



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Monday, February 15, 2021

6:00 PM

Agriculture & Conference Center

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#### Work Session - 3:00 PM - Agriculture and Conference Center

**Present:** 5 - Mike Dasher, Diana Hales, Jim Crawford, Franklin Gomez Flores and Karen Howard

#### **PUBLIC INPUT SESSION**

*No one signed up to speak.*

#### **BOARD PRIORITIES**

[21-3697](#)

Receive annual Audit Report

**Attachments:** [Chatham Audit Presentation 2020](#)

*A representative from Martin Starnes and Associates gave a presentation to the Board. (Presentation Attached)*

[21-3693](#)

Vote on a request to adopt a Resolution Approving an Amendment to an Interlocal Agreement Between Chatham County and the City of Sanford

**Attachments:** [Sanford ILA 2'15'21](#)  
[Sanford ILA Presentation 2'15'21](#)  
[Resolution amending the ILA with Sanford](#)

*County Manager Dan LaMontagne gave a presentation to the Board and reviewed the specifics of the request. (Presentation attached)*

*Commissioner Gomez Flores asked if this was just an extension and not building a new processing plant. Mr. LaMontagne stated that is just a wastewater line extension from a pump station to Triangle Innovation Point. He stated the extension would also extend wastewater to the new Parkers Ridge Park.*

*Vice Chair Hales asked if there was an estimate of the number of feet the line would extend. Mr. LaMontagne stated he did not have an estimate in feet but the cost of the extension would be around \$4 million.*

*Chair Dasher asked what the timeline is for the extension. Mr. LaMontagne stated that it would begin soon, pending approval of Chatham County's Board and the Town of*

*Sanford's Board.*

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-08 Approving an Amendment to an Interlocal Agreement Between Chatham County and the City of Sanford, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

[21-3691](#)

Vote on allocation of coal ash settlement funds to support development of Parkers Ridge Park and Triangle Innovation Point (formerly Moncure Megasite)

*Mr. LaMontagne reviewed the specifics of the request.*

*Chair Dasher asked if a future Board could allocate the remaining funds with a resolution or action. Mr. LaMontagne stated that was correct, the Board can allocate the funds as they choose.*

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to approve the recommended allocation. The motion carried by the following vote:**

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

[21-3748](#)

Introduction of new Chatham Economic Development Corporation President Michael Smith

*County Manager Dan LaMontagne introduced the new Chatham Economic Development Corporation President Michael Smith.*

*Mr. Smith stated he is excited by everything happening in Chatham County and looks forward to working with the Commissioners.*

## **CLOSED SESSION**

[21-3695](#)

Vote on a request to go into closed session pursuant to G.S. 143-318.11(a):

- A. (3) to consult with an attorney in order to preserve the attorney-client privilege;
- B. (4) to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations; and
- C. (7) and (9) to hear a report concerning an investigation of alleged criminal misconduct and to receive a briefing concerning actions taken or to be taken in response to the cyber incident

**A motion was made by Commissioner Howard, seconded by Commissioner Gomez Flores, to go into closed session pursuant to G.S. 143-318.11(a):**

- A. (3) to consult with an attorney in order to preserve the attorney-client privilege;
- B. (4) to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations; and
- C. (7) and (9) to hear a report concerning an investigation of alleged criminal misconduct and to receive a briefing concerning actions taken or to be taken in response to the cyber incident. The motion carried by the following vote:

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

## **RECESS WORK SESSION**

**Regular Session - 6:00 PM - Agriculture and Conference Center**

## **INVOCATION and PLEDGE OF ALLEGIANCE**

*Chair 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**

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

*Commissioner Gomez Flores asked to move item 20-3674 from the consent agenda to the end of Board Priorities. Commissioner Gomez Flores also wanted to make a comment on item 21-3701 stating he would like a committee of the public created to help with the UDO process.*

*Clerk Lindsay Ray stated the action for item 21-3688 is actually to adopt a Resolution to approve the amendments to the Interlocal Agreement between Chatham County and the Town of Siler City.*

*Ms. Ray also stated she emailed the Board earlier about an item she left off of the consent agenda. She requested that the Board approve an amended easement with NNP-Briar Chapel, LLC for the Chatham County EMS Base.*

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

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

### **[21-3746](#)**

Vote on a request to approve the October 5, 2020 Regular Meeting Minutes, the October 19, 2020 Work and Regular Session Minutes and the November 2, 2020 Regular Meeting Minutes

**Attachments:**     [Draft Minutes 10.05.2020](#)  
                              [Draft Minutes 10.19.2020](#)  
                              [Draft Minutes 11.02.2020](#)

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[20-3672](#)

Vote on a request to adopt the proposed Western Intake and Plant Project Ordinance

**Attachments:**     [Project Ordinance Western Intake and Plant Original 2-15-21.pdf](#)

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

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

[20-3673](#)

Vote on a request to approve the naming of one (1) private road in Chatham County

**Attachments:**     [KHAKI PLACE MAP.pdf](#)  
                              [KHAKI PLACE AREA MAP.pdf](#)  
                              [Khaki Place Petition.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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3679](#)

Vote on a request to approve January 2021 Tax Releases and Refunds

**Attachments:**     [January Refunds.pdf](#)  
                              [NCVTS January Refunds.pdf](#)

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[20-3675](#)

Vote on a request to accept \$50 Breast and Cervical Cancer Control Program (BCCCP) additional 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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3676](#)

Vote on a request to accept \$39,081 Covid-19 Planning and Implementation of Mass Vaccination Funds.

**Attachments:** [\\$39081 Covid Vaccination Funds.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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3677](#)

Vote on a request to accept \$311,922 Covid-19-Preparedness and Response Additional Funds.

**Attachments:** [\\$311922.00 Addendum.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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3678](#)

Vote on a Request to Approve Applying for a Volkswagen Settlement Level 2 Electric Vehicle Charging Grant

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3683](#)

Vote on a request to approve a request by Mark Ashness, P.E., on behalf of Laurel Ridge Development, Inc. for subdivision Final Plat review and approval of **Laurel Ridge Phase 1B**, consisting of 12 lots on 68 acres, located off Old NC 87, SR-1520, Hadley Township, parcel #82018.

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3685](#)

Vote on a request to approve a legislative request by the Planning Department to consider amendments to the Chatham County Zoning Ordinance required by the Chapter 160D Statutory update.

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

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-09 Adopting a Consistency Statement for the**

**Approval of County Initiated Text Amendments 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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Ordinance Amending the Zoning Ordinance of Chatham County for Multiple Revisions to the Chatham County Zoning Ordinance for Compliance with 160D Statutory Updates, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

[21-3686](#)

Vote on a request to approve a legislative request by the Planning Department to consider amendments to the Chatham County Subdivision Regulations required by the Chapter 160D Statutory update.

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

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-10 Adopting a Consistency Statement for the Approval of County Initiated Text Amendments to the Chatham County Subdivision Regulations, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Ordinance Amending the Zoning Ordinance of Chatham County for Multiple Revisions to the Chatham County Subdivision Regulations for Compliance with 160D Statutory Updates, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

[21-3687](#)

Vote on a request to approve a legislative request by the Planning Department to consider amendments to the Chatham County Flood Damage Prevention Ordinance required by the Chapter 160D Statutory update.

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

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-11 Adopting a Consistency Statement for the Approval of County Initiated Text Amendments to the Chatham County Flood Damage Prevention Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Ordinance Amending the Zoning Ordinance of Chatham County for**

**Multiple Revisions to the Chatham County Flood Damage Prevention Ordinance for Compliance with 160D Statutory Updates, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

[21-3688](#)

Vote on a request to adopt a Resolution to approve the amendments to the Interlocal Agreement between Chatham County and the Town of Siler City for the Siler City Wastewater Treatment Plant Capital Improvement contribution of \$750,000 and authorizing the County Manager to execute the same.

**Attachments:** [Interlocal Agreement -revised 1-26-21-redline.pdf](#)  
[Interlocal Agreement -1-29-21.docx](#)  
[Resolution Amending ILA with Siler City 02.15.2021](#)

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-21 amending the Interlocal Agreement between Chatham County and the Town of Siler City, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 5 - Dasher, Hales, Crawford, Gomez Flores and Howard

[21-3690](#)

Vote on a request to approve the Joint Use Agreement for the Chatham Grove Elementary School Gymnasium/Community Center.

**Attachments:** [CGE Joint Use CLA Map - April 2020.pdf](#)  
[Shared Use Agreement Chatham Grove Community Center. 1.29.21 \(R2254986x7AD04\) \(1\).docx](#)

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3680](#)

Vote on a request to adopt the establishment of and proposed budget for the Representative Payee Fund for DSS.

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3694](#)

Vote to approve a resolution regarding the transfer of 4.6 acres of land from Chatham County to Orange County.

**Attachments:** [Mt Carmel Church Land Transfer](#)  
[Mt. Carmel Resolution 2'15'21](#)

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-07 Regarding the Transfer of 4.6 Acres of Land from Chatham County to Orange County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

[21-3699](#)

Vote on a request to approve ETJ appointments for the Town of Pittsboro Planning Board.

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

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

[21-3700](#)

Vote on a request to approve the appointment of Daryl Andrews as the ETJ Alternate for the Town of Siler City Planning Board.

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3701](#)

Vote on a recommendation from the Unified Development Ordinance (UDO) Selection Committee to award the Planning Services contract to Nealon Planning, PLLC and Development of the UDO to White & Smith, LLC and authorize County Manager to negotiate and execute all contracts and agreements.

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3702](#)

Vote on a request by the North Chatham Volunteer Fire Department to post notice of a public hearing, appoint Chief John Strowd, North Chatham Volunteer Fire Department, to conduct the public hearing, and secure financing in a sum not to exceed \$2,000,000.00 through tax exempt borrowing.

**Attachments:** [Attachment A - HR4333 Tax Exempt Borrowing Requirements.pdf](#)

[Attachment B - North Chatham FD Tax Exempt Borrowing Request.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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard



[21-3705](#)

Vote on a request by the Pittsboro Fire-Rescue Department to post notice of a public hearing, appoint Chief Daryl Griffin, Pittsboro Fire-Rescue Department, to conduct the public hearing, and secure financing in a sum not to exceed \$1,433,477.00 through tax exempt borrowing.

**Attachments:** [Attachment A - HR4333 Tax Exempt.pdf](#)  
[Attachment B - PVFD Public hearing request 2-2021.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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3706](#)

Vote on a request to approve the appointment of Hope Tally, Assistant Finance Officer, to Chatham County Interim Finance Officer, effective February 20, 2021 and until such time a permanent Finance Officer is appointed.

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3738](#)

Vote on a request to approve and execute an easement granting Duke Energy Progress access to furnish power to the new Emergency Operations Center being constructed off Renaissance Drive and Innovation Way.

**Attachments:** [Duke Easement](#)

**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:** 5 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

[21-3935](#)

Vote on a request to approve an amended easement with NNP Briar Chapel for the County EMS Base

**Attachments:** [2021.02.15 Amended Easment \(signed by NNP\)](#)

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

**Aye:** 5 - Dasher, Hales, Crawford, Gomez Flores and Howard

### End of Consent Agenda

**SPECIAL PRESENTATION**[21-3747](#)

Vote on a request to adopt a Resolution Honoring Finance Officer/Deputy County Manager Vicki McConnell

*Chair Dasher read the resolution into the record and presented it to Finance Officer Vicki McConnell.*

*Ms. McConnell stated that when she started with the County there were no computers and they typed all the checks. She was here when they hired the first county manager. She has seen a lot of changes over the last forty-four years and she is proud of how the county has grown. She thanked the commissioners for funding the debt model and for supporting the finance and budget staff. She will miss the people more than anything and she is looking forward to retirement.*

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Resolution #2021-14 Honoring Finance Officer/Deputy County Manager Vicki McConnell, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 5 - Dasher, Hales, Crawford, Gomez Flores and Howard

**PUBLIC INPUT SESSION**

*Daniel Amero stated his property was bulldozed by a neighboring developer and nothing has been done about it. He does not want to have to sign anything to have his property fixed.*

*Mark Pavao submitted the following comments:*

*My name is Mark Pavao, my address is 421 Haven Rd, Pittsboro and I would like to share my concern about North Chatham Park Way. My house is in the North Woods neighborhood, on Haven Creek downstream from the Mosaic development, surrounded by land acquired by Chatham Park over the years. My daddy and I bought our place 23 years ago and named it Peacock Haven Farm, which is a play on our last name and Haven Creek.*

*In December, my neighbors and I received a DOT mailing that announced that Chatham Park Investors and DOT are partnering on North Chatham Park Way, and that the proposed alignment cuts through and divides our neighborhood and my land. The proposed section on my land is about 200 yards west of land owned by Chatham Park. This proposed alignment surprised me because the 2015 Pittsboro Transportation Plan showed the North South road, as it was then called, on Chatham Park land.*

*According to the NCDOT Land Use Scenario Assessment Report from April 2020, the primary purpose of*

*North Chatham Park Way is to support the economic development of Chatham Park (page 9). The report also states their assessment that the North Village would be developed with or without construction of North Chatham Park Way (Page 31).*

*My neighbors and I attended the public information session organized by Chatham Park to discuss the North Village Small Area Plan. We focused on the transportation plan which describes the road system for the North Village. We had extensive conversation with Chuck Smith, VP of Planning at Preston Development and representatives from Kimley Horn, the engineering firm supporting the project.*

*Kimley Horn has developed a transportation proposal that meets the requirement of the DOT's Transportation Model for the year 2045. We learned that a major consideration in the design was to avoid stream crossings, and that the current proposal crosses 13 streams while earlier proposals crossed over 40 streams. We also heard from Chuck Smith of Preston that the justification for shifting the road into our neighborhood to avoid 3 small streams. This data can be found in the Small Area Plan (SAP Pages 60-62).*

*So, what's the impact? The current proposal will take about 10 acres of private land from three neighbors and divides the North Woods neighborhood, which will strand 4 neighbors and about 30 acres on the other side of this limited access road.*

*We met with DOT and learned that they have not develop a scenario that avoids North Woods, so we asked them to run that scenario, because it makes no sense, and it's not fair, to build the Park Way through a private neighborhood for the benefit of Chatham Park, when the road can be built 200 yards to the east on Chatham Park land.*

*I respectfully urge you, Chatham County's leaders to work with Pittsboro leadership to require that Chatham Park and NCDOT find an alignment for North Chatham Park Way that meets the goals of the 2045 Transportation Model and does not divide the North Woods neighborhood. Thank you for the opportunity to share my concerns with you.*

*Duka Kelly spoke in opposition to the North Chatham Parkway being built through her neighborhood.*

*Gina Cox submitted the following comments:*

*Thank you for the opportunity to present tonight. My name is Gina Cox, and my husband Alan and I live in the North Woods neighborhood, just east of the Mosaic development. We are presenting tonight to express to you our extreme concern regarding the proposed alignment of North Chatham Park Way. At a public meeting hosted by NCDOT on January 7 we learned that the proposed road will come through our land and just a few feet from our house. Of course we have known for about a year that something was up because survey crews have been working around our neighborhood and cutting our trees down without permission on what was described as a potential road project. That potential project became very real for us on January 7th.*

*To understand how devastating this is to us let me describe our home and neighborhood. Our home is a beautiful log cabin that Alan built about 20 years ago. It is set back off the road on a 10 acre lot that is mostly trees. The main feature on our property besides our cabin is a pretty stream that runs in front of our house. When Alan built the cabin, he added many special features, including banisters and railings from trees that were cleared from the land to make way for the cabin. Our cabin is very special to us and our family and our plan has always been to live out our days here because we love the land, the complete privacy, and our North Woods neighborhood.*

*North Woods is a hidden little retreat of mostly 5 and 10 acre lots that has attracted a friendly group of neighbors that are just fine living in the woods. Our neighborhood road is not paved, in fact the community maintains the road with our own resources. We love our well water and septic. We don't have high speed internet and our Wi-Fi stinks, but that's okay, because what we do have is the peace and quiet that comes from living in the woods surrounded by nature.*

*We are in a terrible situation with the proposed road because we will lose about a third of our land and end up with a road as our side garden. That said, our neighbors to the east will be completely separated from the neighborhood – which is a different kind of terrible. Our property will be completely unusable. Anyone that walks our property sees that it will destroy our property and life.*

*As you know, our neighbors have come together to inform the Pittsboro and Chatham County community about this situation. We built a website and launched a petition which has been signed by more than 2,500 people in two week, including many Pittsboro and Chatham County friends, neighbors and concerned citizens. People understand that dividing a private neighborhood and ripping our property in half, the road literally 15 foot from the logs of our home, with a road that's being built for the benefit of a massive development isn't right, especially when that road can be shifted 200 yards to the east onto Chatham Park land. Whenever possible, NCDOT should look for every possible option to avoid taking private land for this road. We will lose everything. Our land, home, beautiful creek and wildlife, our privacy, peace of mind and any value we have in our property with this road at the wall of our house, and in our driveway.*

*My husband Alan and I respectfully request that you work with Chatham Park and NCDOT to realign North Chatham Park Way to save our home and land.*

*Thank you.*

*Brian Bullard submitted the following comments:*

*My name is Brian Bullard and my family owns a plot of land in the North Woods*

*neighborhood immediately adjacent to the Chatham Park Investors property. Nearly 25 years ago, my wife and I saved enough money to buy our land with the plan of building a retirement home at the right time, which is quickly approaching. My North Woods neighbors and I recently learned that the NC DOT, a self-professed "partner" of the Chatham Park Investors, has proposed a route for North Chatham Park Way that will divide our neighborhood. In the case of our family's land, the proposed road will pass upon the western portion of our land, thus separating us from the neighborhood, and leaving us, at best, an unusable sliver of land between a limited access road and Chatham Park.*

*Notably, it is obvious from the Master Plan the Chatham Park Investors have publicized, that they plan to develop the land owned by my family and our neighbors. It seems these monied investors don't want to grab all the land, just the land adjacent to theirs.*

*We ask that you hear our concerns and keep our neighborhood and family property intact. A modest and reasonable solution is to simply move the route of North Chatham Park Way slightly to the East, onto the Chatham Park Investor property, and thus displace nobody while preserving our neighborhood, property, and peace.*

*Build the road, but don't divide the North Woods Neighborhood and our property in the process.*

*Thank you for your consideration.*

*Diana Dalsimer submitted the following comments:*

*My name is Diana Dalsimer. I'm a resident of the North Woods neighborhood. Thank you for giving me the opportunity to speak, and for you to hear my concerns.*

*North Woods is an established rural community consisting of 200 acres and 17 family homes. It will soon be surrounded by the development of Chatham Park's North Village. We live among nature here and are part of a balanced ecosystem. This type of community is becoming increasingly rare in Chatham County and will someday be obsolete if not protected. We need to safeguard this neighborhood from the high density development that will surround it. North Woods is a place for surface water to seep into the earth, for animals to find food and shelter and for plants to cover the land. Once destroyed it will be gone forever.*

*As you may be aware, the NCDOT in partnership with Chatham park are proposing to run North Chatham Park Way through a portion of our neighborhood. The alignment of North Chatham Park Way in 2015 has shifted to the west utilizing more private land and encroaching deeper into our neighborhood.*

*My husband and I along with our three children have lived here for seven years. When we bought this property we were aware of the growth and development that was to come with the evolution of Chatham Park. I understood the landscape surrounding our neighborhood would be transitioning from rural to high density development. That said, with Chatham Park's 7,000 acres, I never imagined that portions of our neighborhood could be taken to build North Chatham Parkway.*

*Chatham Park and it's investors will be the greatest benefactors of this road project. This thoroughfare will be the main artery running through Chatham Park. Intersections will be built along the parkway. The current road alignment shows one of it's*

*intersections in our neighborhood. The auxiliary road stemming off this intersection will become the second road to run through our neighborhood destroying additional properties. We are also concerned that the North Woods private gravel, dead end road that anchors the neighborhood (Country Routt Brown Road) will connect to the parkway in the future. If North Chatham Park Way runs through North Woods, it will be the catalyst to the destruction of this neighborhood.*

*If we are not careful in our planning and development, Pittsboro will emerge into a monoculture community. We need to preserve it's homesteads and protect the diversity of landscape and character we love about this town.*

*North Woods neighborhood along with all private landowners in close proximity to Chatham Park's 7,000 acres will be facing a bleak future if our lands are not protected from Chatham Park Way. Destroying established rural communities such as North Woods would be a poor example of the trust that needs to be forged between Chatham Park and the Pittsboro community.*

*We are asking for the NCDOT in partnership with Chatham Park to re-evaluate the current alignment of North Chatham Park Way. Create a model, find an alternative that utilizes as much Chatham Park land as possible while preserving rural communities and established homesteads. The people of Pittsboro are watching and they are making their voices heard. Using private property for Chatham Park Way should be a last resort and not a convenient solution for developers.*

## **PUBLIC HEARINGS**

### **[21-3681](#)**

A Legislative public hearing for a general use rezoning request by Brendie Vega, on behalf of Moncure Holdings, LLC & Moncure Holdings West, LLC, to rezone in full or a portion of Parcel No's. 92884, 92883, 5604, 5620, 5321, 5814, and 92449, being approximately 249.036 acres total, from R-1 Residential, to IH Heavy Industrial, located off Old US 1, Pea Ridge Rd, Christian Chapel Church Rd, and Moncure Flatwood Rd., Cape Fear Township.

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

*Zoning Official Janie Phelps reviewed the specifics of the request.*

*The Chair opened the hearing.*

*Donald Brown is a neighboring property owner and stated he had a lot of questions. He would like to know the impact of the rezoning and the reasoning behind it. He wants to know why there is a request to rezone. He has a tree farm and he is trying to preserve the property. He doesn't think a 100 foot buffer is enough. He is concerned about the property being rezoned industrial next to residential.*

*Brandy Vega with Withers Ravenel addressed the Board on behalf of the applicant. This rezoning is necessary to get the site ready for a future user.*

*Sam Rauf with the Chatham County Economic Development Corporation addressed the Board. This rezoning would further increase the probability of a business relocating*

to this area.

The Chair closed the hearing.

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

[21-3682](#)

A legislative public hearing for a request by Moncure Holdings LLC and Moncure Holdings West LLC to amend Section 302 (E)(2)(b) of the Watershed Protection Ordinance to establish an overlay district where the 10/70 rule applies in the Cape Fear WS-IV Protected Area watershed district and amend the Watershed Protection Map to establish the boundaries of the overlay district.

**Attachments:** [More information from the 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 Watershed Review Board.**

## **BOARD PRIORITIES**

[21-3698](#)

Receive COVID Update

Health Director Mike Zelek gave an update to the Board.

Commissioner Gomez Flores asked what percentage of Chatham County residents who have been vaccinated were vaccinated outside of Chatham County. Mr. Zelek stated about two thirds of those vaccinated were vaccinated outside of Chatham County.

[21-3684](#)

Vote on a request to approve a request by Mark Ashness, P.E., on behalf of Laurel Ridge Development, Inc. for subdivision Final Plat review and approval of Laurel Ridge Phase 2B, consisting of 14 lots on 67 acres, located off Old NC 87, SR-1547, Hadley Township, parcel #86169.

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

Subdivision Administrator Kimberly Tyson reviewed the specifics of the request.

Nick Robinson, attorney for the applicant, addressed the Board. Mark Ashness with CE Group stated that Aqua is the provider of water and waste water.

Vice Chair Hales asked if the Board can table the item until March. County Attorney Bob Hagemann stated the Board must approve or deny in 60 days or if no action is taken then it is approved as a matter of law. Mr. Hagemann stated that the Board should state specific reasons for denial of the request based on the ordinance if it chooses to deny the request.

*Commissioner Howard had a discussion with Mr. Robinson about the possibility of an agreement between Mr. Amero and the applicant.*

*Chair Dasher stated he is not comfortable using the final plat approval process to force a result from the developer.*

**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:** 3 - Dasher, Crawford and Gomez Flores

**No:** 2 - Hales and Howard

#### [21-3745](#)

Receive revised second quarter budget update.

*Budget Director Darrell Butts gave an update on the second quarter budget.*

#### [21-3689](#)

Approve a one-time payment to permanent employees in consideration of FY21 budget's elimination of employee pay adjustments and in recognition of employees' efforts during pandemic response

*County Manager Dan LaMontagne reviewed the specifics of the request.*

**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:** 5 - Dasher, Hales, Crawford, Gomez Flores and Howard

#### [21-3692](#)

Cyber Incident Report

**Attachments:** [cyber summary 2'15'21 final](#)  
[Cyber summary presentation](#)

*County Manager Dan LaMontagne and MIS Director Nick Haffele gave a presentation to the Board. (Presentation attached)*

*Chair Dasher asked if this happens again, can recovery happen faster now that we have been through this. Mr. Haffele stated that staff is looking at some third party back up solutions but does not want to disclose the details of the recovery as it could compromise our network.*

#### [20-3674](#)

Vote on a request to approve the 2020 tax lien advertisement.

*Commissioner Gomez Flores stated he has heard complaints from residents about their concerns about their information being published in the newspaper and other publications picking up the information. County Attorney Bob Hagemann explained that this action is required by North Carolina law and the information must be published in the newspaper.*

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



**Aye:** 4 - Dasher, Hales, Crawford and Howard

**No:** 1 - Gomez Flores

### **CLERK'S REPORT**

*Clerk Lindsay Ray announced to the Board there will be One on Ones for the commissioners on March 5th on revaluation. She will send an email asking each commissioner to sign up for a slot.*

### **MANAGER'S REPORT**

*County Manager Dan LaMontagne gave the commissioners their employee of the year awards, a Chatham County tumbler. One will be given to every staff member this week to thank them for their service over the past year.*

### **COMMISSIONERS' REPORTS**

*Commissioner Howard attended the School Board meeting last week where there was heated discussion over whether classes should return to in-person. She was pleased that Governor Cooper changed the vaccine prioritization list so that teachers will be vaccinated soon.*

*Vice Chair Hales stated she opposed building Chatham Parkway through a neighborhood and wrote a letter stating her position to the Department of Environmental Quality and the NCDOT. Commissioner Howard suggested Chair Dasher speak with TARPO about the issue. Chair Dasher asked County Attorney Bob Hagemann if the Board could adopt a resolution supporting neighborhoods. Mr. Hagemann stated they could.*

*Vice Chair Hales stated that she, Mr. LaMontagne, and Assistant County Manager Bryan Thompson attended the Duke Energy update a few weeks ago. She also stated she is working with Lindsay Ray and Pittsboro Town Manager Chris Kennedy on the Chatham 250 time capsule. She attended the Oil and Gas Commission meeting recently.*

*Commissioner Gomez Flores received his orientation for the Board of Health and joined the budget committee. He also stated he will be working with JCPC to do some provider monitoring next week.*

*Commissioner Crawford spoke out against fracking and warned of the harm it has done in other communities.*

*Chair Dasher thanked the Council on Aging for their virtual Valentine's concert.*

*Commissioner Howard stated that WRAL's Big Night In will be held on March 11th.*

### **ADJOURNMENT**

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

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