

**MINUTES  
CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
BOARD SUMMIT  
JANUARY 03, 2006**

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The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Henry H. Dunlap, Jr. Building Classroom, located in Pittsboro, North Carolina, at 10:00 AM on January 03, 2006.

Present: Chairman Bunkey Morgan; Vice Chairman Tommy Emerson; Commissioners Patrick Barnes, Mike Cross, and Carl Outz; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager, Renee Dickson; and Finance Officer, Vicki McConnell

The Chairman called the Board Retreat to order at 10:00 AM.

***Tentative Agenda***

*January 03, 2006*

**Strategic Plan/Land Use Plan** (Includes map never adopted)

- Corridor Study/Plan
- 10/70 Rule
- Conditional Zoning
- Revisions in NC laws affecting local Planning issues
- Options currently available to address some expressed interests (i.e. corridor plan and other)
- Time requirements of options
- Staffing needs based on options

The County Manager presented an overview of the agenda.

**STRATEGIC PLAN/LAND USE PLAN**

The County Manager and Planning Director pointed out that the map was not approved when the Land Conservation and Development Plan was adopted, stating that several issues were not addressed by the Board of Commissioners seated at that time.

The Planning Director stated that the map is very general; that zoning is more specific; and that the map should not be interpreted as specific zoning.

Chairman Morgan stated that the two biggest issues seemed to be the conditional use process and commercial corridors. He stated that he thought the consensus of the Board was to keep the existing conditional use process and add a public meeting up front.

**JOINT PLANNING PROCESS WITH CARY**

Chairman Morgan stated that in order to have commercial corridors, the Board would have to consider adopting the 10/70 Rule. He stated he would not be in favor of zoning the entire County. He encouraged the Board to take action on the Lighting Ordinance that had been proposed for several years but not adopted. He suggested that his only problem with the ordinance was requiring existing developments to comply with the ordinance within a specified period of time.

Commissioner Emerson pointed out that logic of not making the Lighting Ordinance mandatory was to make sure it works.

The Planning Director stated that most conditional use permits had compliance with the ordinance as a requirement of the permit.

Commissioner Cross suggested that the Board alter the grandfather clause and consider the ordinance at the January 17, 2006 Board of Commissioners' meeting.

The Planning Director stated that he wanted to ensure that nothing had changed in the lighting industry to warrant additional changes and that the grandfather clause change would necessitate holding a public hearing; that the Lighting Ordinance would become a part of the zoning ordinance; that it would be difficult to make it apply Countywide; and that the Board should also consider which agency should enforce the ordinance. He asked the Board for additional time for this.

Chairman Morgan stated that the Board was returning the ordinance to staff to come back at a later time and take all necessary action to bring the ordinance back to the Board, including scheduling a public hearing, if necessary.

### **CONDITIONAL USE PROCESS**

Commissioner Emerson stated that the only change would be to have an additional public input session at the beginning of the process—not a public hearing, but a public session open to the public.

The Planning Director cautioned that the Commissioners could not be involved in the public input session or any other time outside the public hearing.

By consensus, the Board agreed.

### **LANDFILL**

Chairman Morgan raised the issue of a solid waste landfill. He pointed out that the quotes for the landfill were obtained two years ago and that these bids are still sealed.

He stated that he thought the County should not consider a regional landfill if the Solid Waste Committee could ensure waste disposal for the next twenty years. He asked the Board if they wanted to consider this issue.

Commissioner Cross stated he thought a landfill was not needed, but that he would like some assurance from the Solid Waste Committee for disposal capacity.

Chairman Morgan encouraged the Board to use this year to plan for the future of the County. He suggested that the Board ask the Solid Waste Committee to develop a 20-25 year plan for solid waste disposal.

The County Manager stated that he doubted such a guarantee would be possible.

Commissioner Emerson stated that a county landfill is probably not financially feasible today, but might be necessary at some point in the future when population growth changes the equation.

Commissioner Barnes stated he thought a landfill in Chatham County would be necessary in the future.

The Chairman asked the Board if they wanted to open the Requests for Proposals (RFPs) and see what has been offered. Commissioner Barnes stated that the County should pursue a partnership with Lee or Randolph Counties. He stated he was against a large regional landfill.

Commissioner Emerson stated that he thought the Board of Commissioners was asking the Solid Waste Advisory Committee to stay on top of the issue and bring any changes to the Board.

Chairman Morgan summarized that the Board was asking the Solid Waste Committee to review the issue and authorizing staff to open the bids. He asked if this was consensus of the Board. No commissioner presented an objection to this course of action.

### **10/70 RULE**

Chairman Morgan asked the Board what they wanted to do with this issue.

Commissioner Emerson asked if there was any merit to tying this issue to purchase of development rights to protect agricultural land and green space.

The Planning Director replied that the County would have to have legislative authorization to do this.

Chairman Morgan asked the Board if they wanted to resurrect the 10/70 issue. Commissioner Emerson stated he thought this was a dead issue unless it can be tied to transfer of development rights.

The Planning Director raised the issue of the UNC "Park and Ride" lot and the need to raise the impervious surface limit for governmental purposes.

Larry Hicks suggested using this issue to encourage Chapel Hill, UNC, and Orange County to extend mass transit into Chatham County.

Chairman Morgan stated that the Board would not consider 10/70 at this time, but would direct staff to work on the exception for governmental purposes. No Board member expressed an objection to this course of action.

Mayor Voller stated that he had discussed this issue with the Mayor of Chapel Hill and that he would bring additional information to the Board of Commissioners, if desired.

### **COMMERCIAL LANDSCAPES**

Chairman Morgan stated that Commissioner Cross raised the issue of increased uniformity of commercial landscapes, including requiring planting of evergreens to provide screening year around. He asked the Board of Commissioners what they wanted to do with this.

Chairman Morgan asked Commissioner Cross to meet with the chairman of the Appearance Commission and return to the Board with some recommendations. Commissioner Cross agreed.

### **CORRIDOR PLAN**

The Planning Director stated that in order to enforce a commercial corridor ordinance along US Highway #64 West and US Highway #421, the County would have to extend zoning into this area. He stated that the County already has a number of tools in place to regulate this.

The Board had extended discussion on the scope and necessity of a corridor plan.

Commissioner Barnes suggested contracting for a corridor study.

Mayor Voller indicated that the Town of Pittsboro would be interested in working on this issue with the County.

## **LUNCH**

The Board recessed for lunch at 11:50 AM.

At 11:50 a.m. the board recessed for lunch to reconvene at 12:55 p.m.

## **RECONVENE**

The Board reconvened at 12:55 PM with all members present.

## **BUDGET OVERVIEW**

The County Manager presented an overview of the budget discussion.

The Assistant County Manager, Renee Dickson, presented an overview of the budget process. She then presented the Manager's Recommended Capital Improvements Program. The presentation is attached hereto and by reference made a part hereof.

Because the scope of the project is currently unknown, Commissioner Emerson asked that staff take out the animal shelter project, but include \$9,000 for the feasibility study in the Fiscal Year 2007 operating budget.

Commissioner Emerson moved, seconded by Commissioner Barnes, to approve the General Fund CIP (\$133,000,000). The motion carried five (5) to zero (0).

The Assistant County Manager presented the Board's financial policy that was originally adopted in 2003. The Board unanimously reaffirmed the financial policy. The presentation is attached hereto and by reference made a part hereof.

Commissioner Emerson moved, seconded by Commissioner Cross, to approve the Financial Policy. The motion carried five (5) to zero (0).

The Assistant County Manager presented trend information. The Board discussed a couple of issues that need to be monitored, including the projected aging of the population and the increase in Human Services spending. The presentation is attached hereto and by reference made a part hereof.

The Assistant County Manager presented information on projected revenues and expenditures. Overall, she stated that it looked as though the County would have sufficient resources to fund the continuation budget without a tax increase and would be able to fund the approved CIP items from fund balance without adversely affecting the County's financial condition.

## **ADJOURNMENT**

The Chairman adjourned the meeting at 3:30 PM.

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Bunkey Morgan, Chairman

ATTEST:

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