



Chatham County, NC

Meeting Minutes Board of Commissioners

Monday, November 17, 2014

6:00 PM

Historic Courthouse Courtroom

WORK SESSION-3:30 PM-HISTORIC COURTHOUSE COURTHOUSE

Rollcall

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

PUBLIC INPUT SESSION

Joyce Cotton of the Chatham County Historical Association introduced the 2014 Heritage Ornament. She stated it was a Heritage ornament and not a Christmas ornament because of its historical value. She presented each commissioner with their own ornament. She stated it has been a long road with this courthouse and they have had tremendous success with the courthouse and museum. At the bottom of the box is a note that gives the history of the ornament. Ms. Cotton read the history of the ornament, The Chatham Rabbit.

Rabbits Made Christmas Famous. One hundred years ago, North Carolinians joked that you could recognize someone from Chatham County because their "breath smelled of fried rabbit and corn whiskey". Chatham's rolling hills were overrun with wild rabbits, which everyone agreed were larger, sweeter and better tasting than other rabbits. The arrival of the railroad turned the rabbits from a local staple into a national phenomenon. Schoolboys trapped and hunted them, then sold them for 8 cents apiece. The rabbits were skinned and shipped by rail up the East Coast, where menus of the finest restaurants in New York listed "Chatham Rabbit." Siler City was the hub of the business, with four rabbit dealers. One was W.J. Durham, who ran this ad in the local newspaper: "Dear boys: The rabbit season is here again and I am ready to buy. I want your rabbits and will pay you every cent for them that I can afford to pay. I have a nice present for every boy who sells me his rabbits. Bring them along and I will treat you right." In the 1904-05 season, Siler City alone shipped out 40,000 rabbits, making them a major part of the local economy.

The stated ornament is especially neat for those who grew up in Chatham County. Chairman Petty said one of the neatest things he ever remembered was when the CB Radio became a big deal. One of the guys in Bonlee chose his handle on the radio as Chatham Rabbit. The Chairman stated he really wished he had thought of it first.

[14-1014](#)

Third Quarter Employee of the Quarter: Sandra Cook, Facilities and Fleet

Renee Paschal, Assistant County Manager, stated Carolyn Miller, Human Resources Director, would normally be presenting this item but she is recuperating from surgery so Ms. Paschal will be saying a few words on her behalf. Ms. Paschal stated the Employee of the Quarter was being awarded to Sandra Cook of the Facilities and

Maintenance Department. Ms. Paschal stated the Facilities Department rotates workers between buildings, and several months ago the County Manager's Office hated to see Ms. Cook leave their office to go to the Chatham County Sheriff's Office. The Sheriff's Office personnel were so pleased with her work that they nominated her for Employee of the Quarter. Ms. Paschal turned it over to Sheriff Richard Webster to say a few words.

Sheriff Webster stated where the County Manager's Office was sad to lose Ms. Cook, they were very happy to get her. Now they have lost her as well. While she was there, they all noticed that it was very pleasant and when she left they thought they needed to remember her with the Employee of the Quarter award, so they asked for comments. He has taken ten to fifteen different lines out of the nominations to read today. "She is a cleaning machine; a total package as an employee; completely dedicated to the task at hand; very pleasant to be around; friendly, wonderful, terrific attitude; exemplary work ethic; displays a personal and caring attitude; has a spirit of excellence; jewel of an employee; pride in every aspect of her duties; very delightful to speak with and is always kind and thoughtful; friendly and passionate about her job performance; she is genuinely interested and concerned about the relationships she has with those she serves; she goes well above and beyond our expectations but obviously not her own." Sheriff Webster thought the last comment was the best, "I would not be surprised to see her with repelling gear cleaning the outside windows".

Sheriff Webster stated the County recognizes a lot of people during the year for many different reasons and he likes to honor his own troops all the time but sometimes you miss the employees sitting right in front of you knocking the ball right out of the park for Chatham County. They appreciate Sandra doing what she did so much and while the other employees are great as well, they really wanted to recognize Sandra today for going above and beyond. Sheriff Webster presented Ms. Cook with a gift from the Sheriff's Office.

Finally, Chairman Petty presented the Employee of the Quarter award to Sandra Cook of the Chatham County Facilities and Maintenance Department.

[14-1015](#)

A presentation by Terry Arrellano, P.E., Systems Planning Group Supervisor for NCDOT Transportation Planning Branch regarding the draft Strategic Transportation Corridors Plan (STC).

Attachments: [NCTN MPO RPO November2014 Chatham County](#)

Hillary Pace, Planner, introduced Terry Arrellano, P.E. Systems Planning Group Supervisor for North Carolina Department of Transportation, Transportation Planning Branch.

Ms. Arrellano presented PowerPoint.

Ms. Arrellano: She stated the criteria for being a Strategic Transportation Corridor. The first criteria is system connectivity. The second criteria is mobility, moving high volumes of total traffic and truck traffic. The third criteria is economic prosperity.

She addressed the concerns the commissioners had with Highway 15 501 not being named a Strategic Transportation Corridor. She stated Highway 15 501 did not meet the requirements for a Strategic Transportation Corridor. It really only connects Chatham County and Orange County. There is not a high volume of traffic carrying long distance travel and the long distance was key. It is more of a three county regional facility. The activity centers in this area seem to be serviced more by US 1 and US 64 and US 421 on a higher statewide level. She was asked what would be required to justify Highway 15 501's inclusion in the map. She responded it comes

down to the criteria. About the same time they released this for public involvement back in October, Governor McCrory released his 25 Year Vision and that has caused some confusion. She stated they are in a public comment period through December 2, 2014.

Commissioner Cross asked if there was a criteria for speed. Ms. Arrellano stated there is no criteria for speed.

The criteria is for traffic which is 30,000 vehicles a day or more for urban areas and 15,000 vehicles a day or more for rural areas.

Ms. Pace stated the County can make a consensus comment to NCDOT at this time. The Board thanked Ms. Arrellano for the presentation. They did not make a consensus comment at this time.

CLOSED SESSION

[14-1020](#)

Closed Session to discuss matters within the attorney/client privilege.

A motion was made by Commissioner Cross, seconded by Vice Chair Bock, that the Board go in to Closed Session to discuss matters within the attorney/client privilege. The motion carried by the following vote:

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

ADJOURNMENT

A motion was made by Commissioner Cross, seconded by Commissioner Stewart, that the 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 Vice 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 6:00 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

Chairman Petty asked that Items 14-1005 and 14-1030 be moved from the Consent Agenda to the Regular Agenda under Board Priorities. Commissioner Elza asked that Items 14-0891, 14-0945, and 14-0946 be moved from the Consent Agenda and moved to the Regular Agenda under Board Priorities.

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

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

[14-1024](#)

Vote on a request to approve the October 20, 2014 Work Session and Regular Session Minutes.

Attachments: [10.20.2014 Minutes - DRAFT](#)

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

[14-1003](#)

Vote on a request to approve the Tax Releases and Refunds

Attachments: [October 14](#)
[11-3-14](#)

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

[14-1019](#)

Vote on a request to approve re-appointment the Chatham County ABC Board of Commissioners.

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

[14-1021](#)

Vote on a request to approve the appointment of the Chatham County Register of Deeds

Attachments: [ChathamRegisterofDeeds-Notification](#)

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

[14-1028](#)

Vote on a request to approve an appointment to the Town of Pittsboro's Board of Adjustment

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

[14-1022](#)

Vote on a request to adopt a Resolution for the addition of streets or roads to the North Carolina System of Secondary Roads for the Manns Crossing Subdivision.

Attachments: [2014.11.03.Resolution Request Package Manns Crossing Subdivision](#)
[Manns Crossing Subdivision Road Addition Resolution](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that Resolution #2014-40 for the Addition of Streets or Roads to the North Carolina System of Secondary Roads, Manns Crossing Subdivision, 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

[14-1023](#)

Vote on a request to adopt a Resolution for the addition of streets or roads to the North Carolina System of Secondary Roads for the Olde Thompson Creek Subdivision.

Attachments: [2014 10 23-Resolution Request Olde Thompson Creek Subdivision](#)
[Olde Thompson Creek Subdivision Road Addition Resolution](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that Resolution #2014-41 for the Addition of Streets or Roads to the North Carolina System of Secondary Roads, Olde Thompson Creek subdivision, 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

[14-0889](#)

Vote on a request to approve the proposal by Michael Gress to rezone Parcel No. 89671 from R-1 Residential to Conditional District Community Business (CD-CB), located off Beaver Creek Rd., being approximately 6.76 acres for a self-storage facility including boat and RV storage, New Hope Township.

Attachments: [Hyperlink](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that Resolution #2014-42 Adopting a Consistency Statement for the Approval of Request from Michael Gress to Rezone parcel No. 9671, 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 proposal by Michael Gress to rezone Parcel No. 89671 from R-1 Residential to Conditional District Community Business (CD-CB) be approved. The motion carried by the following vote:

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

[14-0952](#)

Vote on a request to approve Strata Solar for a Conditional Use Permit on Parcel No. 12233, located of US 64 W, Hickory Mountain Township, for a solar farm on approximately 42 acres. The parcel is split between R-1 zoning and unzoned. The R-1 zoning is the portion subject to this CUP request which is approximately 23.3 acres.

Attachments: [Hyperlink](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that Resolution #2014- 46 Approving a Conditional Use Permit Request by Strata Solar on Parcel No. 12233, 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

[14-1004](#)

Vote on a request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for preliminary plat approval of Briar Chapel, Phase 11, Sections 1 and 2 consisting of 200 lots, on 34.37 acres, located off SR-1528, Andrews Store Road and Granite Mill Blvd, Baldwin Township, parcel #2714.

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

[14-1006](#)

Vote on a request to approve the request by DR Horton, Inc. on behalf of The Estates at Legend Oaks Subdivision for final plat approval of The Estates at Legend Oaks, Phase 1B, consisting of 21 lots on 33.659 acres, located off Hwy 15-501 North and Legend Oaks Drive, Williams Township, parcel #18665.

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

[14-0994](#)

Vote to approve the Debt Write-Off for the Health Department

Attachments: [Bad Debt Write Off FY 12-13.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

[14-0995](#)

Vote on a Request to Approve STD Prevention Funds

Attachments: [STD Prevention Funds.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

[14-0996](#)

Vote on a Request to Approve Healthy Communities Funds

Attachments: [886 Healthy Communities Addendum.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

[14-1027](#)

Vote on a request to approve the Updated State of North Carolina Sedimentation and Erosion Control Memorandum of Agreement (MOA)

Attachments: [Memorandum of Agreement SCC rev 11'2014](#)
[Attachment - Chatham County Memo S&EC MOA](#)

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

[14-1001](#)

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

Attachments: [Rocker Way Petition](#)
 [Rocker 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

[14-1017](#)

Vote on a request to adopt the Resolution Setting the Time and Place for the Meetings of the Chatham County Board of Commissioners for the Calendar Year of 2014

Attachments: [2014 BOC Meeting Calendar Resolution](#)

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that Resolution #2014-47 Setting the Time and Place for Meetings of the Chatham County Board of Commissioners for Calendar Year 2014, 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

[14-1033](#)

Appointments to the Environmental Review Advisory Committee

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

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

[14-1032](#)

Reappointments to the Solid Waste Advisory Committee

A motion was made by Commissioner Cross, seconded by Commissioner Elza, that the Appointments 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

OATH OF OFFICE

Sam Cooper, Chatham County Clerk of Superior Court, administered the Oath of Office to Lunday Riggsbee as Chatham County's newest Register of Deeds.

PUBLIC INPUT SESSION

Joe Glasson, 11408 Governor's Drive, Chatham County. Would like to get this into the record because he thinks it is very important because of what is going on in Chatham County. At the same time while he has served on the Economic

Development Corporation, he is simply speaking as a citizen. He has had the honor of working with Brian Bock and Pam Stewart for the past four years, primarily via his involvement with the Chatham EDC. These two originally ran on a campaign of making municipal government more effective, much more efficient and responsive to the citizens while working a stronger and more effective K-12 education system, each had a laser like focus on jobs and economic development by simply bringing significant capital investment to Chatham County, which provides for higher paying jobs and advancement opportunities for its citizens. That vision and intent has been moved forward in a most positive way. This County Staff has grown and their professional and expertise shows each day. They lead rather than follow orders or wait to be told what to do. Their professional expertise is offered and accepted in a manner conducive for informed decision making and therefore more effective results. The overarching challenge of sound financial and fiscal government has been officially recognized by two of the world's top credit rating agencies. Witness the top tier municipal credit ratings by Standard and Poor's and Moody. While they look at sound operating budget and strong balance sheets, they also recognize effective management and strategic leadership, especially as to debt load and to future project financing. The education system has improved as the BOC and the BOE became more effective bodies in representing students, teachers, and administrators and parents as well. Education funding remains a priority of these two. With others they stepped up when the state cut budgets and teacher incentives were merely talked about rather than implemented. They implemented. This is an education system gaining more standard and standing and pride every day. This County is now recognized as a business friendly county, supported by private sector investments and job opportunities including the collaboration of the towns and the County. I can assure you such was not the case a few years back. Making job creation attractive was a daunting task. Yes, the country was marred in a difficult recession, however, the County had posted a "Not Open for Business" sign by extensive bureaucratic commissions, duplicated processes, expanded regulations, and virtually no understanding of capital risk and no sense of urgency when it came to helping small and medium large businesses create and grow. These comments are beyond anecdotal and I and others live those each and every day. They have championed Chatham County and its citizens, those here today and those of tomorrow. I am proud of you two and your accomplishments. He thanked Brian and Pam for their effective and representative leadership of the County and their manner of strong leadership of the County. Thank you Pam and Brian.

Larry Mathiot and Doug Lowe of Centurylink addressed the Board. They updated the Board on latest high speed data effort. They are going to be expanding services to an additional 335 customers in Bonlee and Goldston area by the end of 2014. They will be working on publicity and are looking forward to serving those portions of Chatham County. This will mean that they offer high speed data to about 96% of the County. They want to do everything in their power to cover that additional 4% in the rural areas not being covered. They are looking to benefit from the Connect America Fund or CAF 2. The Federal Communications Commission has set aside funds for expansion into very rural areas of the United States and they would like to take advantage of that funding. However, they need the rules to be worth their while and to make a business case. They would like the Board to write a letter to FCC Chairman, Tom Wheeler with some recommended changes to the fund. They would also like the Board to encourage Renee Ellmers to support the funding for the fund and the changes they are recommending. They appreciate the Board's time and thank Commissioners Stewart and Bock for their service. Chairman

Petty asked if they had a copy of the recommended changes and Mr. Mathiot stated they were in the Board's packet.

Kathryn Butler, 404 Wooded Lake Drive. Stated she was speaking in appreciation of the work done by the current Board of County Commissioners. Rarely have three elected officials worked so tirelessly, giving up countless hours of both personal and business time with no hidden agendas or personal benefit as have Brian Bock, Pam Stewart and Walter Petty. It was truly their objective to run a more sane and normal county government, responsive to human needs, respectful of property rights, supportive of education, and cognesant of fiscal realities, all backed by solid business experience. After all, the county is a business, funded by our tax dollars. Under their leadership, county staff could more effectively do their jobs, enjoy their work and be responsive to the citizens with greater efficiency. Though the democratic process is one we all support, I have to feel there was a lot of ignorance of the source of this good government and reluctance in the face of clear competence to vote for someone of another party. I hope the newly elected candidates will mimic some of this well modeled commissioner behavior, lead wilth balanced judgement and continue to support the effectiveness of this set of commissioners for Chatham County. Mainly I want to thank Brian Bock and Pam Stewart for their service and ask continued support for Walter Petty. Thank you for what you have done.

Cathy Regulla stated we have just concluded a very serious process in our community and all across the nation which affects not only the most local of persons but someone living on the other side of the world. I think we all need to lighten up a little bit. She composed a musical lesson in how to survive an election. There are three songs when it comes to surviving tragedies, disasters, and triumphs. Life is like a box of chocolates said Forrest Gump character in a movie and it is, you just never know what is going to happen or what you are going to pick out. The first song is a Beatles song "oobladee, oobladah, life goes on, la de da, life goes on". The next song on the survival list is an old hippie song from the sixties, Peace Train. Let's apply here to peace among ourselves and in our own hearts and minds. A little tranquility is needed by everyone right now. The song Peace Train opening line "I've been smiling a lot lately thinking about the good things to come, eeaha eeah, eeaha eea, come on, come on, good things are gonna come". Just to go back to the future a little bit, the third and last song is a real upbeat one and as bouncy as a ball. It is the Red Rubber Ball, "Yea the worst is over now, yea I'm gonna be all right, the morning sun shining like a red rubber ball." Thank you.

BOARD PRIORITIES

[14-1005](#)

Vote on a request by Fitch Creations, Inc. for final plat approval of 'Farrington, Burke Place, Section X, Area A' consisting of 12 lots, on 11.14 acres, located off US 15-501 N and S. R. 1817, Millcroft, Williams Township, parcel #'s 18998 & 88197.

Attachments: [Hyperlink](#)

Lynn Richardson, Land use Administrator, said she would like to thank Commissioners Stewart and Bock for their service. She has enjoyed working with them and wishes them the best. She reviewed the specifics of the request. Farrington Burke Place, Section X, Area A. 4311, She stated staff asked that this be pulled because of one minor change to the map that involves some open space.

This is Farrington Burke Place, Section 10, Area A requesting final plat approval for 12 lots. Ms. Richardson pointed out lot 4311 which is taking in some open space. This is the only change on the map. Planning staff recommends approval of this change and of the request as presented.

A motion was made by Commissioner Elza, seconded by Commissioner Cross, 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

[14-1030](#)

Contract amendment with Miles-McClellan, contractor for the Chatham County Agriculture and Conference Center

Attachments: [AgricultureCenterProjectOrdinance\(Amended11-17-14\)](#)

Renee Paschal, Assistant County Manager, reviewed the specifics of the request. The County received a bond premium when we sold the bonds for the Ag Center for about 1.4 million dollars. Staff is recommending that funding be added to the project. There were several things that were included in the original project that we were not able to afford when the project was bid. The most important being upfitting three breakout rooms and constructing the fourth breakout room. That is a substantial part of the cost. Staff is asking the Board for approval of the contract amendment with Miles McClelland, the contractor for the Agriculture and Civic Center, to increase the contract by \$795,858 and to adopt the revised project ordinance that reflects this.

Chairman Petty stated that increase is covered with the bond premium. Ms. Paschal stated it was and was the result of the bond premium. Commissioner Elza asked what the new total for the Ag Center is. Ms. Paschal stated the total was \$13,418,040.00

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, to approve the contract amendment with Miles McClellan, to approve to increase the contract by \$795,858 and to adopt the revised project ordinance. The motion carried by the following vote:

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

[14-0891](#)

Vote on a request to approve Raleigh Industrial Partners, LLC to rezone Parcel No. 17890 and 17891 from R-1 Residential to Conditional District Regional Business, located off US 64 E, being approximately 45.69 acres total for a three-story self-storage facility, boat and RV storage area, and boat, trailer and other utility vehicle sales and service facility, New Hope Township.

Attachments: [Hyperlink](#)

Commissioner Elza stated there are two differing opinions on the traffic by two different traffic engineers.

Jason Sullivan, Planning Director, stated when they contacted NCDOT they were not saying a new superstreet would be constructed, instead what they are saying is the configuration proposed would be equivalent to a superstreet.

Commissioner Elza stated he hasn't gone down there and made a left lately.

Mr. Sullivan stated they received information at the public hearing as well as at the planning board meeting from a property owner in the area who was opposed that from their [representatives] that was sealed by an engineer and we forwarded that to the NCDOT and they reviewed that as well. The only modification that was recommended is the traffic island at Highway 751 and US 64 would have to be relocated further to the north.

Commissioner Bock stated he went down and drove it with a 40 foot RV and it was tight but he was able to make it. While he understands the concerns, he thinks the NCDOT has this right.

Commissioner Elza recommended denial as it is unsafe. Commissioner Elza made a

motion to deny the project but the motion failed due to lack of a second.

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, that the Resolution #2014-43 Adopting a Consistency Statement for the approval of Request from Raleigh Industrial Partners, LLC to Rezone Parcel Nos. 17890 and 17891, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

No: 1 - Commissioner Elza

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, that the request from Raleigh Industrial Partners, LLC to rezone Parcel No. 17890 and 17891 from R-1 Residential to Conditional District Regional Business 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

[14-0945](#)

A request by John E Booth Farms, LLC, Kathryn Butler, for an amendment to the Chatham County Zoning Ordinance Section 10.13 Table of Permitted Uses. The request is to add the use of Event center and associated retail, including weddings, receptions, parties, gatherings, tastings including service of food and drink, both outdoor and indoor, arts and craft shows, stage shows, music events, business meetings, exhibition shows, trade shows and outdoor movies (no drive ins); provided however, said uses limited to events involving fewer than 300 simultaneous attendees. Uses requested to be allowed in the O&I, B1, NB, CB, and RB and as conditional use permits in the R-5, R-2, and R-1 Districts.

Attachments: [Hyperlink](#)

Commissioner Elza asked staff to review the item again.

Jason Sullivan, Planning Director, reviewed the specifics of the request. Mr. Sullivan

stated the item was submitted by Kathryn Butler and is a revision to the table of permitted uses in the zoning ordinance. It was to add a use for event centers limited. Mr. Sullivan pulled up the amendment submitted by Ms. Butler. A public hearing was held and then staff made some recommendations to modify the language by adding more clarity to the proposal. What they have provided was adding a definition for events centers limited and standards that would apply to events centers limited. In the table of uses they clarified events centers limited.

When this went to the Planning Board there was discussion and there was initially a recommendation for all the structures be limited to 5,000 square feet or any combination thereof. The Planning Board made a recommendation to increase that to 20,000 square feet. The attorney met with staff to discuss this after the Planning Board meeting we discussed instead of having a 20,000 square foot limit on all the structures, going back to the 5,000 square foot limit but only having that apply to areas where there would be assemblies. The 5,000 square feet would not encompass the kitchens, restrooms, etc. but only the assembly areas. It was an accommodation the applicant was comfortable with. The recommendation from the Planning Board was to increase from 5,000 to 20,000 square feet. After meeting with all partners, there was an agreement to reduce it 5,000 square feet but limit the 5,000 square feet to the assembly area.

Commissioner Elza asked if these changes are reflected in the new language. Mr. Sullivan stated it is in the introduction. Commissioner Elza asked if the assembly language was added. Mr. Sullivan stated the language was intended to mean assembly space but they were open to other language.

Nick Robinson, attorney for the applicant, stated they can add the word assembly.

Commissioner Cross asked if it should be in the residential areas. Mr. Sullivan stated it is currently not allowed in the residential areas.

Commissioner Elza stated the capacity of the event is limited to 5,000. He asked what the capacity would be for the outdoor events.

Mr. Sullivan stated the County does not do thresholds for outdoor events.

Chairman Petty asked if staff and the applicant were both satisfied. Mr. Sullivan stated yes.

Commissioner Elza stated this language is not a neighborhood business, this is a roadhouse. Vice Chair Bock stated it is a pretty big area.

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, that the Resolution #2014-44 Adopting a Consistency Statement for the Approval of Chatham County Zoning Ordinance Text Amendment, attached hereto and by reference made a part hereof, 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

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, that the request by John E Booth Farms, LLC, Kathryn Butler, for an amendment to the Chatham County Zoning Ordinance Section 10.13 Table of Permitted Uses 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

[14-0946](#)

A request by John E Booth Farms, LLC, Kathryn Butler, for a General Neighborhood Business (NB) Rezoning on a portion of Parcel No. 19681, being approximately 6.50 acres out of the 14.02 acre tract, located at 8913 NC 751, Durham, NC, Chatham County, Williams Township, and as part of the Chatham/Cary Joint Land Use Area.

Attachments: [Hyperlink](#)

Jason Sullivan, Planning Director, reviewed the specifics of the request.

The Planning Board reviewed the request and their recommendation was for approval.

Commissioner Elza stated it is currently zoned R1, not commercial. Therefore we are upzoning it. It shows on the map there was a vineyard there at one time so it looks as if it is going from agricultural to commercial. It is an expansion of commercial from 2 acres to 4. Traffic has not been mentioned and it is on Highway 751, not the best place for traffic. It also borders Jordan Lake on the back side.

Chairman Petty stated staff recommends approval under both Chatham County and Cary due to the Joint Land Use Plan with Cary.

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, that Resolution #2014-45 Adopting the Consistency Statement for the Approval of Rezoning Property to Neighborhood District for John E Booth Farms, LLC, Kathryn Butler, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

No: 1 - Commissioner Elza

A motion was made by Vice Chair Bock, seconded by Commissioner Stewart, that the request by John E Booth Farms, LLC, Kathryn Butler, for a General Neighborhood Business (NB) Rezoning on a portion of Parcel No. 19681 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

[14-1031](#)

Presentation of the Recommended FY 2016-2022 Capital Improvements Program

Attachments: [InitialPresentationToBOC- updated 2016-2022](#)

Renee Paschal, Assistant County Manager, reviewed the recommended Capital Improvements Plan.

She stated a detailed overview will be Thursday, December 4th when the Board

reviews plan beginning at 9 AM.

A Public Hearing will be held December 1st and staff hopes the Board will adopt the plan December 15th.

This Agenda Item was received and filed

[14-0933](#)

Historic Courthouse North Carolina AIA Award Presentation

Chairman Petty spoke about the AIA Tower Award and its importance.

Taylor Hobbs and Grimsley Hobbs presented the award to the Chairman.

Taylor Hobbs stated how much of an honor it was to work on the Historic Courthouse Restoration Project. The fire was a tragedy but to see the other end of the project has been very satisfying and the award is for the community, for the County, and for Pittsboro. The wood framing in the plaque is some of the mahogany salvaged from the fire, which they felt was particularly appropriate. He stated the entire community should be happy and proud. Mr. Hobbs stated he sincerely appreciated the opportunity to work on this project.

[14-0886](#)

Vote on a request to approve NNP-Briar Chapel for a Conditional Use Permit Revision on multiple parcels that make up the Briar Chapel community located off US 15-501 N, being approximately 1589 acres, to increase the dwelling unit count from 2389 to 2500 residential units; modify the use chart to allow up to 200 multi-family units in SD-North, SD-West, or SD-East; to modify and update site plan in various ways as depicted on the proposed revised Master Plan; and update Responses to Compact Communities Ordinance, Baldwin Township.

Attachments: [Hyperlink](#)

Hillary Pace, Planner, reviewed the specifics of the request. She stated one condition was outstanding, 14D, which was the Fire/EMS site. Ms. Pace stated that condition has been agreed to by the County and the applicant and is now referred to as a Civic Site.

A motion was made by Chairman Petty, seconded by Vice Chair Bock, that the Resolution # 2014-48 Approving a Revision to a Conditional Use Permit by NNP-Briar Chapel, LLC, 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

PUBLIC HEARINGS

[14-0999](#)

A legislative public hearing rezoning request by Rocky River Rental, LLC to rezone approximately 60 acres out of the 202 acre tract, Parcel No. 5213, located on the south side of US 1 off Pea Ridge Road, from R-1 Residential to IL-Light Industrial, Cape Fear Township.

Attachments: [Hyperlink](#)

Hillary Pace, Planner, reviewed the specifics of the request. She stated the applicant

will be using this property for a truss business.

Commissioner

Cross asked if it has a deeded right of way. Jason Sullivan, Planning Director, stated he believed it did. It is a service road maintained by the NCDOT.

Lee Green, applicant, stated he is a resident of Chatham County and a small business owner. It is a sixty acre tract off Pea Ridge Road under contract. They would like to move the business from Wake County into Chatham County. There is a service road and he has met with the NCDOT and they do have legal and accessible state maintained access to the corner of the property.

Chairman Petty asked if they were going to be building trusses there. He said they were a truss design and manufacturing company.

Gerry Fiks is a resident in Moncure, business owner, and volunteer firefighter. He stated there are a lot of business leaving Moncure and he is in full support of the applicant and their business.

This Item was referred to the Planning Board.

[14-1000](#)

A legislative public hearing A conditional district rezoning by Kevin Davis from R-1 Residential to Conditional District Neighborhood Business (CD-NB) on Parcel No. 11441 being approximately 11.587 acres, located at 8169 Moncure Pittsboro Rd., Haw River Township specifically for a campground with accessory uses, boat and RV storage.

Attachments: [Hyperlink](#)

Jason Sullivan, Planning Director, reviewed the specifics of the request. A committee meeting was held an there were some concerns about parking on Moncure Pittsboro Road, however, there should be plenty of parking on site. He stated the Appearance Commission recommended approval.

Commissioner Elza asked if there was a power easement. Mr. Sullivan stated there was a 100 foot wide Duke Progress Energy easement that goes through the middle of the property. Commissioner Elza asked if there were any restrictions being underneath it. Mr. Sullivan stated the applicant is not proposing anything under it.

Chad Rigsbee, attorney for applicant, addressed the Board. The goal is to have a well shaded, temporary campground for workers and campers at Jordan Lake. Mr. Davis worked at SAS for 15 years, Performance Fibers and other businesses with a landscaping background. The property will feature some rustic buildings for the onsite store and post office. The site should go well with rural charm and with that area of Chatham County. The screening should blend in well with the surrounding area but also enhance the natural beauty.

Peter works with Mr. Davis as a landscape architect. He gave a PowerPoint presentation of what the site will look like once the landscaping design is complete.

This Item was referred to the Planning Board.

[14-1007](#)

A quasi-judicial public hearing request for a new Conditional Use Permit by The Parlour, LLC on property currently zoned CU-B1,

located at 175 Poythress Rd., old Mann's Chapel Church, Parcel No. 62230, for an event center venue specializing in small-scale weddings, seasonal marketplace, workshops, meetings, etc., Baldwin Township.

Attachments: [Hyperlink](#)

Jason Sullivan, Planning Director, reviewed the specifics of the request. He stated it is a Conditional Use Permit Request. There is an existing church on the property and what is being proposed by the applicant is to reuse the existing church on the site as office space and as an event center. This was reviewed by the Appearance Commission and they made a favorable recommendation for approval. They also held a community meeting and the information from that meeting was included in the application materials. They have met with the Environmental Health Department and have been approved for an onsite wastewater treatment system and a new well will be installed on the property.

Commissioner Elza stated they want to change a permit from an eating establishment to an event center. Mr. Sullivan stated no, it is a mixed use building so they want to have it as an event venue but the primary use is almost a flex space. Commissioner

Elza stated they are asking for these specific uses. Mr. Sullivan stated yes. There was a permit in place at one time but it expired. It is a Conditional Use District with no permit.

Michael Lustig stated he and his wife just built their home on the lot directly across the street from the site. His youngest son is starting school in Chatham County. They are very glad to be here and all of their experiences with the County have been great but they do have some concerns with the project. They are not opposed to the project but his biggest concern is parking. He has been an executive chef and in hospitality for over ten years and he knows there is not enough parking for a 75 person event. There is not enough parking for vendors, wait staff, and guests. Overflow parking is going to run down both sides of his property. It is a very soft shoulder and since it is the flattest area, most vehicles are going to park on his property. They don't want to see it torn up and they don't want to be responsible for maintaining it. They are going to be ultimately responsible for repairing it and maintaining it. Thirty spots with two people in a car is not enough. You have already used up every single space you have. Also the noise is a concern. This is a residential area. You have residential houses. Either side and the opposite side of it. A lot of these folks don't want to hear loud music at ten or eleven o'clock on a Friday or Saturday night. They are not opposed to the business, they want to see it developed and want to see it thrive. But at the same time there has to be adequate parking for people who will be attending.

Amy Flynn, one of the owners and applicants, stated they are happy that Mr. Lustig is here and made these comments. They are thrilled it is an intimate space. That is what they are going for. It is not a big event center. It is really a project based on creative reuse, giving a building back to its community, and preserving history. They want to keep the space the same, renovate it, rejuvenate it, but use it as a small milestone event center, a marketplace, a place to host workshops, perhaps candlelight yoga, and bring the community back into it while also running their design business in the same building. They presented a PowerPoint presentation. It is between the Carolina Inn and Fearington Village. That gives you an idea as far as what big event centers look like and what they are not. They showed a list of some of their clients. There will be two people in the space regularly making sure it is open again, lights are on and that it is safe from vandalism. They will be employing local designers and design interns. It is a community area business. They will be bringing area farmers, chefs, bakers, crafts people, and event planners into the space and

getting them to work in Chatham County. They currently work in Durham and are happy to come home to this area and bring all of their contacts with them. They need to address some situations with the building so they have no intention of putting a commercial kitchen in or changing the space in any big way. They all believe in the restoration of the building as it is. They have sought out area chefs to bring the culinary industry in without changing the business. Coming in with maybe a catering company that is drive in and drive out that leaves with everything including trash. They are seeking insight from other professionals on restoring the project, looking at it for a photography venue, and working with a building company that understands how to do this. Southern Bride and Groom Magazine has already been out there to look at the site so now a bride may have a small venue to use for their wedding. This is for beautiful small milestone events. Moments where you can come back with family and have something small and intimate and connect inside and outside. Preserving history is the most important part to them. They all know and love this chapel. They have no intention of seeing it changed in a way that doesn't respect the folks that have enjoyed it all of these years, but it is sitting vacant and does run the risk of vandalism. They are happy to bring new life back to it and be in the space daily. They have met a lot of the neighbors and it has been a nice experience thus far. They see it as something new, a new treasure in Chatham. They have a landscape plan. She is a landscape designer and she understands the value of replanting and bringing the landscape back. Obviously keeping folks who visit the space on their property rather than on surrounding properties. They have approved signage by the Appearance Commission and potential fencing that might run along the back of the property. Everything is small scale and matches the architecture.

Chairman Petty asked if they would be working from there. She stated they would, there will be four offices off the back. Chairman Petty asked if they thought they have addressed the parking concerns. She stated they are looking at gravel and they are trying to preserve as many of the old trees as they can. She does not worry about people parking across the street. It is not a place they would pull over and park because it is not convenient to the space. One of the applicants owns a maintenance company and understands that Mr. Lustig's space is something they should be thinking about.

This Item was referred to the Planning Board.

MANAGER' S REPORTS

The County Manager had no reports at this time. He did want to say that on behalf of the staff he appreciates the service of the outgoing commissioners. This is always a difficult time and an exciting time as well. On the one hand you are leaving for another chapter in your life and we are looking forward to new folks coming in. We appreciate your service again and if we can help please let us know.

COMMISSIONERS' REPORTS

Chairman Petty: As we close this chapter in county government, next week we will start writing a new chapter. Jim, I haven't had the chance to know you very long but I have appreciated the opportunity to serve with you. Brian and Pam, I did not know you before four years ago. It has been a pleasure to serve with you and I appreciate what you have contributed to the Board. I appreciate your dedication and your service to the citizens of Chatham County. It has been a sacrifice of time away from your families and social organizations that you participate in and your work. I appreciate the dedication that you have given the County and the citizens of this County and I appreciate the opportunity to serve with you. I thank you for your leadership, dedication, and willingness to work together to make Chatham County a

better place to live.

Thank you for your service.

Commissioner Cross: I would like to echo to Pam, Brian, and Jim, it has been my pleasure to work with you and get to know you. I appreciate all of your service. Before you leave, I have a request of you. As you know, you approved \$500,000 to renovate the Sprott Center last year. This money came from the Western Wake Partners. Even with a volunteer licensed general contractor we have exceeded our funding. We still need refrigerators, stoves, chairs tables, and things just to get open next month. We didn't have a problem with this. We used our County Attorney to do research, new deed work, work with the Secretary of State's Office for a name change and the IRS for new non profit status. The total legal bill was \$19,910. I am requesting the Board to refund the legal fees paid by the Sprott Center from the money that was gifted by the Western Wake Partnership. At the time when we gifted this money, there was no mention or asking for any matching funds so I would like you to consider making this \$19,910 the County contribution to this effort. The project is looking very well. We will have it open probably before Christmas.

Commissioner Cross made the motion for the Board to refund the legal fees totaling \$19,910 to the Sprott Center Board of Directors, the motion was seconded by Commissioner Elza. The motion carried Five (5) to Zero (0).

Commissioner Elza: I want to thank the citizens for placing their confidence in me, to be up here and do my best. I am sure the members of this board thought I was being a rascal sometimes. I actually refrained in consideration of commenting. Thank you so much and thank you for those who backed me to come. Thank you to my wife Leslie for putting up with me.

Vice Chair Bock: I won't spend much time talking about all the things that have gone on the last four years because we talked about that for the last couple of months during the campaign. I will say that it has been an honor to be a Commissioner and very few people get that opportunity. As Walter said, I didn't know any of you before we got here and I'll say it has been a pleasure working with all of you as commissioners. Pam is always over there very quiet and she is the researcher the three of us. We always needed more detail on things and Pam was the one to go to for that. Walter, you have taught me a lot about faith and are probably one of the best individuals I have ever met. I also want to talk a little bit about the staff. They are so great. I say it all the time. I wish everybody had the chance to see these guys work. I will say that four years ago I never used the word bureaucrat in a positive way but I have a whole new love for the word bureaucrat. We think they are great, we know they are great, we see them work and I just wish every individual in the County knew that. When we were in New York among strangers talking to the rating agencies, who are pretty tough folks, to hear the S&P analysts talk about how impressed they were with Renee and Vicki, it was really neat. I just wish we could have video taped it and shown it because regardless of which Board comes and which Board goes, these guys have been here for a long time and they are what makes this County go. I am just proud to work with them.

Commissioner Stewart: It has been a real privilege and honor to serve on the Board

of Commissioners the last four years. I've met a lot of great people I never would have met otherwise. I've made lifelong friends along the way that I never would have made otherwise. I've learned an awful lot and I still have an awful lot to learn. I am proud of the things we have accomplished. I know that a lot of people talk about leaving a legacy. I have eight grandchildren. I told my daughters one day you will be able to drive through here and say I had an impact on that. I think that is important to look back on how you have lived your life. I don't regret one moment I spent of giving up my time away from my family. My husband has been great about it and I don't know how many of you know he was very sick two years into my term and it was very critical. He was supportive and said do what you have to do. He was understanding about the time that I was away and the things that I had to do. I have never met a better group of people who know what they are doing and are experts in their field. They are professionals. I trusted them and they never betrayed that trust. When I would talk about the staff during the campaign it wasn't just campaign speech. We never could have done the stuff that we did if it had not been for them. A lot of them aren't even in the room now and they have just been wonderful. To the Board, Mike, no one is going to feed you like me. Brian, I always tell people I have never met anyone who is so good under pressure and under fire. Being able to bounce back and think of things right off the top of your head and your never lose your cool. We have a hard job up here and we don't get to do the things we personally agree with but we have to do what is best for everybody and not what is best for me personally. Sometimes those can actually be a conflict. Walter, I have seen you under a lot of things personally that I don't know if I could ever deal with like you have. You have taught all of us about what is important personally and looking at the bright side of everything. I am a believer that all things happen for a reason, and we maybe can't see it today but we will see it eventually. These guys on the Board, we have worked together for so many years and you have become part of my extended family. You are not just commissioners you are my life long friends. I will miss all of you.

Chairman Petty: It has been a pleasure to serve with you. The next meeting will be December 1st. We will be swearing in three new commissioners and I will be sworn in again for a second term. Please come and join us for that. We look forward to what is going on in Chatham County. It is an exciting time to be serving. We have a lot of good days ahead of us.

A motion was made by Commissioner Cross, seconded by Commissioner Elza, to approve to refund the legal fees totaling \$19,910 to the Sprott Center Board of Directors. The motion carried by the following vote:

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

ADJOURNMENT

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

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