



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, February 18, 2019

6:00 PM

Historic Courthouse Courtroom

Work Session - 2:00 PM - Historic Courthouse Courtroom

Present: 3 - Chair Mike Dasher, Vice Chair Diana Hales and Commissioner Karen Howard

Absent: 2 - Commissioner Walter Petty and Commissioner Jim Crawford

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

[19-2954](#)

Vote on a request to schedule a public hearing to receive input on revisions to the Chatham County Conservation Subdivision Guidelines for Conservation Space Selection.

Attachments: [More information from the Planning Department website](#)
[Final Conservation Subdivision Guidelines-redlined](#)

Planning Director Jason Sullivan reviewed the specifics of the request.

Vice Chair Hales asked if the County can also purchase the National Heritage datasets. Mr. Sullivan said we probably could but the County still would not be able to release that data to the public.

Vice Chair Hales said there is no verification unless the County also has the dataset. Mr. Sullivan stated the National Heritage has a one mile buffer around a selected property and then the report included is the verification from the State.

Vice Chair Hales asked if Mr. Sullivan sees value in the County having access to the datasets. Mr. Sullivan stated not from a regulatory standpoint. He is not sure if it is a one-time fee and then the County has continual access to the data but he will check into that.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to set a public hearing for March 18, 2019 at 6:00 PM. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2960](#)

Vote on a request to Approve the Formation of a Countywide Community-Led Collaborative Partnership for Human Relations

Attachments: [Human relations collaborative structure updated feb 2018](#)
[PRESENTATION Human Relations Task Force Recommendations.pptx](#)
[Final Report BOC Human Relations Task Force Recommendation Feb 18 2019](#)

Hunter Blanton, Co-Chair of the Human Relations Task Force, gave a presentation to the Board. (Presentation attached)

The Board praised the Task Force for all of their work.

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2956](#)

Vote on a request to approve the Chatham County Parks and Recreation Comprehensive Master Plan.

Attachments: [Chatham County Master Plan FINAL 2-18-19](#)
[Chatham County Recreation Master Plan power point Final](#)

Parks and Recreation Director Tracy Burnett introduced consultant Rachel Cotter from McAdams consulting firm. Ms. Cotter gave a presentation to the Board. (Presentation attached).

Vice Chair Hales said she appreciates this effort.

Chair Dasher is particularly interested in SE Park and the community and needs assessment the plan mentions. He asked what something like that costs. Ms. Cotter said it ranges from \$18,000 to \$60,000.

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

CLOSED SESSION

[19-2974](#)

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

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, to approve going out of the Work Session and convening in Closed Session to discuss matters relating to personnel, attorney-client privilege and property

acquisition. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

End of Work Session

Regular Session - 6:00 PM - Historic Courthouse Courtroom

Present: 3 - Chair Mike Dasher, Vice Chair Diana Hales and Commissioner Karen Howard

Absent: 2 - Commissioner Walter Petty and Commissioner Jim Crawford

INVOCATION and PLEDGE OF ALLEGIANCE

Chairman Dasher asked everyone to pause for a moment of silence after which he invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

Chairman Dasher welcomed those in attendance and called the meeting to order at 6:04 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2967](#)

Vote on a request to approve the January 16, 17, and 24, 2019 Board of Commissioner Retreat Minutes and the January 22, 2019 Work and Regular Session Minutes.

Attachments: [Draft Minutes 01.16.2019](#)
 [Draft Minutes 01.17.2019](#)
 [Draft Minutes 01.24.2019](#)

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2981](#)

Vote on a request to adopt a resolution recognizing the adoption of the Chatham County Fair Housing Plan for the CDBG-NR Program

Attachments: [FHplan2019-24Resolution](#)

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that Resolution #2019-05 recognizing the Chatham County Fair Housing Plan for the CDBG-NR Program, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2904](#)

Vote on a request to adopt a Resolution Proclaiming March 2019 as March for Meals Month in Chatham County.

Attachments: [MarchforMeals2019](#)

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that Resolution #2019-06 Proclaiming March 2019 as March for Meals Month in Chatham County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2980](#)

Vote on a request to adopt a resolution appointing Steve Newton and Vicki McConnell as agents of the County authorized to apply for FEMA reimbursements for Hurricane Michael.

Attachments: [4412-DR-NC DAA Resolution](#)

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2019-07 appointing Steve Newton and Vicki McConnell as agents of the County authorized to apply for FEMA reimbursements for Hurricane Michael, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2905](#)

Vote on a request to approve \$3,131 Child Health Grant Funds

Attachments: [\\$3,131.00 Child Health Funds](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2927](#)

Vote on a request to approve \$1,000 from the Community Health Improvement Plan (CHIP), and the Community Health Assessment (CHA) Peer Review Grant Funds

Attachments: [\\$1,000 CHA-CHIP Peer Review Funds](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2928](#)

Vote on a request to approve \$18,000 Culturally and Linguistically Appropriate Services (CLAS) Standards Advancing Health Equity Grant Funds.

Attachments: [\\$18,000 CLAS Standards Advancing Health Equity Funds](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2929](#)

Vote on a Request to approve \$20,757 Maternal and Child Health Mini Grants Funds.

Attachments: [\\$20,757 MH - CH Health Equity & Social Determinants of Health](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2930](#)

Vote on a request to approve \$3,000 Association of Food and Drug Officials (AFDO) Retail Program Standards Grant Program Funds (G-SP-1810-06854)

Attachments: [\\$3,000 AFDO Grant Funds - Letter](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2932](#)

Vote on a request to approve \$3,000 Association of Food and Drug Officials (AFDO) Retail Program Standards Grant Program Funds (G-T-1810-06851)

Attachments: [\\$3,000 Award Letter Category 3 - FDA Seminar](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2931](#)

Vote on a request to approve \$5,000 Early Childhood Immunization Award Funds

Attachments: [\\$5,0000 Early Childhood Immunization Award](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2933](#)

Vote on a request to approve \$445.00 Family Planning State Funds Reduction

Attachments: [\\$445.00 Family Planning State Funds Reduction](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2934](#)

Vote on a request to approve \$22,154 Preparedness State Funds

Attachments: [\\$22,154 Preparedness State Funds](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2937](#)

Vote on a request to approve \$2,828.85 Association of Foods and Drug Officials (AFDO) Grant Funds.

Attachments: [\\$2,828.85 AFDO Grant Funds](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2947](#)

Vote on a request to approve to appoint James O'Keefe to fill the vacant Engineer Seat on the Board of Health effective 2-18-19.

Attachments: [BOH Seat Appointment Abstract](#)

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2984](#)

Vote on a request to reappoint Leonard Kreisman to the Board of Equalization and Review

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2949](#)

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

Attachments: [DOCK VIEW LANE PETITION](#)
 [DOCK VIEW LANE MAP](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2951](#)

Vote on a request to approve Fiscal Year 2018-2019 Budget Amendments

Attachments: [Budget Amendment 2018-2019 Feb](#)

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2953](#)

Vote on a request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for **Revised Sketch Plan** approval of the existing residential portion of the approved preliminary plan for 'Area D', consisting of 36 lots on 22.3 acres, located off SR-1813/East Camden, SR-1817/Millcroft, SR-1812/Weathersfield parcel #18998.

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

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2963](#)

Vote on a request to approve the 2018 tax lien advertisement

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2964](#)

Vote on a request to approve Tax Releases and Refunds

Attachments: [January 2019 Release and Refund Report](#)
[January 2019 NCVTS Pending Refund Report](#)
[January 2019 Manual NCVTS Pending Refund Report](#)

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, 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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2962](#)

Vote on a request to approve grant application to Crime Victim Services of NC Governor's Crime Commission for VAWA funding.

Attachments: [Chatham County LE Family Violence GPS and Phone Monitoring, Victim Services 2019 Internal Grant Approval Form](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2952](#)

Vote on a request to approve grant submittal for construction and

demolition collection pilot program at two collection centers.

Attachments: [Chatham County CWRAR 2019 Grant Proposal.pdf](#)
[Internal Grant Approval Form SW&R Feb 2019.pdf](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2985](#)

Vote on a request to approve the PCCM Participation Agreement, known more commonly as the DMA 3-Party Agreement, covering services provided by NC Community Care Networks (N3CN), Inc. and authorize the County Manager to execute the agreement.

Attachments: [Memo to County Managers](#)
[PARTICIPATION AGREEMENT 012319 Government Entity \(fillable.pdf\)](#)

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2966](#)

Vote on a request to approve the Interlocal Agreement for Water Intake Service.

Attachments: [Chatham Water Intake New Agreement_CaryApex_final for signatu..021819](#)

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2950](#)

Vote on a request to approve the fire contracts between the County and the Northview Fire Department and the Staley Volunteer Fire Department

Attachments: [Attachment A-N.C.G.s 69-25.5.](#)
[Attachment B-Northview FD-Chatham County Contract](#)
[Attachment C-Staley VFD-Chatham County Contract](#)

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2972](#)

Vote on a request to approve the Reciprocal Parking Easement Release and Wastewater Treatment Allocation and Easement Agreement with Briar Chapel and authorize the County Manager to execute the agreement.

Attachments: [County Parking and Sewer Agreement](#)

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

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2976](#)

Vote on a request to Approve \$13,000 for Emergency Housing to Central Piedmont Community Action, Inc. from the Housing Trust Fund

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2971](#)

Vote on a request to approve the revised Chatham County Agriculture and Conference Center Rental Policy.

Attachments: [Revised CCACC Policy 02.18](#)

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

End of Consent Agenda

SPECIAL PRESENTATION

[19-2968](#)

Presentation of the Ernest B. Messer Award to the Chatham County Council on Aging for excellence in addressing the needs of the County's older citizens.

Joyce Massey Smith, Director of the North Carolina Division of Aging and Adult Services, presented the Chatham County Council on Aging with the Ernest B. Messer Award. Chatham County Council on Aging Director Dennis Streets accepted the award.

Ms. Smith stated the Messer Award recognizes a community that has excelled in

addressing the needs of its older citizens. The award is named for Ernest B. Messer who was a Representative in the North Carolina General Assembly and was also the Secretary for the Department of Aging. He was an advocate for seniors in the community. The country and the state are aging. In 2019 there will be more people in North Carolina over the age of 60 than people between the ages of birth and seventeen.

Ms. Smith said Chatham County is clearly a community that excels in addressing the needs of its older citizens. For nearly forty-five years, Chatham has looked to its Council on Aging to serve as the primary portal for services for older adults, their families, and their caregivers. The Council on Aging has two Senior Centers that have been designated by the state as Senior Centers of Excellence. The leadership of the Council on Aging really stands out to them. Chatham County is to be commended for developing a comprehensive County Aging Plan. The Senior Education Conference in Chatham is an awesome opportunity for older adults and their families to learn about resources. The Council on Aging has over 285 active volunteers serving older adults and some are older adults themselves. The Collaborative Database for home modification and repair is a model for counties statewide. Ms. Smith thanked the Board of Commissioners for supporting aging in the community.

Mr. Streets said it is a very meaningful award. He knew Rep. Messer a little bit and he was very much a sports and fitness enthusiast. Rep. Messer also was the champion for the rights of residents in nursing homes and assisted living. Mr. Streets said the award is not for an individual or even a single organization but to a community that is excelling for meeting the needs of its older community. He thanked the Board of Commissioners, the Board of the Council on Aging, the volunteers, and the interns for their support.

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

[19-2969](#)

Vote on a request to adopt a Resolution Supporting Local Control of School Calendars

Attachments: [resolution supporting school calendar flexibility feb 2019](#)

Chair Dasher read the resolution into the record.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2019-09 Supporting Local Control of School calendars, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

[19-2959](#)

Article 46 Local Option Sales Tax Informational Presentation

Attachments: [Article 46 presentation Feb BOC meeting](#)

Budget Analyst Darrell Butts gave a presentation to the Board. (Presentation attached)

Vice Chair Hales asked if a resolution has to be adopted before there could be a referendum. Mr. Butts said a resolution could be done after a referendum.

[18-2834](#)

Vote on a Legislative request for a text amendment request for the Chatham County Zoning Ordinance, specifically Section 10.13 Table of Permitted Uses, Churches and other places of worship to be changed from P+ Permitted to be required to obtain an approved Conditional Use Permit in order to locate in R-1, R-2, and R-5 Residential zoning districts.

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

Planning Director Jason Sullivan reviewed the specifics of the request.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2019-10 Adopting a Consistency Statement for the Denial of a Text Amendment Request to the Chatham County Zoning Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to approve denial of the request. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

Vice Chair Hales asked the Board to direct staff to review supplemental standards for all places of assembly.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to direct staff to review supplemental standards for all places of assembly. The motion carried by the following vote:

Aye: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford

PUBLIC HEARINGS

[19-2965](#)

Hold a public hearing to receive public comment on a proposed incentive for EG-Gilero and vote on a request to approve the incentive agreement and authorize the County Manager to execute the agreement.

Attachments: [EG-Gilero Incentives Public Hearing Presentation](#)
[Chatham County Incentive Policy](#)
[EG Gilero Incentive](#)

Chatham Economic Development Corporation Interim President Alyssa Byrd gave a presentation to the Board. (Presentation attached)

Kevin Miller, Director of Finance for EG Gilero said the company would reach 60 employees in 2022.

Vice Chair Hales asked if they are ready to occupy the building. Mr. Miller said they are a long way away from occupying the building. The building is going to need quite a bit of work to give it the appearance of a medical facility. They would like to make it more attractive on the outside as well. Vice Chair Hales asked when they expect to occupy the building. Mr. Miller said they have applied for a building reuse grant and they will know about that in April. If that all goes well, construction may be three to six months and then they could start having individuals working out of that space. The goal is to have people working there this year.

Chair Dasher asked if they will keep their Morrisville headquarters. Mr. Miller said yes.

The Chair opened the hearing.

No one signed up to speak.

The Chair closed the hearing.

The County Manager said staff will work out the incentive agreement and bring it back to the Board at the next meeting.

[19-2955](#)

A Legislative public hearing request for general use rezoning from CU-Ind Heavy back to R-1 Residential by Jim Saputo on property located at 148 Rush Rd. New Hill, Parcel No. 5545, being approx. 51.6 acres.

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

Planning Director Jason Sullivan reviewed the specifics of the request.

Vice Chair Hales asked if the parcel is landlocked. Mr. Sullivan said the applicant's representative could address that.

Mark Ashness with CE Group addressed the Board. He said his client owns the parcel east of the parcel up for the rezoning. It has direct access to Old US 1.

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.

[19-2957](#)

A Legislative public hearing request by Charles Walker for conditional district rezoning from R-1 Residential to CD-RB Conditional District

Regional Business on property located off Hillside Dairy Rd., Parcel No. 12236, being approx. 29.594 acres, for grounds and facilities for open air games or sports specifically for regulation size cricket fields.

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

Planning Director Jason Sullivan reviewed the specifics of the request.

Charles Walker, the representative for the owners of the cricket fields, addressed the Board. There will be two cricket fields. No structures will be built on the site. They will not put in a parking lot because the number of people coming in will be so small and intermittent it will not be necessary. He has not found any type of use restriction on the easement. The Appearance Commission gave its unanimous support. They believe this is a low impact use for the area. There are ten players to play a game and the games take about two or three hours. There will be portable latrines. The owner will use the silo on the property as a landmark to find the fields.

Vice Chair Hales asked if it will be a secured facility. Mr. Walker said there is not going to be anything there to secure.

Commissioner Howard asked if the fields required maintenance. Mr. Walker said the owner will be responsible for the maintenance and it will not require any heavy equipment. Commissioner Howard asked if the games would be seasonal. Mr. Walker said yes.

The Chair opened the hearing.

Lynda Smith stated she lives on the property adjacent to this property. She purchased her house in December and found out about the cricket fields when she moved in. She believes they will be putting the parking lot in her front yard. People come to the county for tranquility. She doesn't believe the owner has a vested interest in keeping the community quiet and peaceful. She fears property values will be affected. If the property gets rezoned there is no mention of complying with the ordinance section 14.2. The easement off of US 64 is already a hazard and she believes the increased traffic will make it more dangerous. The grass parking will quickly be mud and be an eyesore. She asked where the portable latrines would be and how often they would be serviced because she is worried about the smell. There are 10 players per team and with officials and spectators that could easily be fifty people. She would like to know who would be responsible if the cricket ball damages neighboring property. She believes people may go into the woods to use the bathroom. She doesn't want strangers on her property. She thinks trying to get the property rezoned is a back door to do something else and develop it further. It is a public nuisance.

Mark Weitzel said he will be directly impacted by the cricket fields. He does not believe the fields will have any economic impact to Chatham County. This will lower property values. There will be a lot of dust from the traffic going in and out of the easement. The entrance off of US 64 is already dangerous and people coming from outside the county will not be used to it. He is also concerned about the location, maintenance and smell of the portable latrines. It will be an eyesore and make his property values go down. He works on the weekends which mean his wife is going to be home by herself while these games are going on. This will disturb the wildlife in the area. He hopes the rezoning is denied. He would like to stay a proud resident of Chatham County.

Mary Ellen Spivey said she has no objection to the rezoning.

Marty Raynor stated he owns M&M Alpaca Farm and he also owns the easement. The entrance off of US 64 is a hazard. A FedEx truck was hit. They are agri-tourism so they get a lot of tours and the weekends have heavier traffic. He believes a recreation facility is going to dramatically increase the traffic. The easement was intended for somebody getting to the back of their property, not for a commercial facility. He said they don't want to use the access coming off the back of the property because they would have to cross over the creek bed and would have to deal with water protection. He is not opposed to them building cricket fields. He is opposed to them using his easement. He does not believe the parking is feasible. He doesn't know what contaminants may be on the property. He said there are farms with animals all around this property. He has over 100 animals on his property. Alpacas are herd animals and cars going up and down the road will scare them.

The Chair closed the hearing.

This Agenda Item was referred to the Planning Board.

19-2958

A legislative public hearing request by the Chatham County Board of Commissioners to consider amendments to Sections 1-4, Definitions and Terms; 2-4 (4), Setbacks; and 2-4 (6), Height, of the Wireless Telecommunication Facilities Ordinance to provide a telecommunication tower height waiver for public safety service providers.

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

Planning Director Jason Sullivan reviewed the specifics of the request.

Vice Chair Hales asked if this was putting a cap on the tower height. Mr. Sullivan said it is not putting a cap but allowing for a waiver above 300 feet for public safety service providers only.

Chair Dasher asked if the public safety service provider would have to own the tower. Mr. Sullivan said yes but it would be available for other co-locations.

Vice Chair Hales asked if the Fire Tower Road tower is being replaced. Communications Director Mike Reitz said they are tearing down the existing tower and building a new tower. He will check into that to confirm. Highway Patrol will be using County towers.

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.

MANAGER' S REPORTS

Mr. LaMontagne reminded the commissioners that a Brickhaven tour is being planned for the first couple weeks of March and to please let Lindsay know if and when they would be attending. The Circle Project will be on the next agenda to be discussed at the next meeting. The DOT has contacted the County about a number of easements.

COMMISSIONERS' REPORTS

Commissioner Howard attended the Advanced Leadership Corps class through the UNC School of Government last week and cannot speak highly enough of the program. She encourages fellow commissioners to participate. She believes the program should be mandatory because it would improve relationships and communications. She hopes to serve as a model going forward. This one time annual event is available to Commissioners as well as local leadership but she would like to see it made available to state level employees as well.

Vice Chair Hales reminded the Commissioners that the next meeting for Jordan Lake One Water was to be held Thursday at the TJCOG offices; she said she would be attending. Neuse River Basin rules are up for review, so public comment is being solicited. Vice Chair Hales think this would be a good opportunity to take a look. She requested staff to review.

She also reminded her fellow Commissioners about the Empty Bowls Fundraiser being held by CORA Sunday at 5:30 at Galloway Ridge. It's an opportunity to meet a lot of workers in the community that engage with the food pantry and the soups are incredible. She encouraged them to stop by if able because it would give them the opportunity to meet people that are doing a lot of good.

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: 3 - Chair Dasher, Vice Chair Hales and Commissioner Howard

Absent: 2 - Commissioner Petty and Commissioner Crawford