

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
APRIL 21, 2008

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Chatham County Department of Social Services Building Conference Room, 102 Camp Street, located in Pittsboro, North Carolina, at 2:30 PM on April 21, 2008.

Present: Chairman George Lucier; Vice Chair Mike Cross; Commissioners Patrick Barnes, Carl Thompson and Tom Vanderbeck; County Manager, Charlie Horne; County Attorney Jep Rose; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The Work Session was called to order by the Chairman at 2:32 PM.

Work Session

Tour of new DSS Facility begins at 2:00 PM

- A. US #64 Corridor Presentation by David Wasserman
- B. Status Report of Moratorium Tasks
- C. Discussion of TJCOG Contract Revision Proposal
- D. Information about Transportation Money
- E. Staley Fire Department recognition for fire services/reduction in fire insurance rating for their coverage area
- F. Discussion of wireless broadband in Chatham County

Chairman Lucier stated the agenda order would be modified since some individuals had not yet arrived.

TRANSPORTATION MONEY INFORMATION

Keith Megginson, Planning Director, stated that the Board had asked that staff check into the recent email sent out by the MPO; that they had discovered that the funds came from over several years; that the elected officials in the MPO had asked that requests be prioritized; that the MPO received twice as many requests as they had funds for; that the funds were allocated only a year by year basis; that if the County had wanted to submit a project it would have had to be in by last week; and, that they had missed the opportunity for this year. Mr. Megginson said any funds awarded required a 20% match; that the project that would most likely be submitted would be one for bike and pedestrian or some other recreation program such as trails; that a Recreation Master Plan was underway at this time; and, that the MPO funds could be used only for projects that were within the County’s MPO planning area.

Chairman Lucier stated that would be just the upper northeast quadrant of the County. Mr. Megginson stated that was correct, and he had wanted to update the Board so that they could begin thinking about what project to put forth next year. He added that the projects would have to have complete information, including engineering cost estimates and the like.

Chairman Lucier stated he believed they would definitely want to put forth a project for next year, and said perhaps a new pedestrian bike path from the new high school to the Big Woods Park might be considered and would stand a good chance of being funded. Mr. Megginson stated that with projects like that, they would need to look at the Parks and Recreation budget, adding that NCDOT typically did not allow sidewalks on its rights-of-way, and, they would need to look at long-term maintenance issues.

BROADBAND WIRELESS DISCUSSION

Lisa West, Chatham County Grants Writer, stated that the USDA had announced a grant was available for broadband wireless in rural communities that did not have it; that in response the County had formed a committee to work with a local wireless company; that the guidelines

for the grant stated that it was for townships where broadband did not already exist; that the grants were for US census townships; that the Committee had decided to target the Matthews Township and Bear Creek Township; that in the Matthews Township, in a part of Siler City, broadband already existed; that in the Bear Creek Township the western portion was served by a company that offered DSL; that they had gone back to USDA who had informed the Committee that they were not eligible to apply for the grant; that after thinking about it the Committee had decided to provide more feedback to USDA since the Committee felt that they were being shut out; that the Committee agreed with the goals of the grant and the need for broadband; that the County needed it to encourage economic development; and, that the Committee would be sending a letter on behalf of the County to the USDA to ask for reconsideration and to revise the guidelines so that the County might be eligible.

Chairman Lucier stated Ms. West had done a good job writing the letter, noting it was clear and concise and to him was very compelling in the reasons why the policy should be revised so that the County could be included. He asked if the Business Park was within the town limits of Siler City, and if they were already served by broadband. The County Manager stated that Charter was supposed to be serving the Park, but did not know if it had been done.

Chairman Lucier stated this was incredibly important, noting it was a primary recommendation emerging from their economic development strategy; that without broadband access throughout the County they would be at a disadvantage in terms of economic development; and, they should be working to get the USDA's policy revised, if possible. He suggested contacting Congressman Ethridge and Congressman Price as well. Chairman Lucier stated it should also be made clear that the letter was coming from him as Chair of the Board, and that it was a unanimous recommendation from the entire Board of Commissioners.

Commissioner Vanderbeck stated that besides himself, the Committee included Mark Ellington, Dianne Reid, Holly Coleman, and Debra Henzey; that they were talking about a basic infrastructure improvement that was just as important as sewer and water that was necessary to not only get people to stay here but to get people to relocate here; that by placing certain stipulations on the grant the County was getting mixed messages; and, that it was important to address that.

STALEY FIRE DEPARTMENT RECOGNITION FOR FIRE/SERVICES/REDUCTION IN FIRE INSURANCE RATING FOR THEIR COVERAGE AREA

The County Manager introduced Chatham County Fire Marshal Tom Bender, and thanked the representatives for taking time to come today so that the County could recognize what they had done and encourage others to do the same.

Tom Bender, Chatham County Fire Marshal, introduced Chief Ronnie Williams and Assistant Chief Larry Hicks from the Staley Fire Department. He stated that the massive effort the Fire Department had undertaken had taken about 2½ years to prepare for; that the result was a reduction in their fire insurance rating from a nine to a seven; that depending on the individual insurance company, that would save a homeowner in the affected area anywhere from around 21% to 35% on their homeowners insurance; that equally important was that other fire departments were looking to lower their fire ratings, and as a result three other fire departments were now taking classes to determine how to lower their rates. Mr. Bender said the hope was that it would have a "snowball" effect throughout all fire departments in the County.

Chief Williams thanked the Board for its recognition, noting they were glad their efforts had not gone unnoticed and this recognition would help to get the word out that insurance rates should be reduced.

Chairman Lucier stated this was a good time for this to happen, since everyone was having to deal with the rising costs of gasoline and anytime you could do something that resulted in that kind of savings, it should be acknowledged. He stated what they had done was an example to other fire departments, and congratulated them on their achievement. Chairman Lucier also suggested that the County have a plaque made to be hung in the Staley Fire Department.

Commissioner Thompson asked what some of the specific things were that they had done to lower the rate. Chief Williams said one important aspect was the amount of training hours

their members had been able to document, as well as that all of their records had been kept up to date so documentation was made more efficient, as well as service, testing, and repair of all equipment. He stated that if they had had a ladder truck, the rating would possibly have been lower than seven.

Chairman Lucier reiterated the Board's congratulations, noting they were all proud of their efforts.

US HIGHWAY #64 CORRIDOR PRESENTATION

Chairman Lucier welcomed David Wasserman, noting the Board was interested in what he had to say since US Highway #64 ran through the heart of Chatham County for about forty miles and how well that road worked was an important issue for the long-term future of the County.

David Wasserman, professional engineer with the NCDOT Transportation Planning Branch, provided a PowerPoint regarding the Board of Transportation's 2004 Strategic Highway Corridors study as it pertained to US Highway #64 as follows:

What will this do?

- Promotes mobility and creates connectivity
- Fosters economic prosperity
- Minimizes impact to the environment
- Wise use of limited dollars

What are the corridors they are talking about?

- A set of existing highways vital to moving people and goods within and just outside North Carolina.

Goals

- Create up-front vision for each corridor
- Affect long-term decision making
 - ◆ Funding decisions
 - ◆ Project planning and design decisions
 - ◆ Driveway permits (access) and traffic signals
 - ◆ Corridor preservation
 - ◆ Local land use decisions

Corridor Selection Criteria

- Mobility: Significant traffic volumes and vital to the State's and/or region's interest
- Connectivity: Provides a connection between activity centers
- Interstate Connectivity: Provides a connection between existing and/or planned interstates
- Interstate Reliever: Currently serves or has potential to serve as a reliever route to an existing interstate facility

Facility Types

- Developed definitions of different facility types for all Strategic Highway Corridors
- Primarily based on level of access, median, driveways, and traffic signals
 - ◆ Freeways
 - ◆ Expressways
 - ◆ Boulevards
 - ◆ Thoroughfares

Freeways

- 55 mph or greater
- Minimum 4 lanes with median
- Access only provided at interchanges
- All cross streets are grade-separated
- No traffic signals
- No driveways

- Examples: I-40, I-95, US 264 between Wilson and Greenville, and US 70 between Dover and New Bern

Expressways

- Speed limit: 45 to 60 mph
- Minimum 4 lanes with median
- Access at interchanges for major cross streets, at-grade intersections for minor cross streets
- No traffic signals
- Limited/no driveway access encouraged
- Median breaks for U-turns or leftovers
- Use of acceleration and deceleration lanes
- Examples: US 70 around Goldsboro, US 117 north of I-40, US 220 in Rockingham County

Boulevards

- Speed Limit: 30 to 55 mph
- Minimum 2 lanes with median
- At-grade access at major and minor cross streets
- Traffic signals allowed
- Limited driveways allowed but access may be restricted to right-in/right-out; major driveways may be allowed full movements
- Some mid-block U-turns
- Examples: US 70 between Clayton and Goldsboro, US 19/23 (Patton Ave) in Asheville, NC 55 (Holly Springs Bypass)

Two Strategic Highway Corridor Vision Maps displayed.

US 64/NC 49 Study – Phase 1

- Evaluated regional travel patterns and existing US 64-NC 49 corridor
- Developed a vision for the future
- Recommended a series of steps to reach vision (Freeway and Expressway)

Phase I Map

- Red – 2 lanes
- Orange – 5 lanes
- Yellow – 4-lane highway
- Green – 4-lane freeway
- Blue – 6-lane freeway

Phase IIA Study Area

- Total study length is 19 miles - 10 miles in Chatham County (2 Jordan Lake), 9 miles in Wake County.

Importance to Chatham County

- Increased growth over the last decade due to recent highway improvements and proximity to RTP, Cary, and Raleigh.
- Growth will continue to increase as NC 540 projects are completed.
- Once NC 540 is completed to US 64 and US 1, Western Wake and Eastern Chatham Counties will be an easy commute to RTP (See Wake Forest).
- Property owners want to know how changes to access on US 64 will affect them.

Map showing 2000 traffic volumes at 10,000 and 15,000

Map showing 2004 traffic volumes at 12,000 and 18,000

Map showing 2020 estimated traffic volumes at 34,000 and 42,000

Map showing 2030 estimated traffic volumes at 47,000 and 57,000

Estimated traffic volumes for 2035: 60,000 and 70,000

Products

- Functional designs
- Traffic forecast

- Environmental analysis
- Systems linkage
- Community involvement
- Short-term plan of improvements
- Phasing plan
- Land use strategies
- Cost estimate
- Agreements
- Documentation

Functional Designs - Show design of freeway and expressway sections. Will include:

- Right-of-way requirements
- Access/interchange locations
- Grade separations
- Environmental features

Land Use Strategies

- Examine existing and future land use/zoning
- Recommendations on changes
- Incorporate concepts from Land Use Guidelines document

Community Involvement

- Series of 2 workshops to gain input on ideas for improvements and solicit feedback on designs
- Newsletters, website, visualizations

Workshops - First Series

Focus on long-term plan alternatives:

- Monday, May 19, 2008 - Apex High School
- Tuesday, May 20, 2008 - Northwood High School

Both scheduled from 5:00-8:00 PM

Second Series

- Present recommended long-term plan
- Present short-term improvements
- Present land use recommendations
- Tentatively scheduled for October 2008

Newsletters – one already sent out and three more to be published; sent out to all property owners within 1,800 feet of the corridor on either side

Short-term plan

- Recommendations on low-cost improvements
- Implemented prior to freeway/expressway
- Superstreet, median improvements, traffic engineering innovations, other access management improvements

Map – Expressway – Directional Crossover – Limited Control of Access

- Service roads – access to businesses
- Access provided at public streets only
- No traffic signals at intersections
- Control of access fence.

Photos displayed showing example of Superstreets

- instead of a full movement intersection where you turn from a side street onto or to cross over a highway, you would move about 800 feet beyond the intersection and make a U-turn, then continue with your movement
- much safer for corridors and eliminates need for traffic signals in many cases
- signalized Superstreet recently constructed on US Highway 15-501 in Chapel Hill

Agreements

- MOU following study to include study results in Transportation and Land Use Plans

Corridor Development Team

- Purpose – To oversee and guide the Study. Includes approximately 30 officials:
 - ◆ Staff from 7 Funding Partners - NCDOT, CAMPO, Cary, Apex, Pittsboro, Wake County, and Chatham County
 - ◆ Other Partners - State Parks, Corps of Engineers, FHWA, and Triangle Area RPO

Mr. Wasserman stated that all information could be found at www.ncdot.org/~us64study.

Chairman Lucier asked if the estimated traffic volumes were based on the TJCOG traffic studies. Mr. Wasserman stated they had used a combination of things, such as the Triangle Regional Traffic Model, a traffic model for the entire study area developed in Phase I, and a combination of other things.

Commissioner Vanderbeck asked regarding Superstreets, what kind of area would one expect to see between those. Mr. Wasserman stated it would vary depending on the road. He stressed that in the future, having a service road was much safer and caused less conflicts.

Chairman Lucier asked what this would mean for roads, noting they had a series of roads that bordered Wake County and Pittsboro that would potentially be impacted by this, including NC #751, #1008, Wilsonville, Big Woods Road, and Mt. Gilead Church Road which connected US #15-501 to US #64; that they were also working through a Major Corridor Study that was trying to help identify areas where economic development could be stimulated in the County; that it appeared that whatever they did they may be overwhelmed by any decisions that NCDOT made regarding intersections and other issues; that they wanted advice in terms of planning; that they had a task force working on a corridor ordinance for over a year, as well as the Planning Board; and, that the draft corridor ordinance was expected to go to public hearing in a couple of months.

Mr. Wasserman stated that one of the purposes of the study was to get ahead of the growth so that they did not end up with a situation like that on Capital Boulevard in Raleigh; that what they were trying to do was to protect and preserve land that would be needed in the future for interchanges and to create separations; that for those intersections Chairman Lucier had mentioned, alternatives needed to be studied; and, that they were not yet far enough along to offer specific recommendations, but they would stay in touch with Planning Director Keith Megginson and Assistant Planning Director Jason Sullivan.

Chairman Lucier stated the County was considering an economic node along NC #751, and asked how would they plan that in terms of design guidelines if they did not know what the shape of the road would be in that area. Mr. Wasserman responded they would eventually get far enough along that they would know what the interchange footprint would be like, and ideally keep a lot of that development out of the area, if possible.

The County Manager stated he believed the question was how did the County overlay its plan with what NCDOT was planning on doing, and make it stick. Mr. Wasserman stated that NCDOT did not have the power to make the land use decisions; the only real power they had was working with the County on the access side of things, along with coordination and collaboration up front so that when a site plan was developed for an area, they would know roughly where the structures should not be located because in the future they did plan to put an interchange there. He added that preserving the right-of-way was important.

Chairman Lucier stated when you had a rapidly growing county like Chatham, they had to make land use decisions quickly and fairly and in such a way that they were sustainable; that they were not arguing against the need to upgrade, but it was a very important issue for the County; that for US #64, their preference would be to get people through Chatham County as quickly as possible, although they would like a few to stop and shop; and, that they had to make planning and zoning decisions based on conditional use, and those decisions had to be made now because of their rapid growth. He asked when the County made a decision along a corridor, how would NCDOT be involved in that.

Mr. Wasserman stated they would typically look at that from the access side of things, such as driveway permits. He said ideally, the County and NCDOT would have a lot of coordination and collaboration up front so that as a site plan was developed that everyone, including the developer, the planners, and NCDOT would know exactly what was being proposed and the general expectations.

The County Manager stated if the Board was looking at rezoning a node to ½ mile on each side, the consumption of land for an interchange may take 50% of that. If that were to happen, he said, the County would need to plan for how large that circle would be way ahead of time. Mr. Wasserman said the first question would be when the County needed a decision on design. The County Manager stated they were working on the nodes now.

Chairman Lucier stated the Planning Board was currently working on that. Dave Klarmann, Planning Board Member, stated that was correct.

Loyse Hurley stated she could see massive citizen confusion. She said NCDOT would be holding a meeting on May 12th in an area that the County had already zoned RA-40 for 1,500 feet, but the NCDOT had sent out a newsletter for 1,800 feet.

Chairman Lucier agreed, noting citizens would not differentiate between what the Commissioners were doing and what NCDOT was doing; that it would cause citizen confusion because the County had just zoned the major corridors 1,500 feet on each side; that the zoning was a prelude to developing economic development centers along those major highway; that the County was holding meetings with the landowners affected by those rezoning decisions, particularly business owners; and, now when NCDOT began its workshops citizens would become more confused. Mr. Wasserman suggested that this was a multi-party effort and they were well aware that such confusion might arise, but they would make every effort to eliminate some of that potential confusion.

Commissioner Barnes stated they were ultimately looking at this going from Raleigh/Cary to Charlotte, that is, US #64 and #49. Mr. Wasserman said long term, yes. Commissioner Barnes said that it would go to Pittsboro and right on through to Siler City. Mr. Wasserman stated that was correct. He reiterated that they were trying to avoid poor decision-making that had occurred in the past, and again used Capital Boulevard in Raleigh as an example. Mr. Wasserman said in the future, they may be considering some kind of bypass around Siler City.

Chairman Lucier asked had the Siler City Town Council been notified of these plans. Mr. Wasserman stated he had not personally kept in touch with Siler City. Chairman Lucier stated he believed it was a good idea to keep them informed of future plans, even though they would not be directly involved until much later. He stated the County was putting protections on US #64 between Pittsboro and Siler City so it would remain fairly open for a period of time. Mr. Wasserman said that Jack Meadows from Siler City had been involved in the initial planning phase, but Siler City had not been involved. Chairman Lucier reiterated that he believed it was important that Siler City been kept informed.

Commissioner Vanderbeck stated he believed this issue spoke to the issue of a Transportation Advisory Committee and land use planning, noting they were very difficult to separate; and, if they could get that committee up and going it could help to keep an eye on these issues. He stated that from this presentation, he did not see how public transportation played a part in the study. Mr. Wasserman stated the study concentrated on highways on a regional basis, and public transportation was not a part of the scope of the study, although they were in touch with those that had existing transportation systems. He said that was not to say that TTA and others would not be involved in the future, as far as these roads being used as express lines to various locations such as RTP.

Chairman Lucier stated the County was a part of the MPO but not CAMPO. Mr. Wasserman stated that was a good point, noting that this project would take a lot of coordination.

Mr. Megginson stated when people came to the County and asked them about land on US #64, they knew based on the information provided with their permits that they may not always retain direct driveway access to US #64. He stated that was one of the ways the County was protecting the corridor.

David Hughes asked if NCDOT was making provisions for the purpose of right-of-way acquisition. Mr. Wasserman stated that presently there were no funds set aside for improvements, noting that at this point, it was only a plan for the future.

Commissioner Vanderbeck asked where the funding would come from to actually implement this. Mr. Wasserman said there was no funding for implementation at this point, but that would come as they moved forward and reached the point of determining when improvements should be made.

Chairman Lucier stated the competition for such funding was strong, and NCDOT was not heavily funded. Mr. Wasserman said they tried to stretch those funds as much as possible, noting it was essentially a matter of balancing access and mobility. He reminded the Board of the workshops scheduled for May 19th and 20th, adding at those meetings they would present the long-term designs and some of the potential options. Mr. Wasserman stated they were contemplating holding workshops for local officials just prior to the scheduled public workshops, and asked if the Board was interested in that.

Chairman Vanderbeck stated he believed that would be a good idea. Mr. Wasserman stated he would try to get that set up. He asked if there was a meeting schedule or any link on the website regarding the Strategic Corridors study. Jason Sullivan, Assistant Planning Director, stated they had a link to the NCDOT website. Commissioner Vanderbeck stated perhaps they needed to provide a link and put out some press releases regarding the workshops. Mr. Wasserman stated he had talked with Debra Henzey who had agreed to put out a public service announcement.

Chairman Lucier stated this was an important issue for the County, and thanked Mr. Wasserman for his presentation.

BREAK

The Chairman called for a five-minute break.

STATUS REPORT OF MORATORIUM TASKS

Mr. Megginson stated before he provided the status report, he wanted to respond to a question about coordination with NCDOT's efforts and the Major Corridor Task Force. He stated that last summer, Mr. Wasserman had presented to the Task Force information similar to what had been presented to the Commissioners today, so that Task Force knew of the plans. Mr. Megginson said regarding the confusion about the mailing of the letter, the letter they had mailed out was sent to those who had been newly zoned RA-40, so those already zoned had not been included in that mailing. He said hopefully when NCDOT sent out its letter, property owners would not get too confused.

Chairman Lucier stated then those in the unzoned areas would not get a letter from NCDOT. Mr. Megginson stated that was correct.

Mr. Megginson stated in regards to the moratorium status, it had been broken down into three parts: the Major Corridor Ordinance, the Zoning Ordinance, and the Subdivision Regulations. He said the Major Corridor Ordinance was probably the furthest along; that the Planning Board would discuss it at its regular meeting on May 7th, and if they did not finish then, they would continue the discussion at a special meeting on May 8th; that they had heard from the Appearance Commission, and their comments had been given to the Planning Board for consideration; that they had not yet heard from the EDC but expected to shortly; that on May 12th the meeting with property owners was scheduled and the Tax Office would have appraisers available to answer questions; and, one thing to consider was did they want the Planning Board to deal with individual properties or was that a decision the Board of Commissioners wanted to make, adding that how quickly things moved forward would depend on how things were routed.

Chairman Lucier stated his response would be perhaps not to have the Planning Board look at individual properties on a general basis, but to look at any considerations that should be thought about.

Mr. Megginson stated that at the Board's May 19th meeting, there may be decisions the Commissioners would want to make; that at the last Planning Board meeting, Task Force Chair Graybill had presented some recommendations, one which was to extend the corridors down Highway #902, Fearington Road, and Old Graham Road; and, if that was something the Board wanted to consider then those property owners would need to be notified. Mr. Megginson said they would need to know if the Board wanted to proceed in that manner or not.

Mr. Megginson stated that NCDOT's US #64 Strategic Corridor Plan meeting was scheduled on May 20th at Northwood High School; that the Commissioners would meet again on June 2nd to continue the discussion; that on June 3rd the Planning Board would meet to give recommendations on the individual property rezonings and on the Land Development Plan and the land development map and zoning map; that on June 16th the Board would consider setting the public hearing on the Planning Board recommendations; that the public hearing would possibly be scheduled between July 15th and July 31st; that the Planning Board would consider all comments and formulate recommendations; that on August 18th the Commissioners would consider adoption of the Planning Board recommendations; that on September 2nd the Commissioners would again consider the recommendations for adoption if necessary; and, that on September 15th the Commissioners would take final action for adoption.

The County Manager stated the reason the schedule called for the Commissioners to set the public hearing at its June 16th meeting was to provide time for the required legal notices. Mr. Megginson stated that was correct.

Chairman Lucier asked when the Board's regularly scheduled meeting was in July. Mr. Megginson replied it was July 21st. Chairman Lucier stated they could potentially hold the public hearing then, and the day after, if necessary.

Mr. Megginson stated that Paul Black had reviewed the schedule and saw no problems with it.

Chairman Lucier asked if the Planning Board had reviewed the schedule. Mr. Megginson stated they had not yet seen it, but they would be meeting on May 7th. He said if the Commissioners wanted to change any of the current review procedures, then the Planning Board and staff would need to know that. Mr. Megginson stated that Fred Royal was present because much of the review involved environmental assessments.

Chairman Lucier stated it would likely be a good idea for Planning Board Chair Sally Kost to meet with him and Commissioner Cross if he was available prior to the May 15th meeting. He stated the key thing was the environmental assessment requirement, and how that needed to be integrated into the Subdivision Ordinance to establish a process that was identifiable and understandable, and asked where they were in that process. Fred Royal, Environmental Resources Director, stated that draft language had been generated and some key areas had been identified. Chairman Lucier asked if they had a timetable for when that work would be done. Mr. Royal stated it depended on what environmental performance standards the Commissioners wanted, noting there was a long list that could be selected from. Chairman Lucier asked would the Commissioners soon receive something to react to in the not too distant future.

The County Manager stated that Jep Rose had been asked to develop a standard. Jep Rose, County Attorney, stated they had begun work on that last week, and he expected work would be completed by the end of the month, that is, at least a rough draft of the standards. The County Manager said he did not believe anything could be approved by the moratorium deadline, so his suggestion was to extend it until they got some substance for the Subdivision Ordinance.

Chairman Lucier asked if they were going to extend the moratorium, what things would need to be done, and when. Mr. Rose stated they would need to go through the same process as before, with a public hearing scheduled and notices sent out. Chairman Lucier stated if they were considering extending the moratorium, a public hearing would have to be scheduled at the May 19th meeting. Mr. Megginson said it could be done on May 5th and then the public hearing held on May 19th. Chairman Lucier stated getting those benchmarks in place in the Subdivision Ordinance was critical and were elements that needed to be completed; that he was less worried about the Major Corridor Ordinance because the major corridors had already been zoned, and any activity there would go through the conditional use process; and, that he was not a big fan of

the moratorium, but believed that on May 5th they needed to consider whether or not to call for a public hearing on May 19th to extend it, and asked if that seemed reasonable.

Commissioner Thompson stated he believed they needed to think in terms of how long they would extend the moratorium.

Commissioner Barnes stated it looked like January 1, 2009. The County Manager stated that was not unrealistic given what was now before the Board and the elements of summer vacations and members coming on and going off the Task Force. Commissioner Barnes stated he did not believe it could be finished before January 1st. The County Manager stated their hope was that the draft would give the Board some refinement of the environmental assessment standards, and once that was done it could be integrated fairly quickly. He stated this was the first piece that needed to be in place to be woven into the Subdivision Ordinance to make it work the way they wanted.

Chairman Lucier stated they needed to think about information that could be provided at or before the May 5th meeting about what the duration of an extension might be if the Board in fact did vote to call a public hearing on May 19th.

Commissioner Barnes stated he would rather see the process be longer than necessary rather than to come up short and be rushed.

Commissioner Thompson stated he believed that was a good point, noting that he believed a six-month extension would provide adequate time.

Chairman Lucier stated he wanted the audience to understand that the Commissioners were not voting on that, but were only discussing it.

Commissioner Vanderbeck stated the more information they received prior to the meeting on May 5th, and with recommendations from their planners, their legal firm and the subcommittees, they could then assess some realistic date to aim for.

Loyse Hurley stated that if the Planning Board took three months to review it, it would put them into November based on the present schedule.

Commissioner Barnes stated that was why he had said January 1st was the soonest, but that still did not leave much wiggle room.

Chairman Lucier stated he was much more interested in the other elements, and the moratorium could potentially be lifted without everything else being completed.

Commissioner Barnes stated if other work was completed, they could always lift the moratorium.

Allison Weakley, Chairman of the Environmental Review Board, stated she did not believe the work could be completed on that quick timeline and urged the Board to build in enough time for the advisory boards to do their work.

TJCOG CONTRACT REVISION PROPOSAL DISCUSSION

Mr. Megginson stated they had received a request from Paul Black that the contract be extended and increased by just over 9% for an additional \$4,339; and, that the increase was due to interest from some Committee members to hire an Arborist to do some work for the Major Corridor Task Force; and, that the Manager be allowed to sign off on this increase due to the amount involved.

Chairman Lucier asked what LUCCI stood for. Mr. Megginson responded that was an acronym for Land Use Committee Coordination Initiative.

The County Manager stated he had wanted to bring this before the Board because it was directly involved with the moratorium as well as other issues.

Commissioner Vanderbeck moved, seconded by Commissioner Barnes, to approve the modified TJCOG contract and approve the additional amount of \$4,339.00 as indicated. The motion carried five (5) to zero (0).

Chairman Lucier asked were there any other issues that needed to be addressed prior to the Board going into Closed Session to talk about property acquisition and matters within the Attorney/Client privilege. The County Manager stated there was one item regarding water and a recommendation to change any future agreements with large developers like Briar Chapel that would allow that developer to use any prior purchased water allotment on future phases. For example, he said, if a developer purchased 50 and used only 40, then the remaining 10 could be used in future phases of that development.

Chairman Lucier stated there was a citizen who had requested that item be considered at tonight's session. The County Manager agreed there was no problem doing that; otherwise, the Closed Session was the only remaining item.

Commissioner Vanderbeck stated the issue would have better public viewing by hearing it at tonight's meeting.

Commissioner Cross stated that on May 9th and 10th, there was an infrastructure retreat in Greensboro sponsored by the Research and Policy Institute of Emerging Issues. He said the retreat would be at the Proximity Hotel, and would be a Friday afternoon session as well as a Saturday morning session. Commissioner Cross said on May 22nd, there would be a State Water Issues, one-day forum at the Sheraton Imperial at Research Triangle Park. He said if the Commissioners wanted to attend either of those meetings, they should let staff know so that reservations could be made.

Chairman Lucier stated he had circulated a letter from Tim Morgan of Evergreen Construction Company which asked if funds were available to help develop affordable housing in the area. Chairman Lucier suggested that it be put on the agenda for the Board's May 5th meeting.

Commissioner Vanderbeck stated he would forward that letter on to the Affordable Housing Task Force, noting they would meet the Friday before the Board's May 5th meeting.

CLOSED SESSION

Commissioner Barnes moved, seconded by Commissioner Thompson, to go out of the Work Session and convene in Closed Session for the purpose of discussing property acquisition and matters within the Attorney/Client privilege. The motion carried five (5) to zero (0).

WORK SESSION

Commissioner Barnes moved, seconded by Commissioner Vanderbeck, to adjourn the Closed Session and reconvene in the Work Session. The motion carried five (5) to zero (0).

RECESS

Commissioner Thompson moved, seconded by Commissioner Vanderbeck, to recess the meeting to the County Manager's Conference for dinner. The motion carried five (5) to zero (0), and the meeting was recessed at 4:58 PM.

The County Manager discussed plans for a tour of the Chatham County Business Park at the May 5, 2008 Board of Commissioners' meeting.

ADJOURNMENT

Commissioner Cross moved, seconded by Commissioner Thompson, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 5:35 PM.

George Lucier, Chairman

ATTEST:

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