



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Monday, March 20, 2017

6:00 PM

Historic Courthouse Courtroom

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#### Work Session - 3:00 PM - Historic Courthouse Courtroom

**Present:** 4 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Mike Dasher and Commissioner Karen Howard

**Absent:** 1 - Commissioner Walter Petty

#### PUBLIC INPUT SESSION

*Glenn Fox asked why the county does not supply a representative for veteran affairs full time. There are 6,000 veterans in Chatham County. It is bad when you have to wait a month to get help from the volunteer. He believes the county should be more veteran friendly. The representative in Siler City has to share an office with someone else. He would like to see a full time veterans representative with the county and they would work in both Pittsboro and Siler City.*

*Louis Forrasi stated the Camp Lejune people have started receiving compensation. There are a lot of vets who don't own a house and they are not getting that property tax deduction. It was nice of the Register of Deeds to do the Thank a Vet program. He believes a lot of veterans won't participate. He believes there are more than 6,000 veterans in the county. He asked that the county get a veterans office.*

*Carl Bryant stated he is here to support his fellow veterans.*

*Assistant County Manager Dan LaMontagne spoke about ways the County is trying to address this issue. He stated staff is actively looking at options including staffing.*

#### BOARD PRIORITIES

[17-2066](#)

2017 First Quarter Employee of the Quarter Award-Kevin Keas, Maintenance Supervisor, Facilities Management

**Attachments:** [KKeas-Facilities](#)

*This item was moved to the April 17, 2017 Board of Commissioners Meeting.*

[17-2077](#)

Receive presentation on the Triangle J Region Economic Development District.

Vote on a request to adopt a Resolution Supporting Designation of the

Seven County Triangle J Region as an Economic Development District.

**Attachments:**     [Final EDD Presentation](#)  
                                 [Chatham County EDD Resolution](#)

*Lee Worsley, Executive Director of the Triangle J Council of Governments, gave a presentation to the Board. (Presentation attached)*

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2017-07 Supporting Designation of the 7 County Triangle J Region as an Economic Development District, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

### [17-2087](#)

Presentation from the Climate Change Committee on the Emissions Inventory Project, and vote on the approval to contract with intern for additional work.

**Attachments:**     [CCJocaArrangement Final](#)  
                                 [CCReportMemDLedit Final](#)  
                                 [BOC Agenda 032017 - Project 2 GHG Inventory Chatham County Joca Kolosna 12.10.2016](#)

*John Graybeal, Chairman of the Climate Change Advisory Committee, addressed the Board. Mr. Graybealk introduced Karl Kolosna, a UNC graduate student who worked on the Emissions Inventory Project. Mr. Kolosna reviewed the findings of the project.*

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

## **CLOSED SESSION**

### [17-2014](#)

Closed Session to discuss matters relating to economic development.

**A motion was made by Commissioner Howard, seconded by Commissioner Dasher, to approve going out of the Work Session and convening in Closed Session to discuss matters relating to economic development. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

**ADJOURNMENT**

*Meeting went into Recess*

*Meeting Reconvened*

**A motion was made by Commissioner Howard, seconded by Commissioner Dasher, that the meeting be adjourned. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

**End of Work Session**

**Regular Session - 6:00 PM - Historic Courthouse Courtroom**

**Present:** 4 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Mike Dasher and Commissioner Karen Howard

**Absent:** 1 - Commissioner Walter Petty

**INVOCATION and PLEDGE OF ALLEGIANCE**

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

**CALL TO ORDER**

*Chairman Crawford welcomed those in attendance and called the meeting to order at 6:02PM.*

**APPROVAL OF AGENDA and CONSENT AGENDA**

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Agenda and Conset Agenda be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2091](#)

Vote on a request to approve the February 20, 2017 Work and Regular Session Minutes.

**Attachments:** [Draft Minutes 02.20.2017 Work and Regular Sessions](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2043](#)

Vote on a request to accept \$199 STD Funds Reduction

**Attachments:** [\\$199 STD Funds Reduction Agreement Addendum](#)

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2075](#)

Vote on a request to accept \$7,975 NACCHO FDA Retail Food Program Standards Mentorship Program Grant Funds.

**Attachments:** [Award Letter](#)

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2080](#)

Vote on a request to approve the Tax Releases and Refunds.

**Attachments:** [February 2017 Release and Refund Report](#)  
[February 2017 NCVTS Pending Refund Report](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, 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:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2022](#)

Vote on a request to approve Kunal Enterprises, LLC c/o George Farrell, Jr. for a modification of Condition No. 3 of the December 15, 2014 approval to allow an additional twenty-four months to obtain the first building permit for the project site located at 55 Jordan Lake Commons Dr., Apex, New Hope Township.

**Attachments:** [Kunal Application Binder](#)  
[Hyperlink](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2017-08 Approving a Conditional Use Permit Revision Request by George Farrell, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2084](#)

Vote on a request to approve Lewis Metty Development Inc., for a revision to sketch design for Cedar Mountain, Phase 3 to revise Condition # 1 of the 2006 sketch design approval for Cedar Mountain, located off Jones Ferry Road, SR-1540 and Cedar Grove/Cedar Mountain Road, Baldwin Township, parcel #'s 1611 and 1721.

**Attachments:** [More Information from Planning Department Website](#)

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2071](#)

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

**Attachments:** [Paces Mill Trail Petition](#)  
[PACES MILL TRAIL](#)

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2082](#)

Vote on a request to adopt a resolution declaring certain county property surplus and authorizing disposal of said property by online public auction.

**Attachments:** [boc resolution format 2017-SWR Surplus Disposal 2 Volvo Trucks](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2017-09 Declaring Personal Property Surplus and Authorizing the County Manager to Dispose of Personal Property, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2081](#)

Vote on a Request to Approve a Pyrotechnics Display at 280 Keith Nunn Drive, Snow Camp, NC, 27349, on April 22, 2017.

**Attachments:** [Attachment A-N.C.G.S. Pyrotechnic Displays.pdf](#)  
[Attachment B- Pyrotechnic Display Request.pdf](#)  
[Attachment C-NC Pyrotechnic Dispaly License.pdf](#)  
[Attachment D-Certificate of Insurance.pdf](#)  
[Attachment E-ATF License.pdf](#)  
[Attachment F-Pyrotechnic Display Site Plan.pdf](#)

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2085](#)

Vote on a request to appoint Aaron Fleischauer to the Climate Change Advisory Committee.

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Appointment be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2093](#)

Vote on a request to approve the purchase of property located at 192 West Street, Pittsboro for an amount of \$300,000 and authorize the county manager to execute the contract.

**Attachments:** [Purchase & Sale Agreement 3.20.17 BOC meeting](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-2095](#)

County Recommendations for Chatham Park's Additional Elements of Master Plan

**Attachments:** [Chatham Park Additional Element Reccomendations-FINAL March](#)

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

## **End of Consent Agenda**

### **PUBLIC INPUT SESSION**

*Dav Robertson submitted the following comments:*

*I am here on behalf of the Library Advisory Committee. I am a forty year resident of Chatham County, four year member of the Library Advisory Committee and am a retired medical research librarian. I am bringing forth this recommendation on behalf of the committee. The Library Advisory Committee recommends that the Chatham County Commissioners discuss with the Pittsboro Town Commissioners and with Chatham Park representatives how library services can be provided for residents of Chatham Park. Public libraries are considered to be a means of promoting the public welfare, especially the areas of literacy, research, recreational reading and technology for information delivery. The American Library Association calls public libraries community anchors that address economic, education and health disparities in the community. Educational programs, print and digital books, databases, meeting spaces, and instruction on how to use new technology are among the many resources and services provided by libraries. A recent research center poll shows that two thirds of respondents say libraries are important because they promote literacy and reading, play an important role in giving everyone a chance to succeed and they improve the quality of life in a community. In Chatham County we are fortunate to have a wonderful public library system. About half of the people in Chatham County are registered patrons of our library system. Our Chatham Community Library in Pittsboro is especially noteworthy. Our library community would like to ensure that the residents of Chatham Park will also have access to a state of the art library as a community anchor. I would like to thank Karen Howard, our liaison, and I would like to invite everyone to come to the Friends of the Library Book Sale April 6th, 7th, and 8th at the Pittsboro Library.*

*Sharon Garbutt submitted the following comments:*

*I am a resident of Chatham County. I know that later on you are going to consider heavy industrial zoning near the 3M plant. I wanted to put in a special word for maintaining a buffer to the extent possible around the site. I believe there may be a 50 foot buffer requirement. But if you can work with those companies to provide a larger buffer that would be very much appreciated by the Grand Trees of Chatham and by a whole lot of people in Chatham County, especially the people that live close to those sites.*

*Michael Bressan submitted the following comments:*

*I am here to discuss a couple of internet accessibility issues that our local community is struggling with. I recently purchased a home in the Big Woods Hills development located on Big Woods Road directly next to Jordan Lake. Before purchasing the house I was misled by the local service providers. They indicated that it would not be an issue providing internet access to my property. After buying the property and moving in I was told that it was impossible to provide service to that location. After speaking with neighbors in our local community I realized this is a much larger issue facing not only our neighborhood but many other neighborhoods in Chatham County. I wanted to outline what we are facing in Big Woods Hills and ask for some advice*

and support from the county. Big Woods Hills is a community of about ninety to one hundred homes. We are located right near Jordan Lake. There is a contract with a DSL service provider, Centurylink. Centurylink, however, has exhausted their capacity to service Big Wood Hills. They are refusing to upgrade their equipment. What this means is they are no longer able to take on new customers in Big Wood Hills and beyond that anyone that has Centurylink in Big Wood Hills is going to be suffering, at least for the foreseeable future. The other side of that is there are two broadband service providers in the immediate area, both AT&T and Spectrum/Time Warner Cable. They are running fiber optic lines down Big Woods Road to our development and in fact past our development to provide services to the adjacent subdivisions. However, neither has made an investment to come into the homes in Big Wood Hills. Through conversations both with the county and specifically with AT&T I was told the mechanism to try to push this along is to get a petition to let them know the level of interest in the area. In fact AT&T suggested the best mechanism might actually be to have either the town or the county co-present that petition on our behalf. We have put together a petition. It has only been available to members of our community for about three or four days. Despite that seventy homes have already signed it and we are pretty confident we can get many more. What we want to ask is whether it would be possible for the county to co-present this petition on our behalf to the service providers to see if we can recruit providers to provide basic access to many of us who actually don't have any access at the moment, as well as whether the county has any general advice for communities like ourselves who are suffering from this issue even though service providers are actually there but simply refuse to make the investment to provide service to the homes.

Chairman Crawford asked unanimous consent of the Board to co-present the petition to Centurylink. Mr. Bressan stated it would be better to send it to AT&T and Time Warner because Centurylink has refused. They call it a service exhaustion. Chairman Crawford asked Mr. Bressan to make the petition available to staff once they have gotten all the signatures and the Board will give its endorsement.

## **BOARD PRIORITIES**

[17-2078](#)

Annual Awards Presentation from the Grand Trees of Chatham.

**Attachments:** [GTOC Awards Presentation 2017](#)

*Phillip Cox, member of the Grand Trees of Chatham, gave a presentation to the Board. (Presentation attached) Chairman Crawford presented the awards.*

[17-2088](#)

Vote on a request to set a public hearing for 6:00 PM on April 17, 2017 on the public option for the Chatham-Siler City Manufacturing megasite.

**A motion was made that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty



[17-2094](#)

Vote on a request to set a public hearing for 6:00 PM April 17, 2017 on the public option for the Moncure megasite.

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[17-1998](#)

Vote on a request from the Chatham County Board of Commissioners for a rezoning for all or a portion of parcels 11005, 79836, 85078, 85079, 11026, 10992, 11014 and 11023 owned by Minnesota Mining & Mfg (3M), containing approximately 1,670 acres and located at 4191 NC 87 S; parcels 9691, 83936 and 9257 owned by Martin Marietta, containing approximately 179 acres and located on St Luke Church Road; and parcels 10156 and 67072 owned by General Shale Inc and Cherokee Sanford Group LLC, containing approximately 382 acres and located on Rosser Road, from R-1, Residential, to IH, Heavy Industrial.

**Attachments:** [Industrial Properties Rezoning Attachment](#)  
[Rezoning Application - 3M-MM\\_GShale](#)  
[Hyperlink](#)

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

*Vice Chair Hales asked why two members of the Planning Board voted against the ordinance. Mr. Sullivan stated one member thought the text amendments for the ordinance should take place prior to the rezonings being approved. He stated the Board will review next month all the changes to the table of uses to convert a number of permitted uses to conditional use permits. The second member didn't give a reason for voting against the request.*

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2017-10 Adopting a Consistency Statement for the Approval of General Use Rezoning to IH Heavy Industrial, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Ordinance Amending the Zoning Ordinance of Chatham County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty

## **MANAGER' S REPORTS**

*Assistant County Manager Dan LaMontagne reminded the Board that the grand opening of the new Chatham County Agriculture and Conference Center is Saturday, March 25, 2017 from 10am-2pm.*

## **COMMISSIONERS' REPORTS**

*Commissioner Howard stated the Board of Education will be coming to the commissioners with requests for property for an elementary school at the April meeting. She stated she attended a Racial Equity Workshop and encourages all commissioners to attend.*

*Chairman Crawford stated he has been appointed as the Triangle J Council of Governments Treasurer. He attended the Clean Technology Summit at the Friday Center. He also attended the Board of Health budget committee meeting. The Board of Health is going to have a smaller request than they did last year. He also attended the Affordable Housing Task Force meeting. Cal Cunningham, who is a Vice President at Waste Zero, has been talking with Chatham Park about trying to encourage consumers to send less material to the landfill and recycle more.*

*Vice Chair Hales stated she is excited about broadband legislation being introduced in the state senate and house. Senator Foushee is a primary sponsor. The legislation would put high speed internet access as one of the public enterprises that can be provided by local governments. She attended a Medicaid meeting in Raleigh. She stated there is a Climate Carnival May 12th and 13th at the plant on Lorax Lane. She thanked the Planning staff on their efforts with the comprehensive plan. The School of Government invited Vice Chair Hales and Commissioner Howard to speak to high school students about the role of local government, environmental issues and green jobs. There was no one from Chatham County Schools and she has asked that they be included in the future. The Hispanic Liaison did a legal workshop last Saturday and it was well attended.*

*Commissioner Dasher stated he had the chance to stop by the Pittsboro meeting on the comprehensive plan and he thought it was a unique way to provide community input. He has slowly introduced himself over the past few months to the advisory boards where he serves as the liaison. He stated there is a resolution that has been introduced in the state house with the target of achieving statewide 100% sustainability by 2050. There is also an effort to pass these resolutions in counties. He would like that on an upcoming agenda.*

## **ADJOURNMENT**

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

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

**Absent:** 1 - Commissioner Petty