



Chatham County, NC

Meeting Minutes

Board of Commissioners

Thursday, September 3, 2020

6:00 PM

Agriculture and Conference Center

**Residents may participate in the meeting remotely
by registering for the GoTo Webinar at:
<https://attendee.gotowebinar.com/register/5093823375286129424>**

Present: 5 - Chair Karen Howard, Vice Chair Diana Hales, Commissioner Jim Crawford, Commissioner Mike Dasher and Commissioner Andy Wilkie

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Howard asked everyone to pause for a moment of silence after which she invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

Chair Howard welcomed those in attendance and called the meeting to order at 6:01pm.

APPROVAL OF AGENDA and CONSENT AGENDA

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

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

[20-3603](#)

Vote on a request to approve the May 23, 2019 Budget Work Session Minutes and the May 30, 2019 Budget Work Session Minutes.

Attachments: [05.23.2019 Draft Minutes](#)
[05.30.2019 Draft Minutes](#)

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

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

End of Consent Agenda

BOARD PRIORITIES[20-3609](#)

Introduction of new Pittsboro Town Manager Chris Kennedy

County Manager Dan LaMontagne introduced Chris Kennedy, new Town Manager for the Town of Pittsboro.

Mr. Kennedy stated he looked forward to working with the Board and county staff.

Chair Howard thanked Mr. Kennedy for the introduction and welcomed him to the County.

Commissioner Crawford asked Mr. Kennedy for an update on the Pittsboro Town Hall. Mr. Kennedy stated the Town would seek USDA funding to finance the building. He stated the Town has been working with Hobbs Architects on the design. He also stated they are working to make sure the lease works for the Town as well as the County. Mr. Kennedy said the three things they are working on to secure USDA funding are a revenue projection for 5 years, a lease agreement with the county, and constructions drawings. He stated they were hoping to seek financing by the end of the calendar year and begin receiving bids for the project in early 2021.

[20-3610](#)

Vote on a request to approve intent to accept lease offer and authorize initiation of upset bid process

Attachments: [Consolidated Health Campus – Siler City](#)
[Chatham County -- Office Lease \(execution version\)](#)
[Ground Lease \(execution version\)](#)

County Manager Dan LaMontagne reviewed the specifics of the request about the consolidated health campus in Siler City. (Presentation attached)

Chair Howard asked about the details of the lease. Mr. LaMontagne stated Piedmont Health was leasing the ground from the county and the county was leasing space in the building from Piedmont Health.

Vice Chair Hales asked if the county would have a health clinic in the building. Mr. LaMontagne stated the county will have health staff there and the Health Department was still working with Piedmont Health to determine if they will offer clinical services in the building.

Vice Chair Hales asked if there would be a drop-off place for public transit at the building. Mr. LaMontagne stated that he has had conversations with Anna Testerman from Chatham Transit about adding a stop at the building.

Chair Howard asked what the plans were for the buildings currently holding Piedmont Health and the Siler City Health Clinic. Mr. LaMontagne stated they were considering different options including leasing them to nonprofits or converting them into affordable housing.

Chair Howard asked whether Daymark would have space in the building. Mr. LaMontagne stated they were planning to provide office space for Daymark as well as DSS in the building.

A motion was made by Commissioner Dasher, seconded by Commissioner Crawford, that this agenda item be approved. The motion carried by the following vote:

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

PUBLIC HEARINGS

[20-3577](#)

A Legislative public hearing for a request by JNNJ, LLC, for a conditional district rezoning from R-1 Residential to CD-O&I for office - business, professional, and governmental, Parcel No. 69884 being 5 acres, located at 10441 US 15-501 N, Baldwin Township.

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

Janie Phelps reviewed the specifics of the request.

Detail the discussion here (statements, questions and answers):

Applicants Chris and Yomi Adigun stated that their dermatology practice had reached capacity in their current building and they want to expand to a larger building.

John Voy, general contractor for the project, stated that the building would be 18,000 square feet with a 9,000 square foot footprint because it would be two stories.

Wesley Mize, civil engineer, reviewed the site plan.

Jeff Vaughn, President of Agriwaste Technology, stated that the property is suitable for a conventional type septic system.

Vice Chair Hales asked if this would be a standard septic system. Mr. Vaughn stated it would be standard but it would need to be pumped.

The Chair opened the hearing.

Scott Christner stated he was an adjacent land owner and appreciated that the building and parking lot were positioned close to the roadside of the property and that the owner would be the occupant.

Chair Howard asked what will happen in the buffer zone. Mr. Mize stated they will keep existing vegetation.

Planning Board Chair George Lucier asked how many gallons per day they expected to use and what will be the size of the septic area based on the soil conditions. Jeff Vaughn stated it would be based on the occupancy and the rate at which the soils can filter the water. Mr. Vaughn estimated the range would be around 750 to 1,000 gallons a day during the week with a drain field plus repair area of about 15,000 to 20,000 square feet.

Dr. Lucier asked if they had plans for the two properties to the north that they purchased and if they would build a service road connecting the properties. Mr. Adigun stated their focus was on the current project and they did not yet have plans for the other properties.

John Voy stated they plan to keep as much underbrush as they can, especially in the buffer zone.

The Chair closed the public hearing.

This Agenda Item was referred to the Planning Board.

CLERK'S REPORT

Clerk Lindsay Ray stated that the October 19th and November 2nd BOC meetings will not be held at the Agriculture and Conference Center due to its use as a polling place. Ms. Ray stated staff was working on an alternative plan to hold the meetings.

Ms. Ray also stated the Triangle J Council of Government is having their first virtual regional summit divided into 5 workshops starting September 17th. She asked the Commissioners to let her know if they would like to attend.

MANAGER'S REPORT

Mr. LaMontagne stated the Planning Department put out two RFPs for the facilitation of the stakeholder and public meetings and to put together the UDO document.

COMMISSIONERS' REPORTS

Commissioner Crawford stated the Board of Health made a statement about the impact of structural racism on health outcomes for members of the community and looks forward to a broader discussion of the topic.

Chair Howard attended the COVID-19 Virtual Forum hosted by UNC Health, Chatham Hospital and others. She also stated that the Governor's Crime Commission met today and received a presentation from Secretary Hook on racial and ethnic inequity in the criminal justice system.

ADJOURNMENT

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

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