



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Monday, April 16, 2018

6:00 PM

Historic Courthouse Courtroom

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#### Work Session - 2:30 PM - Historic Courthouse Courtroom

**Present:** 5 - Commissioner Jim Crawford, Chair Diana Hales, Commissioner Walter Petty, Vice Chair Mike Dasher and Commissioner Karen Howard

#### PUBLIC INPUT SESSION

*Larry Ballas submitted the following comments:*

*I am in favor of increasing the number of Board members to seven. I would like to see us go to districts. I think it would allow the person who is representative of that district to interact more with people in that district. Right now, since you all represent the whole county it is a little difficult for an individual who lives in that district to actually represent the people in that district. I would support five commissioner districts and two at large seats. I see advantages to that with the interaction with the public. The interaction I get with you guys is when I come up to you guys. I don't get a report back from what the commissioners do. I also wanted to mention parks. I think as the county grows parks are going to be very critical to a lot of people. I don't know the best way to approach this. Parks need to be some place where people are in order to have them be used efficiently. I think they should be closer to population centers. I don't know what you want to put in the parks. Every park probably has a ball field and trails but can we try to think of something unique we can do in the parks that would attract people. Perhaps bus service to the parks. I would like to see more access for people who are disadvantaged. I know there is a meeting coming up in a couple of weeks about the parks but I think there is a real need for people who are not necessarily representative of those areas. Could you put a senior center, community center or meeting center at a park, similar to Bond Park in Cary? We do have people that need places to go and I think this is an opportunity to do it right.*

#### BOARD PRIORITIES

[18-2580](#)

Receive and vote on a request by the Hispanic Liaison for \$10,000 to help assist the Johnson Mobile Home Park residents.

**Attachments:** [Proposal to Chatham County 04.16.18](#)  
[Johnson's Chatham Contract Budget 04.16.18](#)

*Hispanic Liaison Director Ilana Dubester thanked the Board for their help and for their*

compassion and concern for the residents of the Johnson Mobile Home Park. One of the residents, Roxana, passed away last week and she is survived by her three children and her husband.

Ms. Dubester reviewed the Hispanic Liaison's proposal for the follow up work needed to help the residents of the mobile home park. They will help the residents with getting paperwork filled out and notarized and setting up bank accounts so that they can receive the funds from Mountaire. Ms. Dubester has identified a retired social worker from Puerto Rico to hire to work on these items. She will work two days a week through August 15, 2018.

Commissioner Howard asked if this work will be completed after the checks are received. Ms. Dubester believes the work will need to continue after the July 31st deadline for the residents to be out of the mobile home park.

Commissioner Crawford asked if any Mountaire workers Ms. Dubester has worked with were Spanish speakers. Ms. Dubester said none of the people she has worked with were Spanish speakers.

Commissioner Howard made a motion to approve the request and authorize the County Manager to finalize the contract. Commissioner Crawford seconded the motion.

Commissioner Petty stated sometimes his cautiousness leads people to believe he is not concerned but he has quite a bit of compassion for the people caught in this unfortunate circumstance. Some of these residents have lived here for twenty-five years and he believes setting up bank accounts for them is far fetched. They have been cashing checks before now. He doesn't believe the money is going to the people who need it. The money is being used for staffing. He asked if this is setting a precedent. What do you do for the next person who gets evicted from their home? Where do you stop funding support for people as a government agency? Commissioner Howard stated she does want to set a precedent that when Chatham County residents are in need the government will respond compassionately. Commissioner Petty asked if the Board would help everyone who is displaced. Commissioner Howard stated the Board will ensure that everyone who is displaced gets help.

Vice Chair Dasher can appreciate some of those points. He believes if the County were to try and administer this agreement it would cost considerably more than the \$10,000 the Hispanic Liaison is requesting.

Commissioner Crawford stated the County enabled the eviction of the residents by approving the incentives for Mountaire. He believes they are trying to make everyone happy neighbors and this money is well spent.

Commissioner Petty would rather use his own money instead of using taxpayer money when the citizens have not approved this action. Commissioner Howard stated the citizens have approved the action by electing a Board that believes in compassionate governance.

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, to approve the request and authorize the County Manager to finalize the contract. The motion carried by the following vote:**

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

**No:** 1 - Commissioner Petty

[18-2620](#)

Vote on a request to approve a letter of support for Hugo Waldemar Cano Velazquez and Marco Antonio Cano Velazquez, two county residents who were recently detained by immigration officials who will have bond hearings tomorrow, April 17, 2018.

*Chair Hales read the proposed letter of support. Commissioner Howard suggested three technical corrections to the letter.*

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2566](#)

System Development Fee Study for Water Facilities presentation and request to set a Public Hearing for June 18, 2018

**Attachments:** [Water System Development Fee Study Chatham County NC Draft 03.29.18 \(002\)](#)  
[Chatham County System Dev Fee Presentation for 04.16.18](#)

*Assistant County Manager and Public Works Director Dan LaMontagne stated this is a followup to the information presented to the Board at its retreat in January.*

*Julie Herlands, Vice President of Tischler Bise gave a presentation to the Board. (Presentation attached)*

*Commissioner Petty asked if they blend all the districts together and then come up with a rate that they use across the board. Ms. Herlands said it is for the system improvement costs across the system.*

*Vice Chair Dasher asked if the statute mandates if this fee is charged to one customer is it charged to everyone or can the County do waivers for affordable housing? Ms. Herlands stated many of their clients want to have a waiver for affordable housing, however, the rule is that the money needs to come from somewhere. Mr. LaMontagne stated the County would use the general fund to reimburse the enterprise fund. The County Manager stated if there is an affordable housing project by a nonprofit developer and they request reimbursement of the school impact fees up front, the developer pays the impact fee and it goes into the school impact fee fund and the general fund turns around and reimburses the developer for those fees. That is how it would also have to work if the Board is interested in doing that for the water system development fees.*

*Chair Hales asked if a developer wants a water meter at a common clubhouse or event space do they still pay a fee? Mr. LaMontagne stated the fee is based on meter size, regardless of usage.*

*Chair Hales asked how many of the largest meters are there in the county. Mr. LaMontagne pointed out that the 5/8 meter makes up 95% of the meters in the county.*

*There are eighty-three one inch meters, forty-six one and a half inch meters, seventy-five two inch meters, seventeen three inch meters, six four inch meters, and five six inch meters.*

*Commissioner Petty said he knows people in agriculture who have a residential sized meter. What if they want to water cattle or build some chicken houses and they need the meter increased? If they are buying capacity with a one inch meter today and tomorrow need to upsize, does the County have any way that would allow them to pay the difference? Mr. LaMontagne stated they would pay the difference. Utilities Director Larry Bridges talks with the customer and goes through that step by step.*

*Commissioner Crawford stated if the Board feels it is in the public interest to make the fees more acceptable to encourage affordable housing perhaps it could also look into the question in the terms of agriculture as well. Maybe a policy could be developed to satisfy that need.*

*Commissioner Crawford asked if the Special Assessment District would cover this kind of enterprise fund for the County. The County Manager said the Special Assessment District for Chatham Park does not relate to this as residents of Chatham Park will be paying through the Town of Pittsboro.*

*Commissioner Petty asked if there is a way to simplify the information and have an education campaign. Mr. LaMontagne said staff could look into that.*

*Vice Chair Dasher asked if staff could have simplified flyers for the forty-five day comment period.*

**A motion was made by Commissioner Petty, seconded by Commissioner Howard, to set a Public Hearing for June 18, 2018 at 6:00 p.m. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2576](#)

Presentation by the Coalition to End Homelessness Chatham Task Force and a request for \$13,000 for emergency housing and transportation.

**Attachments:** [Chatham County Presentation](#)  
[AGENCY BROCHURE - Feb 2018](#)  
[Chatham County Budget Revised 040618](#)

*Carl Thompson stated the issue of homelessness in the county is very important to him. Also in attendance were Central Piedmont and Community Action (CPCA) Director Natasha Elliott, Director of the Salvation Army Jane Wren, and Chatham resident Shirley Taylor.*

*Mr. Thompson is a pastor at a church in Chatham County. A year and a half ago one of his church members became displaced. Mr. Thompson learned through trying to help the man that the county does not have a homeless shelter. The next day he took the man to Freedom House in Orange County.*

*After doing some research Mr. Thompson became involved with a regional group on*

homelessness. They adopted a Coordinated Assessment Plan which indicates what agencies are involved in taking a homeless person or family in. CPCA, the Salvation Army, Family Violence Rape Crisis, Social Services, Housing Authority, and the Health Department are all part of the plan.

Ms. Elliot stated if someone comes to one of the agencies, also called access points, that are part of this plan, HUD requires the person have a prevention and diversion screening. If the agency determines that homelessness cannot be prevented the agency will fill out a referral form. The agency will put the information into the Homeless Management Information Systems Database. From there the agency determines if the individual needs rapid rehousing services.

Ms. Elliot stated last year they received \$112,437 for rapid rehousing and this year they will only receive \$76,967. They need the funding to help with the rapid rehousing participants because the county does not have a shelter. They are requesting money for the hotel stays during the first fourteen days. If they cannot get the person housed within those fourteen days they will request the individual go to the facility in Alamance County. CPCA would receive the funding to operate the program for hotel stays.

The County Manager asked if this program can be used to help domestic violence victims. Ms. Elliott stated no. CPCA would have to refer them to another agency. The County Manager stated the County will need to develop a contract for the funding. She asked if there is a problem with the County providing funding on a reimbursement basis. Ms. Elliott stated that could potentially be a problem because the rapid rehousing funding is also on a reimbursement basis. The County Manager stated if the County cannot provide the funding on a reimbursement basis, the County would provide a portion of the funding up front and the CPCA would justify the spending of that money and then request another up front amount. Ms. Elliott stated that would be fine.

Ms. Taylor shared a story of a person her church recently helped as he faced homelessness. She is glad the Board is addressing the issue.

Ms. Wren stated there is an issue with homelessness in Chatham County. She appreciates the Board's consideration of the request.

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, to refer the item to staff and authorize the County Manager to finalize the contract with Central Piedmont Community Action. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2565](#)

A request to endorse list of ranked transportation projects located in Chatham County to be used to formulate local input points for Triangle Area Planning Organization (TARPO) as a part of North Carolina Department of Transportation's prioritization process.

**Attachments:** [Chatham Ranked list of scored SPOT 5.0 projects](#)  
[Chatham Scores of submitted projects](#)

Planner Cara Coppola presented this item. Ms. Coppola reviewed the list of projects and the Board discussed the projects.

*Vice Chair Dasher said a group is trying to get interstate designation for a section of Highway 421 and they are asking for the County's support through a resolution.*

**A motion was made by Vice Chair Dasher, seconded by Commissioner Howard, to endorse the list of ranked transportation projects located in Chatham County to be used to formulate local input points for Triangle Area Planning Organization (TARPO) as a part of North Carolina Department of Transportation's prioritization process. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

### **CLOSED SESSION**

[18-2577](#)

Closed Session to discuss matters relating to attorney-client privilege and personnel.

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, to approve going out of the Work Session and convening in Closed Session to discuss matters relating to attorney-client privilege and personnel. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

### **ADJOURNMENT**

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

### **End of Work Session**

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

6:02

**Present:** 5 - Commissioner Jim Crawford, Chair Diana Hales, Commissioner Walter Petty, Vice Chair Mike Dasher and Commissioner Karen Howard

### **INVOCATION and PLEDGE OF ALLEGIANCE**

*Chair Hales invited those in attendance to observe a moment of silence. Commissioner Petty asked if everyone could remember former Chatham County Commissioner Pam Stewart who suffered a massive stroke last week and is in ICU.*

*Chair Hales invited everyone present to stand and recite the Pledge of Allegiance.*

### **CALL TO ORDER**

*Chair Hales welcomed those in attendance and called the meeting to order at 6:04 p.m.*

### **APPROVAL OF AGENDA and CONSENT AGENDA**

*Chair Hales asked to add item 18-2554, Vote on a request to accept \$23,102 from Food Protection and Facilities Branch. The Board received the request last Friday.*

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

#### **18-2571**

Vote on a request to approve the March 19, 2018 Work and Regular Session Minutes.

**Attachments:** [Draft Minutes 03.19.2018](#)

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

#### **18-2511**

Vote on a request to adopt revisions to the Chatham County Zoning Ordinance.

**Attachments:** [Proposed Ordinance Amendments PowerPoint](#)  
[More information from the Planning Department website](#)

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

#### **18-2555**

Vote on a request to approve the 2018 Audit Contract with Martin Starnes & Associates, CPAs, PA and increase the Finance budget by \$15,000 to cover additional compliance testing

**Attachments:** [Martin Starnes Contract for FY 2018](#)  
[2018 Single Audit Engagement Letter](#)

**A motion was made by Commissioner Crawford, 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:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2575](#)

Vote on a request to approve Hazen & Sawyer to develop a comprehensive water and wastewater utility master plan and approve Renee Paschal, County Manager to sign the contract on behalf of the County, after review by the County Attorney.

**A motion was made by Commissioner Crawford, 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:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2557](#)

Vote on a Request to approve the bid from Bar Construction in the amount of \$264,840 for Collection Center Improvements and Authorize County Manager to execute the contract.

**A motion was made by Commissioner Crawford, 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:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2556](#)

Vote on a request to approve Fiscal Year 2017-2018 Budget Amendments as proposed by staff

**Attachments:** [April Budget Amendment 2017-2018](#)

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that the Budget Amendments, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2558](#)

A request by Kirk Metty on behalf of Lewis Metty Development Co. for subdivision **Final Plat** approval of **Cedar Mountain, Phase 3C**, consisting of 12 lots on 28.050 acres, located off SR-1540, Jones Ferry Rd, Cedar Grove Rd., and Cedar Mountain Rd, parcel #1611 and #1721.

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

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2568](#)

Vote on a request to approve Tax Releases and Refunds



**Attachments:**    [March 2018 Release and Refund Report](#)  
[March 2018 NCVTS Pending Refund Report](#)  
[March 2018 Manual NCVTS Pending Refund Report](#)

**A motion was made by Commissioner Crawford, 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:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2569](#)

Vote on a request to adopt a Resolution Amending the Chatham County Personnel Policy

**Attachments:**    [Resolution Amending PP April 2018-Tobacco Free](#)

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that Resolution #2018-10 Amending the Chatham County Personnel Policy, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2570](#)

Vote on a request to adopt a Resolution Honoring Chatham County's Outstanding Volunteers of 2018

**Attachments:**    [Chatham County Volunteer Discriptions 2018](#)  
[Outstanding Volunteers Resolution](#)

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that Resolution #2018-11 Honoring Chatham County Outstanding Volunteers of 2018, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2553](#)

Vote on a request to accept Proclaiming April 2018 as Child Abuse Prevention Month.

**Attachments:**    [April 2018 Proclaim Child Abuse Prevention Month](#)

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that Resolution #2018-12 Proclaiming April 2018 as Child Abuse Prevention Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2572](#)

Vote on a request to adopt a Resolution Proclaiming May 2018 as Vulnerable Adult and Elder Abuse Awareness Month.

**Attachments:** [ElderAbuseAwarenessMonth2018boc resolution](#)

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that Resolution #2018-13 Proclaiming May 2018 as Vulnerable Adult and Elder Abuse Awareness Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2573](#)

Vote on a request to adopt a Resolution Proclaiming May 2018 as Older Americans Month.

**Attachments:** [OlderAmericansMonth2018boc resolution](#)

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that Resolution #2018-14 Proclaiming May 2018 as Older Americans Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2574](#)

Vote on a request to approve the exemption of permitting and planning fees for projects funded by Chatham County.

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

[18-2554](#)

Vote on a request to accept \$23,102 from Food Protection and Facilities Branch

**Attachments:** [\\$23,102.00 Food & Lodging State Funds](#)

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

## **End of Consent Agenda**

## **PUBLIC INPUT SESSION**

*Julia Pulawski submitted the following comments:*

*In 1892, a Louisiana shoemaker named Homer Plessy bought a first class train ticket on the East Louisiana Railroad. He ended up getting arrested and jailed overnight and released on \$500 bond - \$13,000 in today's currency. His crime was that he was*

*African-American and riding in a whites only car. The case went to the Supreme Court in 1896, where they ruled that Louisiana was within its constitutional boundaries to maintain racial segregation on train cars. In the decade before the Plessy vs. Ferguson case, 6 monuments honoring the confederate states of America were erected in North Carolina. In the decade after, there were 26. The monument in the Pittsboro traffic circle is from 1909 - 44 years after the end of the Civil War, and just 14 years after the Plessy vs Ferguson decision. The proliferation of Confederate monuments in the three decades after the Plessy vs. Ferguson decision wasn't a coincidence; it was a celebration of the tradition of white supremacy. Jefferson Davis, the president of the Confederate States of America, said that "by the existence of negro slavery, the white man is raised to the dignity of a freeman." At the core of the existence of the Confederacy was the need to protect the institution of slavery, and deny AfricanAmericans the full human privileges allowed for whites. "Separate" was never "equal." People struggled, died, and persisted so that signs declaring "whites only" and "no negroes" could be removed from public spaces; all signs that is, except Confederate monuments.*

*Matt Valades submitted the following comments:*

*Thank you for having me. I appreciate your time and will keep my statement brief. My name is Matt Valades, and I've lived in Chatham County since 2010. It's too hot in the summer, but I like it ok. I am here to advocate for the removal of the Confederate soldier statue outside. However, I realize the difficulty of my position and the position of the county commissioners. There is more involved than making an argument against the Confederacy. I don't know what all of you think about it, but I'm not here to convince you why it didn't work out.*

*General Statute 100-2.1 in the North Carolina code, which was passed in 2015, severely restricts the reasons that a public "object of remembrance" can be moved or removed. To summarize it can be removed temporarily for preservation or construction but can be permanently moved only to a site of similar prominence. It would be difficult to find an equally prominent spot in town, which is part of the problem. There are exceptions to the rule, such as if the object poses a public safety risk or if the object is privately owned. Our current state legislature being what it is and what it has been for the last few years, it's not hard to see why this law was passed, despite any apparent good intentions. Were we ever to agree on a goal of taking down the statue, it would still be pretty tough considering the conditions this statue statute creates. It is also about as wise to take up politically for elected officials as a pimento cheese tax.*

*That said, if there are commissioners who feel a little funny about this monument, I would encourage them to work within the political and legal channels their position offers and to work with citizens who are organizing to remove the statue and to create the electoral conditions that will make it possible, i.e. voting people out. What the hey, maybe I do want to convince you. I imagine that many people look at the statue as a minor problem, not a great thing but fairly ignorable. We'll get to it when we can, they may think. Others might be a little more, shall we say, hungry about it. I mean that quite literally. The people who camped out around the Pittsboro statue after the Durham one came down had coolers, probably with snacks or something, at least I hope so. They're serious. They stood in their kitchens and packed those. Looking at the statue, I think this might really be a question about the nature of government and who it represents. Appearances have a way of shaping reality. Having a monument to white supremacy right outside the county courthouse makes it pretty difficult to make the case that the government represents everyone.*

## **BOARD PRIORITIES**

[18-2567](#)

Vote on a request by Warren Mitchell, P. E. on behalf of Jones Ferry Properties, LLC for subdivision **First Plat** review of **Morgan Ridge Subdivision**, consisting of 16 lots on 52.20 acres, located off Jones Ferry Road, SR-1942 (entrance in Orange County), parcel #1443.

**Attachments:** [More Information found on the Planning Board Website](#)

*Planning Director Jason Sullivan reviewed the specifics of the request which can be found in the item notes.*

*Vice Chair Dasher asked if there is a limit as to how far off site the off site septic can be. Ms. Sullivan stated he was not aware of any limitation.*

*Commissioner Crawford asked about utility location. Mr. Sullivan stated the utility location will not find a septic system.*

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard

## **PUBLIC HEARINGS**

[18-2559](#)

A Legislative Public Hearing request by the Chatham County Board of Commissioners to rezone parcels 5379 and 5842, containing approximately 984 acres, from CU IND-H Conditional Use Heavy Industrial and R-1 Residential to IND-H Heavy Industrial, located off of Moncure Flatwood Road.

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

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

*Vice Chair Dasher asked Mr. Sullivan to explain to those in attendance why the County is asking for a rezoning in addition to the Moncure Holdings rezoning request. Mr. Sullivan explained the County has an option on these properties.*

*The Chair opened the hearing.*

*Economic Development Corporation President Kyle Touchstone submitted the following comments:*

*In September of 2016 the EDC Board of Directors adopted a resolution supporting the continued development of the megasite and as identified in the Chatham Economic Development Corporation's Strategic Action Agenda and most recently in the County's Comprehensive Plan the area is a targeted employment center of the county. This*

*targeted employment center requires adequate zoning in order to reach our Comprehensive Plan goal of growing jobs and private investment in Chatham County. Taking into account the area's adjacent companies, heavy industrial is a suitable zoning for the property and will allow the EDC to more effectively market the property to new businesses. I appreciate your time and look forward to continuing to work with you in the future. Thank you.*

*Randy Rodgers submitted the following comments:*

*I have one quick question. Under the type of zoning requested is it possible for coal ash to be disposed in this area in the future?*

*Commissioner Crawford stated not by Duke Energy. These parcels are not going to be used for coal ash.*

*Mr. Sullivan clarified the County has a table of permitted uses and if something is listed as a conditional use permit in that table then it has to go through another permitting process.*

*The Chair closed the hearing.*

**This Agenda Item was referred to the Planning Board.**

[18-2564](#)

A Legislative Public Hearing request by Moncure Holdings, LLC to rezone Parcels 65277, 66669, 5369 and 5623 and portions of Parcels 5620 and 65276 from R-1 Residential and Conditional Use Heavy Industrial to IH Heavy Industrial General Use being a total of 686.45 acres, located off the Moncure Flatwoods Road and Christian Chapel Church Road, Cape Fear Township.

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

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

*The Chair opened the hearing.*

*Beth Trejos spoke on behalf of Moncure Holdings, LLC in support of this request as well as the County initiated request.*

*Vice Chair Dasher knows the applicant is continuing to acquire additional properties. He suggested the Board may want to consider putting a limit on what to rezone industrial. Ms. Trejos stated the applicant will be coming back to the Board with future rezoning requests.*

*Don Brown submitted the following comments:*

*I am right there at ground zero. I've got the coal ash on both sides of the road. I just want to know more information about what is proposed. I spoke to Commissioner Dasher and we are sort of in the same boat. There are really no clear maps or any clear usage for the land right now. I just want to see how it will impact me. It has been a family farm for quite a few years. I've got a tree farm right there on it. It isn't huge but its a farm. Will there be eminent domain? I see a proposed spur track going through but it is not clear where it is going to be. How can I obtain this information to make better evaluations and have more concise questions?*

Commissioner Crawford said it is contingent on whatever project may come forward as to whether the second spur is wanted or needed. The Board cannot tell Mr. Brown for sure exactly what it is. The County is preparing the area but is not committing to anything on the ground until a project presents itself, apart from the wastewater. The Board hopes it will be a large manufacturer that will bring jobs and prosperity to the area.

Mr. Brown asked how the land owners will be kept in the loop. Commissioner Crawford stated that if a project comes through, the applicant will have to apply to the Board for whatever use they desire. There will be public hearings and adjacent property owners will be notified. Chair Hales suggested Mr. Brown get Ms. Trejos' card.

The Chair closed the hearing.

**This Agenda Item was referred to the Planning Board.**

[18-2560](#)

A Legislative Public Hearing request by Scott Griffis dba Courtesy Towing to rezone Parcels 5150 and 5804 (2.91 acres collectively) from R-1 Residential to IL Light Industrial General Use located at 860 Pea Ridge Road, Cape Fear Township.

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

Planning Director Jason Sullivan reviewed the specifics of the request.

Stewart Jones, representative for the applicant, addressed the Board. Mr. Jones thanked the staff for their help with this rezoning request and he asked the Board for its support of the rezoning. The rezoning request is consistent with the land use map and consistent with the existing businesses. The applicant plans on using the property for a towing business.

Commissioner Crawford asked if the tow trucks would operate at this location. Mr. Jones stated it will be a storage area or impound area with a small office.

Doug Jacobs, representative for the applicant, addressed the Board. The contract on the property is contingent upon the approval of the rezoning. Mr. Griffis opened Courtesy Towing in Chatham County almost six years ago in 2012. In addition to the private towing he does, he also provides a service for the State Highway Patrol in eastern Chatham County. In order to continue to provide that service, being one of only three providers for the eastern half of the county, Mr. Griffis must have a physical presence in the county. Mr. Griffis has been leasing up to this point and he has decided the time has come to purchase. He is also a resident of Chatham County.

Mr. Sullivan stated if the rezoning is approved the site plan will go to the Appearance Commission for approval.

The Chair closed the hearing.

**This Agenda Item was referred to the Planning Board.**

[18-2561](#)

A Legislative Public Hearing request by Dale & Mary Stansell to rezone an additional .25 acres of Parcel No. 5248 located at 1060 New Elam Church Road from R-1 Residential to CD-NB Conditional District Neighborhood Business to expand the existing boat and RV storage facility, Cape Fear Township.

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

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

*The Chair opened the hearing.*

*No one signed up to speak.*

*The Chair closed the hearing.*

**This Agenda Item was referred to the Planning Board.**

[18-2563](#)

A Legislative Public Hearing to consider County-initiated rezonings of businesses in the formerly unzoned portion of Chatham County.

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

*Planning Director Jason Sullivan reviewed the background of the item and the specifics of the request. In August of 2016 the Board of Commissioners adopted zoning in areas that were formally unzoned in the county. When the zoning was extended, the Board chose to extend R-1 and R-5 zoning. In doing that, all the existing businesses in operation became nonconforming. The Board directed staff to initiate discussions with property owners who had businesses that were in operation, inventory those businesses, and offer property owners an option to rezone to match the use.*

*As part of the notification process in 2016 staff notified 13,000 property owners of the rezoning. In that letter staff included a business listing form and requested anyone operating an existing business to return the completed form to staff. In 2017 the staff had received about 1,000 forms and the bulk of those were bonafide farm uses. Through zoning the County does not regulate bonafide farms. Zoning applies to the property but the farm use is exempt from regulations. Planning staff then evaluated information from the Tax Department to see if there were property owners who had not provided the form that were being taxed for a business use. Staff also looked at fire inspection records. Staff identified 524 parcels after which staff members Janie Phelps and Dylan Paul went to visit all of the properties. Staff evaluated if there was a business use occurring and got a general idea of what the extent was of the coverage of the business on the property.*

*After the staff completed the inventory they determined there were about 250 properties that appeared to be eligible for rezoning from a residential classification to a business use. Staff identified a wide range of uses and they matched up with use with the appropriate zoning classification. At the direction of the Board of Commissioners, staff also looked at the least intensive zoning classification that would accommodate the particular use. These businesses are currently identified as a nonconforming use. This means the property owner can continue to operate that use, however, the use cannot change to another use in the future. The county initiated rezonings are at no cost to the property owner. Out of the 250 properties identified, staff has had 52 property owners say that they want to take advantage of the county initiated rezoning. This is the first of probably three batches of rezonings staff will bring to the Board. Of the 524 parcels originally identified, 250 were identified for rezoning and 51 were eligible for a home occupation which is at no cost to the property owner. They simply fill out a two page form and the information goes into a database. 220 properties were found not to have a business or home occupation. The 52 properties in this County initiated rezoning met individually with planning staff as well as members of the tax office to understand if there were any tax implications.*

Chair Hales praised the Planning Department for the enormous amount of work they have done throughout this process. Mr. Sullivan gave all the credit to Mr. Paul and Ms. Phelps.

The Chair opened the hearing.

Linda Briggs submitted the following comments:

I am here to represent my husband and I. We have lived on Mays Chapel Road for thirty-nine years and have been in Chatham County longer than that. We have held on to our property because as we age we felt it would increase in value and might assist us in our old age. The rezoning of property 1506 on Mays Chapel Road, which sits adjacent to our property, will decrease our property value. I have talked to numerous real estate agents who all agree on that but how much it is going to drop is going to depend on what happens on that property. When I see what is currently happening on that property I am very concerned. This is quite personal to us. There is waste, debris, junk, and trash being openly stored at 1506 Mays Chapel Road. It is being moved from a piece of property on Rocky Hills Road. Both properties are now under violation by the respective county boards. I think you are aware of this. When Pittsboro Planning Board gave their final violation they said it needed to be moved to a permitted facility. Mays Chapel Road is not a permitted facility. 1506 is not. What we have and what we could have on this property is what you see, what you have seen, and what the Town of Pittsboro has experienced. The Town may think it is rid of this issue, however, moving it to the county is not the answer. I don't care what anyone says. At the end of the day when you openly store trash, junk and waste it carries with it a myriad of issues. You have increased costs because rodents, stray cats and all sorts of animals - there is potential for disease. There are bad appearances, there are odors, there are all sorts of bad things that go along with this. There is nothing of value that comes from openly storing this, which is why it shouldn't be done. It is just that simple. It is just bad business as far as I am concerned. The other point I would make is that it is wrong to move such an issue from one part of our county to another. I thank you for your time and appreciate all your responses to my previous communications. Thank you.

Anthony Antonelli submitted the following comments:

I live on Mays Chapel Road. I have been there about twenty-five years. Moved here from Cary for peace and quiet. I have fifteen acres. This rezoning impacts me probably more than anybody else because this property adjoins my property. We have a common border. I have a 1,220 foot border. This piece of property is right on Mays Chapel Road, my house is about two or three hundred feet off the road. I am surrounded by woods and I happen to like that. From what I understand, this business, I don't exactly understand what this business is but we don't need a business in rural Chatham County. Mays Chapel Road is very rural. The only things out there are horse farms and churches. There is no industry out there or anything to disrupt the peace and quiet. I don't know for certain but I have heard the person trying to put a business there is already in violation with the Chatham County Board. I have a couple of pictures that have been provided to me to show what it looks like at the property on Rocky Hills Road. It will really depreciate my property if something of this nature is allowed to come that close. If you go through the woods from my house to this location it is only about 125 feet. Anything that goes on there of a loud nature or a storage nature that puts out odor or turns out to be a dump will definitely bother me. I



*am going to have a problem with anything of that nature being put next to me. I have 900 foot road front but my house is built almost on the very edge on one part of that property. It puts me very close to what this is going to be. I ask the Board to deny making this light industrial. It is totally a rural area and we don't need a business out there that is going to impact the whole community. It will be closest to me of anyone out there. I don't want it there. Plain and simple. I ask you to consider my issues with it when you make your decision. Thank you very much.*

*Keith Jackson submitted the following comments:*

*I am not talking about the Mays Chapel Road property. I am talking about a property in Gulf. We contend that we should have been grandfathered in as a Commercial O and I property and somehow we were lost in the cracks. We bought this property in Gulf, 1565 Gulf Road, we bought it last October. It was listed as a commercial listing as Commercial O and I. There was a sign out front. It is the previous home of the Crisis Pregnancy Center. It very clearly appears to be a commercial office building. It is a very attractive building. It is a one acre parcel. To the north of us is a vacant piece of property owned by Southern Wood Piedmont that had some toxic and hazardous waste problems and I think it still does. To the east is also Southern Wood with a toxic and hazardous waste area. To the west is a large shop with a lot of industrial heavy pieces. I believe it is used primarily as a work shop area and a storage area for heavy equipment. To the south of our property is a commercial auto repair center that is zoned commercial. Our contention is that our property was historically built in the 1960s as an office for Sanford Construction Company. It has been used consistently ever since then for such and that is our intention, to use it as an office for a home renovation business. We don't anticipate a lot of traffic coming in. It is basically my office and storage for our office equipment. It will be a day use facility with minimal, if any, impact to the neighbors and the neighborhood. For us, if we can't get a commercial zoning for it the property is basically worthless. The problem that we have is that it is a slab poured floor. There is no way to convert it without spending one to two hundred thousand dollars. We are basically stuck with a commercially built, commercially functioning office building that desperately needs to be maintained as commercial if we are going to maintain any value in the building at all. Thank you.*

*Commissioner Crawford stated in answer to getting grandfathered in, this is how the process happened. It went from no zoning at all to doing an assessment of the existing building.*

*Val Chadwick submitted the following comments:*

*I live off of Mays Chapel Road. I have been there for twenty-five years. Mr. Petty, my condolences to you. The thing that concerns me probably the most is that I work with the County so I am very familiar with this case. We now have a situation with the Town of Pittsboro, I worked with their former Planning Director on this many times. That property is now, for the second time in seven years, under violation. The reason why that is important is the Town in 2011 on their course of action to correct this is the same NOV that has been done by the Town. I have the receipts that the NOV required in 2011. The receipts total over \$6,000 to have that material taken to a permitted site. As of February 16, 2018 the time clock has started ticking on that property and instead of going to a permitted site, it has been going to a site in my neighborhood on Mays Chapel Road. One of the things the County has got to*

*reconcile is now the County has issued an NOV on Mays Chapel Road. That material was not supposed to be on Mays Chapel Road. Now the Town is complicit in the County's NOV because the Town did not enforce their NOV this time like they enforced it in 2011. I fear that there are going to be some problems between the Town and the County on these NOV's. The thing that upsets me the most is how can we come in here and request a rezoning on a property that for two months has already been used as light industrial before it has even been rezoned? There are a lot of concerns here. I express our concerns as residents on that hillside. What is already going on is troubling. There is activity there daily and employees are there daily. There are people there at night. We would respectfully ask you to deny rezoning. Thank you.*

*Jerry Wilson submitted the following comments:*

*The property that is in question, my concern is for our health. A few years ago, this business under the name of Woods Intended at that time, since then has been changed to Carolina Analytical. They were dumping solvent, I was told, out on the property and it was running down my ditch by my house. I asked one of the owners what it was and he said it was biodegradable and it would be okay. I took that as the truth. Later the fish in my neighbor's yard started dying. I found out there was arsenic in the water. They had to shut down their well. They had to get on city water. They came to check my property. I was on city water and they said there was arsenic in my ditch. We found out later that a pond that was owned by the owner, they were dumping into the pond. It was killing their fish. The EPA had to step in and close down the pond. They have always been good neighbors. We have always tried to work with them. Someone else here has brought some signed papers of our neighbors stating that they feel like this would be unsafe. If it is changed to light industrial I don't know what might happen to all of us in the future. I worry about the health of my grandchildren and those who are out there playing in the yard. Hopefully it will never happen again.*

*Chair Hales asked what property he was referring too. Mr. Wilson stated 17570 NC Highway 902, parcel 61829.*

*Angie Hilliard submitted the following comments:*

*Thank you for letting us speak tonight on behalf of Mays Chapel Church Road. I am a homeowner and landowner for fifteen years off of Mays Chapel. I raised two children at this property. I was born and raised in Chatham County and am forty-five years old. I voted for at least one of your members here tonight. My question is what is truth and what is fact? Hearing the previous gentleman it breaks my heart to know this could happen to us in the future. I want to leave my children my land. My husband and I have worked hard. I want to be able to give them something to call their own and hold on to. Our youth are moving at a rapid rate out of our county. What is this zoned for now? If it is zoned for residential, why change? This was a pretty fast decision made recently. Why is there a need for change? What are the pros and cons? What is the history of this individual? What has happened in the past? What can we look forward to in the future? This property also runs into our property. The runoff from the rain water will go into Bear Creek, which runs into the Rocky River, which runs into the Deep River. Prayerfully I ask for you to be in prayer and hopefully come to a good decision based on everything you hear tonight and hopefully our input in the near future. Thank you for letting us come to speak.*

Shane Hilliard submitted the following comments:

*I live on a private drive off of Mays Chapel. We are not connected directly to this property but we are just a few hundred feet through the woods from this property. I just became aware of this last Thursday. I just saw these pictures tonight. I have seen what is on the property. By looking at these pictures I guess Pittsboro was already aware of what this guy had and they didn't want it around. If he is allowed to do this where we live it is just kicking the can down the street. My father has property beside mine as well. He bought his property in 1981 and I bought five acres from him and have been a homeowner since May of 2008. We are at an elevation that is downhill from where this is going to be taking place. Any runoff that results from the trash or building materials is going to come directly down that hillside to our property. All of my family on the property has well water. We have calcium, lime and a little bit of arsenic but they say it is not enough to hurt us. What is going to be in this gentleman's debris that washes down? I do commercial HVAC work. Our jobs are constantly shut down because they find asbestos, arsenic or lead paint. My father has a pond that we fish in and swim in. I am not opposed to this gentleman making a living, I am opposed to having our property values degraded and our quality of life lessened. You as the governing body, I hope you will take all of our interests into consideration and deny this rezoning. Thank you.*

Jana Williams submitted the following comments:

*I would like to formally oppose the general use rezoning on Parcel 61829, located at 17570 NC HWY 902, from RI-Residential to IL- Industrial in the Bear Creek Township. My grandfather originally built the building to be used as a convenience store adjacent to his own property. When he sold it, he did not think it would be used as a laboratory that used dangerous chemicals. In the past, effluent from the lab was discharged into a neighboring pond causing contamination of the pond and surrounding land. The following chemicals were detected: radioactive Arsenic, Mercury and heavy metals. An extensive cleanup was required and this is documented in a book available in the Goldson Public Library. As a result of the contamination, neighbors had to discontinue using their well and hook-up to county water. Currently, all lab waste water is supposed to be drained into a holding tank and inspected monthly. An order by Chatham County Public Health Department requires that no lab waste be discharged into the septic system and it is for residential waste only. No lab sinks may discharge into the system, please see attached. He is required to maintain a contract with a certified subsurface operator. For all of these reasons, I would request that the property is not rezoned as light industrial.*

*Mr. Sullivan stated this item will go to the Planning Board May 1st or June 5th. Staff will make that determination by the end of the week.*

*The Chair closed the hearing.*

**This Agenda Item was referred to the Planning Board.**

[18-2562](#)

A Quasi-Judicial request by Beth & Joseph Pendola dba Old Lystra Inn, Parcel No. 18649, located at 1164 Old Lystra Road, for a Conditional Use Permit for a Bed and Breakfast Inn on approximately 10.034 acres, Williams Township.

**Attachments:** [More information from Planning Department website](#)

*Chair Hales: The next item on the agenda is a Public Hearing for a conditional use permit. Please note the Board is required to act in a "quasi-judicial" capacity as it receives evidence and makes a decision. This means that the applicant is entitled to a full evidentiary hearing. During this hearing the Board will receive legally acceptable evidence to establish sufficient facts to apply the ordinance. Anyone who intends to testify on a quasi-judicial matter must be sworn in, including staff. All individuals who will be speaking in this public hearing please stand to be sworn in.*

*Chair Hales administered the oath to those wishing to speak and opened the hearing. She called on Planning Director Jason Sullivan to present the item.*

*Mr. Sullivan: Just a brief recap. This is a conditional use permit request for property on Old Lystra Road. So you are getting a flavor tonight of just about every aspect of planning and zoning, I think. The underlying zoning is R-1 and is not proposed to change. Old Lystra Road actually runs from 15-501 North close to the Orange County line into Orange County where it intersects with Mt. Caramel Church Road. There has been a bed and breakfast that has operated for a number of years on this property. It used to function as a bed and breakfast inn many years ago and then that use ceased on the property. The reason this is before you tonight is to re-establish the bed and breakfast inn and specifically the portion that allows for special events to occur. If they wanted to operate just a bed and breakfast that wouldn't be a problem. We could handle that administratively. They would like to resume the uses that occurred when it was Windy Oaks Inn several years ago so that they can hold small events and weddings on the property.*

*As part of this process it is similar to our conditional district process. They did have to hold a community meeting, which was held in early February. They met with adjoining property owners to discuss the project. That report is included in your packet. I think there were just a few minor comments received from one adjoining property owner or one family. It was also reviewed by the Appearance Commission in February. I don't believe there were any issues. Fast forwarding to the site plan. There is a site plan that is included in the packet and there were very few changes proposed to the site. I think there are some minor changes to the driveway access, or actually the internal parking on the property. I don't know if it is going to be clearing or land disturbance but just site preparation to have an area for tents or outdoor weddings. I don't believe there are any new structures that are proposed to be built on the property.*

*As part of the requirements for a conditional use permit for a bed and breakfast, the lot size has to be a minimum of three acres, which this far exceeds that. All of the high intensity areas have to be set back at least twice the building setbacks for the district. Instead of having a forty foot front setback it would have to be eighty feet. A twenty-five side and rear would have to be fifty feet. They have adequate acreage for that as well. Included in the application materials there were some photos of the site as it currently exists. This is the property. (Mr. Sullivan showed the property on the map) This is the site where the bed and breakfast inn is proposed. The application included that this site is about one mile from 15-501 North and about two and a half miles from Mt. Caramel Church Road. The conditional use permit will allow resumption of the prior use of the property.*

*Chair Hales: Can you show the site plan and magnify it a little bit too?*

*Mr. Sullivan: The top portion of the image is on Lystra Road. There is an existing*

driveway that enters into the property and the house, you can see the footprint of the house. There are some existing structures. There is an old log cabin that looks like a shed that is already on the property. There is some identifying information in the site plan about some additional areas where they want to have activities. Minimal site improvements. The applicant can go over details that might change on the property.

Commissioner Crawford: How did we get this far without mentioning that it is the former home site of the state's best playwright?

Mr. Sullivan: I think it is highlighted in the application materials.

Chair Hales: Paul Green, that is right. Thank you.

The Chair opened the hearing.

Clerk: I don't know if the applicant wishes to speak.

The applicant did not wish to speak. The Clerk called Jason Landers.

Mr. Landers: My name is Jason Landers. I come before you today just to share a few things, first as a friend of Tony and Beth but also as a resident of Chatham County. The first thing I was going to share is that I know them personally. We are talking about a service that is being provided here. It is hard to find good service and it takes the right kind of people to have good service. The one thing I wanted to say about Tony and Beth is they are the type of people who would rather give than receive. I think we have good people here who are creating a great opportunity of service to the community and people, not just the county. Those looking to make wonderful memories, particularly in wedding ceremonies and those type of things. We need good services like that in our community. The other thing is just as a resident, as you mentioned there is great history there. There are beautiful lands and monuments and all kinds of things and lots of private stuff in our county that are just beautiful to look at. A lot of times you look at it from a distance. This is going to be a great opportunity that is open to the public to come forward and visit. If you haven't been there it is a great place. It is breathtaking. It is ten acres. Having walked it, having worked it and tilled it to help Tony and Beth with it it is awesome to visit there. It is relaxing. We all need those days of getting out into the woods to get away from the hustle and bustle of our jobs, either in downtown Chapel Hill or here in Pittsboro. I want to thank you for your time.

Chair Hales: As I understand there are not going to be new structures, just expanding parking and event space.

Mr. Landers: That is correct.

Chair Hales: So you could have outdoor gatherings, I would assume, right?

Mr. Landers: Yes.

Vice Chair Dasher: Can somebody point out where the existing parking is? I am assuming we are just relying on existing parking. Is there going to be some additional parking?

Mr. Sullivan: It will just be lawn parking. That was one of the things in the application I think they agreed to with the adjoining property owner and notified them. Historically

most of the parking was in the grass areas so they will just continue that. They will not have a formal expansion of the parking. It will be informal on the grass areas and using existing areas with the exception of this proposed internal circular drive to go back to the main entrance. I think right now you have the existing drive that comes into the property that comes us to the house.

Vice Chair Hales: Do we require or do you calculate sort of a minimum based on capacity. I don't know how big the building is. Is there a required square footage of parking space?

Mr. Sullivan: There is a calculation for event space in the off street parking requirements. They can use grass areas. They have plenty of acreage to accommodate the parking that would be associated with the use. Some of our smaller sites we actually do require more detail and information. When it gets to about three acres we definitely want to say can you accommodate the parking. This is a larger site that will definitely be able to accommodate it.

Commissioner Crawford: That is preferable to a hard surface anyway.

Commissioner Howard: This is really just returning it to its original purpose.

Mr. Sullivan: Yes, so they are asking for a use, well a bed and breakfast inn and the associated uses that have historically occurred on the property. It is just a matter of the 365 day window in the ordinance that you don't continue a nonconforming use then you lose your grandfathering. That is what has occurred in this situation.

Chair Hales: How long does that last?

Mr. Sullivan: The conditional use permit?

Chair Hales: Yes.

Mr. Sullivan: So that runs with the property. If it is approved it is perpetual at that point. With a conditional use permit, if they start the operation then it runs with the land. Even if they discontinue it for more than 365 days, that permit would still be valid, unless there was some stipulation added as a condition that says if you discontinue the use. That is not typically how we have issued conditional use permits in the county. Normally what happens with the conditional use permit is there is a time frame added on the front end that somebody has so many years to actually start the business or build the buildings. If they fail to do that then the permit expires. Once it is up and running we have typically not had an expiration date based on discontinuance of uses.

Commissioner Crawford: I would just like to say that I am glad to see the property will have a use that will help preserve it and if you do an outside venue maybe you could do an outside play.

Commissioner Howard: I am jealous. I was going to buy this but for those extra zeros at the end.

Chair Hales: We wish you well as this moves forward.

The Chair closed the hearing.

**This Agenda Item was referred to the Planning Board.**

## MANAGER' S REPORTS

*Chair Hales stated Chatham County received eleven Safety Awards for 2017 including six gold awards and five silver awards. She believes these awards say a lot about how the County conducts business.*

*The County Manager asked the Board permission to send letter to Pittsboro Mayor Cindy Perry. Commissioner Howard expressed her desire for more time to digest and consider the elements outlined by the letter. After some discussion the County Manager suggested putting this on the May 7th agenda with a new version of the letter and a presentation.*

*The County Manager asked the Board how much public input and what type of public input they would like for the BOC Election Task Force meetings. After some discussion the commissioners agreed they would like a public input period at the meetings and for the meetings to be held in different locations throughout the county. Commissioner Petty asked if the Board could move the appointments to the Task Force to the May 21st meeting as he will not be able to attend the May 7th meeting. The Board agreed to move the appointments to the May 21st meeting.*

*The County Manager said Davie County asked to use Chatham's Opioid Costing model developed by Casey Hilliard of the Health Department. The Detention Center just passed another inspection without any deficiencies. Siler City received \$600,000 for the water treatment plant. There are no commissioner one on ones on April 20th. There will be budget one on ones on May 3rd and May 4th.*

## COMMISSIONERS' REPORTS

*Commissioner Crawford stated the state is coming forward with a infrastructure master plan and he has copies provided by the TJCOG. A business in the County, MAS McCrary, is applying for an export processing zone or a foreign trade zone. They are also hiring new employees. If approved, they will be the first business in the county with that designation.*

*Commissioner Howard attended the Central Carolina Community Board, the former OPC, with Debra Henzey last week. There will be a survey to identify individuals eligible for innovations grant or innovations waiver. The Chatham Arts Council had their Clydefest last weekend. The Partnership for Children had their Jordan Lake twelve hour run.*

*Chair Hales stated the Jordan Lake trash pontoon tour is coming up for other local governments in the area. The School of Government had a legislative zoning workshop and she found it very informative. The Jordan Lake Partnership agreement should be coming soon.*

## ADJOURNMENT

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

**Aye:** 5 - Commissioner Crawford, Chair Hales, Commissioner Petty, Vice Chair Dasher and Commissioner Howard