not be recorded until

Two additional notes - clerk distributed to commissioners. Note A and Note B.

No objections as staff, just mak

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0850](#)

Vote on a request to approve the Tax Releases and Refunds

Attachments: [TaxReleasesandRefunds07-21-2014](#)
[NCVTS-JUNE-BOC 07-21-2014](#)
[June 2014](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Tax Releases and Refunds, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0852](#)

Vote on a request to approve Tax Collectors Annual Settlement

Attachments: [FY13-14.pdf](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0854](#)

Vote on a request to hold a public hearing to receive comments on the naming of one (1) state maintained road in Chatham County.

Attachments: [TURN KEY WAY PETITION](#)
[TURN KEY WAY MAP](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0855](#)

Vote on a request to adopt a Resolution to Authorize the Sale of County Owned Properties Obtained Through Foreclosures

Attachments: [Resolution AUTHORIZING THE SALE OF COUNTY OWNED PROPERTIES OBTAINED THROUGH FORECLOSURES](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Resolution #2014-22 to Authorize the Sale of County Owned Properties, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0857](#)

Vote on a request to approve Charging off 2003 Taxes

Attachments: [2003.pdf](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0859](#)

Vote on a request to approve appointments to the Chatham County Housing Authority Board of Commissioners.

Attachments: [cox housing brd re- appt letter](#)
 [davis housing brd appt letter](#)
 [eugene davis housing brd app](#)
 [housing brd bylaws letter](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that these Appointments be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0856](#)

Vote on a request to approve Chatham Trades Allocation Agreement

Attachments: [ContractWithChathamTradesFY15](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0837](#)

Vote on a request to approve Parks and Recreation Grants to Nonprofit Agencies

Attachments: [Funding Recommendations](#)
 [GoldstonApplication](#)
 [Council on Aging Application](#)
 [Chatham Soccer Application](#)
 [Triangle Land Conservancy Application](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0862](#)

Vote on a request to approve Appointments to Chatham Community Food Council

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that these Appointments be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0864](#)

Vote on a request to Renew Agreement with Southern Health Partners Health Agreement for inmate medical care

Attachments: [Chatham Co 2014 Renewal Letter](#)
[2007 HSA](#)
[2010 Amendment](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that this Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

End of Consent Agenda

PUBLIC INPUT SESSION

Sonja Wilson - PO Box 1545, Pittsboro, Gave the following written comments:

"My concern is for the entire community, but especially the senior citizens.

My major concern is: The Noise Level. There is nothing a M.D. can do for noise induced hearing loss. With noise exposure over a period of time, one can have permanently ear damage. The louder the noise the shorter time to kill nerve cells in the ear. Any range sound above 60 can affect hearing loss. One of Chatham County oldest citizens live within .5 miles from the range. She has health problems. Can you imagine caring for a senior citizen 24hours/day 7 days a week with a noise level above 60? She is one of many senior citizens living in this community.

Lead level: Best Management Practices for lead at Outdoor Shooting Ranges

What is the EPA Best Management Practices for Lead at Outdoor Shooting Ranges? The EPA manual provides owners and operators of outdoor rifles, pistols with information on lead management at the ranges. The manual explains how environmental laws are applicable to lead management and successful management practices for shooting range. My question is: who's management practices is 2A Range following to address this lead concern? Are you monitoring the lead level at the range? Following best management practices reduces the chance of contamination of the range and potential impacts to human health."

Wendy Dufur, stated she lived on Elton Alston Road for the last 14 years. She is speaking on behalf of many of the neighbors and surrounding residents near gun Range 2A, a private gun club located off of Silk Hope Gum Springs Road. Our area is diverse racially and socio economically. They are concerned about the potential destruction of our peaceful way of life, our safety and the value of our land because of the current and proposed activities at the range. Despite media reports that this is a guns vs. cats issue, they want to state this is an issue of noise and safety. The problem affects hundreds of tax paying residents. They too are gun owners and supporters of their second amendment rights. They applaud and support the unzoned nature of our part of the county. But they recognize that being unzoned does not give the landowner the permission to do whatever he or she wants if it is a public nuisance. For them the activities of the range are a nuisance. They calculate the land value of the one mile radius around the range as approximately \$48.5 million

dollars but we expect this value to drop sharply with the noise and safety issues. Google Earth images show 8 gun bays existing currently on the 71 acre property. The Range 2A website describes these bays as phase 1 of three phases leading up to 20 bays, corporate events, training, and all open 7 days a week. She is not here to complain but here to inform and to give thanks where thanks are due. They truly appreciate the help they have received from the Chatham County Sheriff's Office over the last month or so. Deputies have conducted decibel readings and they understand have sited the range for violation of the noise ordinance. They appreciate County Commissioners both past and present for passing ordinances such as the noise ordinance. She would like to thank Vice Chairman Bock for responding to her email when the noise prohibited her from doing her work from home. They encourage the county to continue to monitor this problem and prioritize the health and safety of all Chatham County residents in your decision making. They would like to submit the gun range ordinance from Pitt County. They are working as a community to find a resolution with the land owner of the range. They will continue to call on the assistance of the Sheriff's Department when they feel the noise has been violated and they will continue to voice their concerns as citizens and residents.

Joe Baysdon, stated he has lived here with his wife in Chatham County for 18 years and for the past 7 on Elton Alston Road. He is concerned about gun Range 2A. He is grateful to the Board for the noise ordinance passed in 2006 and he is thankful to the Chatham County Sheriff's Office for enforcing the noise ordinance. While the Sheriff's Office did find on July 6th that the range was in violation of the noise ordinance with readings above the 60 decibel level, before the officer arrived he recorded the noise at 75 decibels from the same location at Siglinda Scarpa's house. That was 10 decibels higher is essentially twice as loud than what the deputy recorded. Obviously a different gun was being fired at that time to get that decibel reading but it is still only one gun. The range's website describes the different kinds of bays, including bays for law enforcement and military training only. The noise will only increase as it increases the number of bays and members. Also concerned about the degradation of property values around the range. He asked Jeremy Poss of the Chatham County GIS staff to provide a list of properties within one mile of the range. He promptly provided the information which showed there are 98 properties within one mile of the range, including his own. There are also 113 other parcels around without homes including the clubhouse at Chatham Ridge. The property within one mile of the range is accessed at \$48 million dollars. Finally he wanted to address the safety concerns with the location of Range 2A. Some of the shooting stations face directly toward Highway 87 North, about 3,000 feet away. They are about 2,400 feet away from Silk Hope Gum Springs Road. He was also told that some members of the range can shoot unsupervised. Members can punch a key code in to access the property of the shooting range. You can check with the Sheriff's Office about the details of the July 6th incident where members were shooting unsupervised after 9pm. He asked that the Board continue to support the Sheriff's Office enforcement of the noise ordinance and to please keep his neighbors in mind as this discussion continues.

BOARD PRIORITIES

[14-0858](#)

Incentive Policy for Transformational Projects

Attachments: [Transformational Projects \(DRAFT 2\)](#)

Dianne Reid, President of the Chatham County Economic Development Corporation, presented the Incentive Policy for Transformational Projects. Ms. Reid stated the Chatham Randolph Megasite was successfully certified on June 11, 2014. Duke Energy is also beginning the Duke Site Readiness Review of the Moncure site. She stated this is in the spirit of getting ready for success.

Ms. Reid stated they are calling it Transformational Progress because these are significant projects. This would be the creation of 1,000 jobs and \$500 million dollars. The County currently does not have any employer with 1,000 jobs. In fact, the County currently does not have an employer with more than 500 jobs outside of the school system. The current incentive policy has a maximum of 5 years and 500 jobs. This proposed policy would extend the timeframe to 10, 15, to 20 years based on the impact of the project.

Ms. Reid stated the policy was reviewed and endorsed by the Economic Development Corporation at its meeting last November. It follows the same point based system in the regular policy and maintains the pattern of having the larger cash value to the business in the earlier years so that it diminishes over time. In order to attract a very large employer, such as an original equipment manufacturer (OEM), state and local incentives are a must. This policy demonstrates those incentives are a reality and demonstrates it with clarity... we maintain with the point system that takes into account the number of jobs, the quality of jobs, health insurance, environmental impact of the company, the location, the type of industry, etc.

Ms. Reid stated each potential project would be brought to the Board for its approval. There would be a written agreement between the employer and the County listing the specific performance criteria. The employer would have to demonstrate it has accomplished those criteria before any payment could be made. The payment would come out of taxes paid by the company to Chatham County.

Ms. Reid gave an example of a typical OEM with a \$1 billion dollar project. The taxes on a \$1 billion dollar project would be \$6.219 million dollars. If they were in the maximum range they would get back 90% of that or \$5.5 million dollars and the county would still net \$621,900 that first year. Over time that percentage would decline.

Chairman Petty stated it is important to note this is not giving something by the tax payers and it is not a handout. This is giving something paid for by the employer, by their taxes already paid to the County. Performance must be met and jobs have to be created in order to receive payment and it is paid on a declining basis. Chairman Petty also stated when you hear 10, 15 to 20 year program it is important to note that a large OEM has typically had a 40-50 year life span. Now it sees a continual usage because plants are not abandoned like they used to be. Also, the return on the investment for a plant like this is 60 to 1.

Ms. Reid agreed and added if all the incentives are totaled up, the return is \$60 for every \$1. The direct employment in that manufacturer for every 1,000 jobs typically there are 6 to 7 other jobs created. Chairman Petty stated that means for 6,000 to 8,000 jobs. Ms. Reid stated typically the payroll would equal \$1 million dollars a day. Chairman Petty stated that would do a lot for Chatham County and for the region. Ms. Reid stated it would be transformational.

Ms. Reid stated the recommendation from the EDC is that the Board adopt the policy.

Chairman Petty stated anything less than 1,000 jobs or \$500 million dollars would

stay on the current plan. Ms. Reid stated he was correct.

Commissioner Stewart asked what the state average wage is. Ms. Reid stated it was \$650

Ms. Reid stated Chatham County's average wage is \$559

Ms. Reid stated the industry usually starts at a premium above the average local wage. So if 5.50 is the average local they would start at 20% over that and over time as the employee gets more proficient they increase. The average industry wide is \$23 and hour. Chairman Petty stated an average Chatham County employee could easily start in the upper teens.

Ms. Reid stated 5.50 equals to about \$21,000 so the average employee would be looking at around \$25,000.

Commissioner Elza asked what is wrong with the current policy. Ms. Reid stated nothing is wrong with the current policy, it is just intended for smaller projects. Commissioner Elza asked if the Board would turn down someone smaller who comes and asks for this policy. Ms. Reid and the Board agreed they would. Commissioner Elza stated he did not believe that.

Commissioner Elza asked if anyone else in the state has this same kind of policy. Ms. Reid stated she could not speak to that.

Chairman Petty stated he did not think anyone had a plan like this and in order for the state to get involved we have to have a policy like this. The programs that we are considering are not a hand out they are performance based. The county generates a lot of income for a lot of other people. It is a much bigger picture than this one employer. It is not hard to differentiate between a 500 job employer and a 1,000 job employer. Chairman Petty stated to say the Board would not honor something it put in place is inaccurate because it did it with Acme McCrary.

Vice Chairman Bock stated if it is an upfront payment we cannot get it back. They are paying their taxes and then they are getting it back. Then 15 years down the road after they are open the County gets 100 percent of that back.

Commissioner Stewart stated the County and State have also never had a megasite, so this is the first of its kind.

Vice Chairman Bock stated he did not have a problem being a leader in this type of situation.

Ms. Reid stated she has been asked to speak about this policy by the UNC School of Government at the North Carolina Association of County Commissioners meeting in August. They believe the policy is innovative and will be beneficial to others.

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, that the Incentive Policy for Transformational Projects be approved. The motion carried by the following vote:

Aye: 4 - Chairman Petty, Vice Chair Bock, Commissioner Cross and Commissioner Stewart

No: 1 - Commissioner Elza

Attachments: [FY 2014-2015 Budget Calendar](#)
[Heads Up Document](#)
[Financial Indicators](#)
[Commissioner Goals Progress Report](#)
[Financial & Budgetary Trends](#)

Renee Paschal, Assistant County Manager, asked the Board if they had any major tweaks or changes they would like to make to the goal making process, the budget document, or the overall budget process.

All of the Commissioners applauded Ms. Paschal and the Staff for the excellent work done on the Budget.

Ms. Paschal stated she has asked for the schools to look at their portion of the calendar so she can make any changes before submitting the final County Budget calendar for FY 2014-2015.

CLOSED SESSION

A motion was made by Commissioner Cross, seconded by Commissioner Stewart, that this be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza

[14-0860](#)

Closed Session to discuss matters within the attorney client privilege.

MANAGER' S REPORTS

Charlie Horne, County Manager, introduced Darlene Yudell, new Director of Management Information Systems. Ms. Yudell comes to Chatham County from Moore County.

COMMISSIONERS' REPORTS

There were no Commissioner Reports at this time.

ADJOURNMENT

A motion was made by Commissioner Cross, seconded by Commissioner Stewart, that the meeting be approved. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Stewart and Commissioner Elza