



# Chatham County, NC

## Meeting Agenda - Final

### Board of Commissioners

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Monday, February 21, 2022

5:00 PM

Historic Courthouse Courtroom

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#### Work Session - 5:00 PM - Historic Courthouse Courtroom

#### **CLOSED SESSION**

[21-4189](#)

Vote on a request to go into Closed Session pursuant to G.S. 143 318.11(a)(3) and (6) to consult with an attorney in order to preserve the attorney-client privilege, and to consider the qualifications, competence, performance, character, fitness, and conditions of employment of an individual public officer or employee.

#### **RECESS**

**End of Work Session**

#### Regular Session - 6:00 PM - Historic Courthouse Courtroom

#### **INVOCATION and PLEDGE OF ALLEGIANCE**

#### **CALL TO ORDER**

#### **OATH OF OFFICE**

[22-4198](#)

Swearing in of Robert Logan as Chatham County Commissioner for District 4

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

*The Board of Commissioners uses a Consent Agenda to act on non-controversial routine items quickly. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or citizen. The Consent Agenda contains the following items:*

[21-4163](#)

Vote on a request to accept \$500,000 Blue Cross Blue Shield Infant and Maternal Health Equity Grant Funds.

[21-4180](#)

Vote on a request to approve Tax Releases and Refunds

**Attachments:** [January 2022 Release and Refund Report](#)  
[January 2022 NCVTS Pending Refund Report](#)

- [21-4181](#) Annual Community Child Protection Team (CCPT) Report  
*Attachments:* [2021 CCPT Report](#)
- [21-4184](#) Vote on a request to approve the County to jointly apply for the North Carolina State Department of Instruction's (DPI) Needs-Based Public School Capital Fund with Chatham County Schools for three capital projects - Namely, the replacement of school gymnasiums in Bennett, Bonlee, and Silk Hope (a total of three gymnasium replacements).
- [21-4185](#) Vote on a request to adopt a resolution to convey personal property to the Chatham Health Alliance  
*Attachments:* [Chatham Health Alliance Resolution Transfer of Property](#)
- [21-4186](#) Vote on Request to Approve Competitive Bid Exemption for Standardization and Sole Source for the Chatham Health Alliance
- [21-4187](#) Vote on a request to accept an amendment extending the July 31, 2019 agreement between the County and Colvard Farms Development Company, LLC for water purchase to July 31, 2026.  
*Attachments:* [Chatham County Water Withdrawal Agreement](#)
- [21-4188](#) Vote on a request to appoint Lacey George as Deputy Clerk to the Chatham County Board of Commissioners.
- [21-4192](#) Vote on a request to approve Sheriff Vehicle Upfit, Vehicle registration and graphics for 2021-2022.
- [21-4193](#) Vote on a request to pay for vehicle upfit, graphics and vehicle tax and registration for year 2021-2022.
- [22-4195](#) Vote on a request to approve two appointments to the Environmental Review Advisory Committee
- [22-4200](#) Vote on a request to approve lease with NCSECU for ATM at Chatham County Annex  
*Attachments:* [SECU Lease - Clean with changes accepted](#)

### **End of Consent Agenda**

### **SPECIAL PRESENTATION**

- [22-4197](#) Recognition of recent Chatham County retirees
- [22-4199](#) Vote on a request to adopt a resolution proclaiming March 22, 2022 as World Water Day

- [22-4196](#) Vote on a request to adopt a resolution Honoring Commissioner James G. Crawford for his service to the residents of Chatham County.

## **PUBLIC INPUT SESSION**

*The Public Input Session is held to give citizens an opportunity to speak on any item. The session is no more than thirty minutes long to allow as many as possible to speak. Speakers are limited to no more than three minutes each and may not give their time to another speaker. Speakers are required to sign up in advance. Individuals who wish to speak but cannot because of time constraints will be carried to the next meeting and given priority. We apologize for the tight time restrictions. They are necessary to ensure that we complete our business. If you have insufficient time to finish your presentation, we welcome your comments in writing.*

## **ARPA PUBLIC COMMENT PERIOD**

*The ARPA Public Comment Period is held to give residents an opportunity to provide input on possible uses of ARPA funding. The session is no more than thirty minutes long to allow as many residents as possible to speak. Speakers are limited to no more than three minutes each and may not give their time to another speaker. Speakers are required to sign up in advance. We apologize for the tight time restrictions. They are necessary to ensure that we complete our business. If you have insufficient time to finish your presentation, we welcome your comments in writing.*

## **BOARD PRIORITIES**

- [21-4190](#) Vote on a request to amend a resolution Honoring Chatham's Bard, George Moses Horton  
**Attachments:** [Horton Resolution redline](#)
- [22-4194](#) Vote on a request to appoint an alternate to the Board of Equalization and Review
- [21-4191](#) Vote on a request to appoint a voting delegate to the Triangle J Council of Government Board of Delegates  
**Attachments:** [2022 Schedule of Meetings \(1\) \(1\) \(2\)](#)  
[TJCOG Delegate Appointment Tips \(1\) \(1\)](#)
- [21-3909](#) Vote on a legislative Conditional District Compact Community rezoning request to approve by Herndon Farms One, LLC for an active-adult (55 and older) compact community with 161 residential units, congregate care facility, one-story office/daycare, community gardens, and barn for events on approximately 97.86 (previously 96.86 acres) acres being Parcels 93852, 2752, 18750, 18897, 18896, and 18909, located on US 15-501 N split by Williams and Baldwin townships.  
**Attachments:** [More information from the Planning department website](#)

## **SUBDIVISION FIRST PLATS**

[21-4183](#) Vote on a request to approve by M. Travis Blake on behalf of Herndon Farms One, LLC for subdivision **First Plat** review and approval of **Herndon Farms**, consisting of 154 lots on 97.86 acres, located off US 15-501 N and Vickers SR-1719 and parcels numbers 93852, 2752, 18750, 18897, 18896, and 18909.

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

[21-4182](#) Vote on a request to approve by Chad Abbot, P.E. for subdivision **First Plat** review and approval of **Ridgecrest Estates**, consisting of 30 lots on 49.41 acres, located off Hamlets Chapel Road, SR-1525, parcels #1798.

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

## **CLERK'S REPORT**

## **MANAGER'S REPORT**

## **COMMISSIONERS' REPORTS**

[22-4201](#) Vote on a request to approve Letter to NC Utilities Commission supporting plan for carbon reductions by electric generation facilities, as authorized by HB 951 (Session Law 2021-165)

**Attachments:** [ResolutionNCUC\\_HB 951\\_Feb2022](#)

## **ADJOURNMENT**



# Chatham County, NC

## Text File

File Number: 21-4189

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Work Session

**In Control:** Board of Commissioners

**File Type:** Agenda Item

Vote on a request to go into Closed Session pursuant to G.S. 143 318.11(a)(3) and (6) to consult with an attorney in order to preserve the attorney-client privilege, and to consider the qualifications, competence, performance, character, fitness, and conditions of employment of an individual public officer or employee.



# Chatham County, NC

## Text File

File Number: 22-4198

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Board of Commissioners

**File Type:** Agenda Item

**Agenda Number:**

Swearing in of Robert Logan as Chatham County Commissioner for District 4



# Chatham County, NC

## Text File

File Number: 21-4163

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and Consent Agenda

**In Control:** Health Department

**File Type:** Agenda Item

Vote on a request to accept \$500,000 Blue Cross Blue Shield Infant and Maternal Health Equity Grant Funds.

Action Requested: Vote on a request to accept \$500,000 Blue Cross Blue Shield Infant and Maternal Health Equity Grant Funds.

Introduction & Background: EMBRACe seeks to ensure successful and equitable birth outcomes for women and children in Chatham County, NC through system and service alignment across various partners to ensure that all women who receive prenatal, intrapartum and postpartum services from project partners are treated with dignity and respect.

Firmly grounded in the principles of Reproductive Justice and framed by a whole person, life-course perspective on racial disparities in birth outcomes, Equity for Moms and Babies Across Chatham (EMBRACe) recognizes that reducing inequities in outcomes for moms and babies requires more than improving prenatal care.

Following the literature, EMBRACe centers on the knowledge that the root of birth disparities is racism, interpersonal and structural, experienced across the life span. The pathways by which racism contributes to the poor health of women and babies are complex and pervasive including unequal access to resources and social capital, increased weathering of stress and greater allostatic load, and poorer quality and access to care. As such, reducing disparities in birth outcomes requires us to intervene in ways that disrupt these pathways while striving to dismantle racism within our institutions and communities.

Discussion & Analysis: The proposed project aims to do this through the creation of a person-centered system of care oriented around women of color-their lived experiences, their full personhood, and their well-being. Placing the full personhood of women of color at the center means orienting comprehensive services that attend to the pathways by which racism contribute to poor outcomes around the women's needs, values, and desires and engaging women of color as decision-makers and agents of change in our quest to confront and dismantle systemic racism.

How does this relate to the Comprehensive Plan: Goal 10: Foster a healthy community-Assure access to health care for all county residents

Budgetary Impact: No Local Funding Requested

Recommendation: Vote on a request to accept \$500,000 Blue Cross Blue Shield Infant and Maternal Health Equity Grant Funds.





# Chatham County, NC

## Text File

File Number: 21-4180

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and  
Consent Agenda

**In Control:** Tax Office Assessor

**File Type:** Agenda Item

Vote on a request to approve Tax Releases and Refunds

Action Requested: Vote on a request to approve Tax Releases and Refunds.

Introduction & Background: The attached list of taxpayers have requested a release or refund of their tax bills.

Discussion & Analysis: In accordance with G.S. 105-381, the attached list of taxpayers have requested a release or refund of their tax bills.

Recommendation: Vote to approve Tax Releases and Refunds.

DATE 2/03/22  
 TIME 16:44:30  
 USER CHAMY

BOARD REVIEW OF CORRECTED RECEIPTS REPORT  
 CHATHAM CO TAX DEPARTMENT

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 PROG# CL2182

DEPOSIT DATES 1/01/2022 THROUGH 1/31/2022  
 SKIP NEGATIVE ABATEMENTS OMIT ABATE CODES ERROR BOER CHGOF PTC

YEAR	TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD
2012	PARSELLS MICHAEL WILLIAM	1/03/2022	1909230	105		14.74				SOLD IN 2011	PPSLD
	** YEAR TOTALS **					14.74					
2013	PARSELLS MICHAEL WILLIAM	1/03/2022	2045038	105		13.27				SOLD IN 2011	PPSLD
	** YEAR TOTALS **					13.27					
2014	PARSELLS MICHAEL WILLIAM	1/03/2022	2126317	105		11.91				SOLD IN 2011	PPSLD
2014	PEPTIS JASON TYLER	1/25/2022	2135154	107		70.36				SOLD 2013 PER WI	PPSLD
	** YEAR TOTALS **					82.27					
2015	PARSELLS MICHAEL WILLIAM	1/03/2022	2188438	105		10.92				SOLD IN 2011	PPSLD
2015	PEPTIS JASON TYLER	1/25/2022	2196850	107		64.67				SOLD 2013 PER WI	PPSLD
	** YEAR TOTALS **					75.59					
2016	PARSELLS MICHAEL WILLIAM	1/03/2022	2251053	105		10.02				SOLD IN 2011	PPSLD
2016	PEPTIS JASON TYLER	1/25/2022	2259186	107		59.17				SOLD 2013 PER WI	PPSLD
	** YEAR TOTALS **					69.19					
2017	PARSELLS MICHAEL WILLIAM	1/03/2022	2314269	105		8.94				SOLD IN 2011	PPSLD
2017	PEPTIS JASON TYLER	1/25/2022	2321896	107		52.84				SOLD 2013 PER WI	PPSLD
	** YEAR TOTALS **					61.78					
2018	PARSELLS MICHAEL WILLIAM	1/03/2022	2377642	105		8.03				SOLD IN 2011	PPSLD
2018	PEPTIS JASON TYLER	1/25/2022	2384743	107		47.53				SOLD 2013 PER WI	PPSLD
	** YEAR TOTALS **					55.56					
2019	MOORE JEREMY STEPHEN	1/03/2022	2513363	109		85.88				SOLD PER WILDLIF	PPSLD
2019	MOYE DAVID BROOKS JR	1/20/2022	2521029	107		382.37				SOLD IN 2018 PER	PPSLD
2019	PARSELLS MICHAEL WILLIAM	1/03/2022	2506847	105		7.61				SOLD IN 2011	PPSLD
2019	PEPTIS JASON TYLER	1/25/2022	2513505	107		45.53				SOLD 2013 PER WI	PPSLD
	** YEAR TOTALS **					521.39					
2020	GREEN RUTH LIMBRICK	1/14/2022	2615751	201	1237.44				195.00	CIRCUIT BREAKER	RMEXP
2020	MOORE JEREMY STEPHEN	1/03/2022	2578077	109		81.60				SOLD PER WILDLIF	PPSLD
2020	MT VERNON METHODIST CHURCH	1/10/2022	2608609	109	22.47					SEE PARCEL 00626	EXEMP
2020	PARSELLS MICHAEL WILLIAM	1/03/2022	2572075	105		7.37				SOLD IN 2011	PPSLD
2020	PEPTIS JASON TYLER	1/25/2022	2578209	107		43.22				SOLD 2013 PER WI	PPSLD
	** YEAR TOTALS **				1259.91	132.19			195.00		
2021	AFTER SCHOOL LLC	1/05/2022	2665726	202	16588.07					WRONG VALUE	WVAL
2021	BAGLEY RAYMOND SCOTT	1/03/2022	2683519	106		268.36				DURHAM COUNTY	OCNTY
2021	BLACK PATSY K	1/12/2022	2623485	113		6.66				SOLD PER DMV REC	PPSLD

DATE 2/03/22  
 TIME 16:44:30  
 USER CHAMY

BOARD REVIEW OF CORRECTED RECEIPTS REPORT  
 CHATHAM CO TAX DEPARTMENT  
 DEPOSIT DATES 1/01/2022 THROUGH 1/31/2022  
 OMIT ABATE CODES ERROR BOER CHGOF PTC

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 PROG# CL2182

SKIP NEGATIVE ABATEMENTS  
 TAX

YEAR	TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD
2021	CAVENDER MATHEW AARON	1/11/2022	2683553	106		384.00				ORANGE COUNTY	OCNTY
2021	DIFRANCO DANIEL JACK	1/14/2022	2650930	107		35.20				SOLD IN 2020 PER	PPSLD
2021	ELLINGTON LINDA BREWER	1/03/2022	2621024	113	569.90					REMOVAL OF MH VA	RPVAL
2021	FRUEHAUF LOUIS JOSEPH ANTHONY	1/05/2022	2683576	106		151.25				ALSO LISTED ACCT	DBLST
2021	GESKA WILLIAM MARTIN	1/11/2022	2683286	105		66.61				WAKE COUNTY	OCNTY
2021	GOMEZ-BLANO ROSA MARIA	1/28/2022	2682893	101		388.99				REPLACED W/ANOTH	MHSLD
2021	GREEN RUTH LIMBRICK	1/14/2022	2679777	201	817.68				200.00	CIRCUIT BREAKER	RMEXP
2021	HINSHAW NOBLE	1/05/2022	2626406	109		37.31				REMOVAL OF LLP	NOLL
2021	HINSHAW NOBLE	1/05/2022	2626407	109		.37				REMOVAL OF LLP	NOLL
2021	HINSHAW NOBLE	1/05/2022	2626408	109		.37				REMOVAL OF LLP	NOLL
2021	LANGLEY CHARLES MICHAEL	1/14/2022	2642212	109		4.77				SOLD PER DMV REC	PPSLD
2021	MILLER JOHATHAN DEREK	1/11/2022	2668201	109		58.62				SOLD 2020 PER WI	PPSLD
2021	MILLER JOHATHAN DEREK	1/11/2022	2668203	109		7.81				SOLD 2020 PER WI	PPSLD
2021	MOORE JEREMY STEPHEN	1/03/2022	2643439	109		77.45				SOLD PER WILD LIF	PPSLD
2021	MT VERNON METHODIST CHURCH	1/10/2022	2676253	109	18.11					SEE PARCEL 00626	EXEMP
2021	PARSELLS MICHAEL WILLIAM	1/03/2022	2637679	105		6.97				SOLD IN 2011	PPSLD
2021	PEPTIS JASON TYLER	1/25/2022	2643561	107		40.81				SOLD 2013 PER WI	PPSLD
2021	SCHMADEKE JAMES MARVIN	1/25/2022	2683530	106		166.30				PAID IN HARNETT	OCNTY
2021	SUTPHIN WILLIAM JAMES JR	1/11/2022	2683567	106		9.89				JOHNSTON COUNTY	OCNTY
2021	THURMAN RODNEY MARK	1/14/2022	2638959	109		4.11				MOVED TO MONTANA	OCNTY
2021	WEAVER ROBERT SHAWN	1/14/2022	2683560	106		867.96				WAKE COUNTY	OCNTY

\*\* YEAR TOTALS \*\* 17993.76 2583.81 200.00

\*\* YEAR TOTALS \*\*

\*\*\* FINAL TOTALS \*\*\* 19253.67 3609.79 395.00

\*\*\* NORMAL END OF JOB \*\*\*



North Carolina Veh

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
BAKER, LAWRENCE CHARLES	BAKER, LAWRENCE CHARLES		431 HORATIO CT		CARY, NC 27519	Proration	0001301996	BFV6831	AUTHORIZED	237964275	Refund Generated due to proration on Bill #0001301996-2021-0000-00
BARKER, EDDIE RAY	BARKER, EDDIE RAY		1836 MONCURE PITTSBORO RD		MONCURE, NC 27559	Proration	0057366420	BRUDDER1	AUTHORIZED	158502890	Refund Generated due to proration on Bill #0057366420-2020-0000-00
BARKER, EDDIE RAY	BARKER, EDDIE RAY		1836 MONCURE PITTSBORO RD		MONCURE, NC 27559	Proration	0048107155	JR2220	AUTHORIZED	158249068	Refund Generated due to proration on Bill #0048107155-2020-0000-00
BARTOSIK, RICK THOMAS	BARTOSIK, RICK THOMAS		543 FINNBAR DR		CARY, NC 27519	Proration	0057012039	EDW6883	AUTHORIZED	237590826	Refund Generated due to proration on Bill #0057012039-2020-0000-00
BLEWETT, MICHAEL NORTON	BLEWETT, MICHAEL NORTON	BLEWETT, LAURA HANCOCK	713 ALLFORTH PL		CARY, NC 27519	Proration	0021483070	XNM2295	AUTHORIZED	237674292	Refund Generated due to proration on Bill #0021483070-2021-0000-00



North Carolina Veh

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	01/18/2022	1/18/2022 2:30:28 PM
ie	Vehicle Sold	01/13/2022	1/13/2022 3:18:23 PM
ie	Vehicle Sold	01/07/2022	1/7/2022 6:06:30 PM
ie	Vehicle Sold	01/11/2022	1/19/2022 4:01:34 PM
ie	Vehicle Sold	01/12/2022	1/12/2022 9:33:43 AM



North Carolina Veh

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$20.34)	\$0.00	(\$20.34)
23	Tax	(\$10.55)	\$0.00	(\$10.55)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$30.89
00	Tax	(\$40.59)	\$0.00	(\$40.59)
06	Tax	(\$7.42)	\$0.00	(\$7.42)
			Refund	\$48.01
00	Tax	(\$16.18)	\$0.00	(\$16.18)
06	Tax	(\$2.95)	\$0.00	(\$2.95)
			Refund	\$19.13
00	Tax	(\$100.48)	(\$5.02)	(\$105.50)
23	Tax	(\$52.49)	(\$2.63)	(\$55.12)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$160.62
00	Tax	(\$26.93)	\$0.00	(\$26.93)
23	Tax	(\$13.97)	\$0.00	(\$13.97)



North Carolina Veh

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
BLEWETT, MICHAEL NORTON	BLEWETT, MICHAEL NORTON	BLEWETT, LAURA HANCOCK	713 ALLFORTH PL		CARY, NC 27519	Proration	0021483070	XNM2295	AUTHORIZED	237674292	Refund Generated due to proration on Bill #0021483070-2021-
BURNS, DORIS MAE	BURNS, DORIS MAE		1000 MILLS CHASE LOOP APT 1232		APEX, NC 27523	Proration	0062069339	JFF4513	AUTHORIZED	237754314	Refund Generated due to proration on Bill #0062069339-2021-2021-0000-00
CHANDLER, GREGORY TYLER	CHANDLER, GREGORY TYLER		19240 STONE BRK		CHAPEL HILL, NC 27517	Proration	0062676882	PLC9730	AUTHORIZED	158188744	Refund Generated due to proration on Bill #0062676882-2021-2021-0000-00
CHAUDHRY, SHAHEELA JABEEN	CHAUDHRY, SHAHEELA JABEEN	HAMEED, OMAIR	219 S 10TH AVE APT A2		SILER CITY, NC 27344	Proration	0060670348	JCB5694	AUTHORIZED	238207131	Refund Generated due to proration on Bill #0060670348-2020-2020-0000-00
CLARK, MICHAEL REID	CLARK, MICHAEL REID		436 CHARLIE COOPER RD		SILER CITY, NC 27344	Proration	0018807971	WXS3596	AUTHORIZED	158393620	Refund Generated due to proration on Bill #0018807971-2020-2020-0000-00



North Carolina Veh

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	01/12/2022	1/12/2022 9:33:43 AM
20			
ie	Vehicle Sold	01/13/2022	1/19/2022 4:01:34 PM
-			
ie	Vehicle Sold	01/06/2022	1/19/2022 4:01:34 PM
-			
ie	Vehicle Sold	01/21/2022	1/21/2022 10:50:19 AM
-			
ie	Vehicle Sold	01/11/2022	1/11/2022 9:39:21 AM
-			





North Carolina Veh

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$40.90
00	Tax	(\$84.98)	\$0.00	(\$84.98)
23	Tax	(\$44.09)	\$0.00	(\$44.09)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$129.07
00	Tax	(\$175.29)	\$0.00	(\$175.29)
07	Tax	(\$28.47)	\$0.00	(\$28.47)
			Refund	\$203.76
00	Tax	(\$51.20)	(\$2.56)	(\$53.76)
22	Tax	(\$41.27)	(\$2.06)	(\$43.33)
22	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$97.09
00	Tax	(\$29.48)	\$0.00	(\$29.48)
10	Tax	(\$4.40)	\$0.00	(\$4.40)
			Refund	\$33.88



North Carolina Veh

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
COATES, GARY YATES	COATES, GARY YATES	COATES, JEWELL MITCHELL	444 MIDDLETON PL		CHAPEL HILL, NC 27516	Proration	0058939871	TFT3688	AUTHORIZED	158248980	Refund Generated due to proration on Bill #0058939871-2020-0000-00
COBB, ANGELA MARIE GOLDSTON	COBB, ANGELA MARIE GOLDSTON		2068 ALSTON CHURCH RD		PITTSBORO, NC 27312	Adjustment < \$100	0063237962	TPH8439	AUTHORIZED	237754188	Refund Generated due to adjustment on Bill #0063237962-2021-0000
COUSINS, SCOTT WILLIAM	COUSINS, SCOTT WILLIAM		59501 CARY		CHAPEL HILL, NC 27517	Proration	0048317827	0921BC	AUTHORIZED	158449638	Refund Generated due to proration on Bill #0048317827-2020-0000-00
DAY, JOHN LEONARD	DAY, JOHN LEONARD	JOURDAN, GARRETT STINICE	2552 S 2ND AVENUE EXT		SILER CITY, NC 27344	Proration	0061056634	HLB2400	AUTHORIZED	158502562	Refund Generated due to proration on Bill #0061056634-2020-0000-00
DAZIEL, RIANN LYNN	DAZIEL, RIANN LYNN		324 GRANITE MILL BLVD		CHAPEL HILL, NC 27516	Proration	0058535315	ELF8078	AUTHORIZED	158133716	Refund Generated due to proration on Bill #0058535315-2020-0000-00



North Carolina Veh

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	01/07/2022	1/7/2022 3:51:29 PM
ie	Situs error	01/13/2022	1/13/2022 2:03:23 PM
ie	Vehicle Sold	01/12/2022	1/19/2022 4:01:34 PM
ie	Vehicle Sold	01/13/2022	1/13/2022 11:04:46 AM
ie	Vehicle Sold	01/05/2022	1/5/2022 4:23:40 PM



North Carolina Ver

NCVTS Pending

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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$33.75)	\$0.00	(\$33.75)
07	Tax	(\$5.44)	\$0.00	(\$5.44)
			Refund	\$39.19
00	Tax	\$0.00	\$0.00	\$0.00
21	Tax	(\$114.95)	\$0.00	(\$114.95)
06	Tax	\$33.56	\$0.00	\$33.56
			Refund	\$81.39
00	Tax	(\$168.97)	(\$8.45)	(\$177.42)
07	Tax	(\$27.24)	(\$1.36)	(\$28.60)
			Refund	\$206.02
00	Tax	(\$78.51)	\$0.00	(\$78.51)
01	Tax	(\$14.06)	\$0.00	(\$14.06)
			Refund	\$92.57
00	Tax	(\$24.77)	\$0.00	(\$24.77)
21	Tax	(\$16.02)	\$0.00	(\$16.02)
			Refund	\$40.79



North Carolina Veh

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
EASTER, STEPHEN MCDOWELL	EASTER, STEPHEN MCDOWELL		609 N FIR AVE		SILER CITY, NC 27344	Proration	0059958131	FKM1560	AUTHORIZED	238747920	Refund Generated due to proration on Bill #0059958131-2020-0000-00
FLETCHER, MARSHALL STEPHEN	FLETCHER, MARSHALL STEPHEN		195 PRESTONWOOD DR		PITTSBORO, NC 27312	Proration	0062262005	HKH8562	AUTHORIZED	158552820	Refund Generated due to proration on Bill #0062262005-2021-0000-00
FOWLER, ANNA COOK	FOWLER, ANNA COOK		37 CENTRAL ST		HUNTINGTON, NY 11743	Proration	0041814760	EKS5098	AUTHORIZED	158553010	Refund Generated due to proration on Bill #0041814760-2020-0000-00
FULCHER, MICHAEL LEE	FULCHER, MICHAEL LEE		187 BOOTH RD		CHAPEL HILL, NC 27516	Proration	0058828020	JAB9237	AUTHORIZED	159165316	Refund Generated due to proration on Bill #0058828020-2020-0000-00
FULLINGTON, BRIAN PAUL	FULLINGTON, BRIAN PAUL	FULLINGTON, ANNE MARIE	559 SUN FOREST WAY		CHAPEL HILL, NC 27517	Proration	0049696340	DLD7271	AUTHORIZED	159165282	Refund Generated due to proration on Bill #0049696340-2021-0000-00



North Carolina Veh

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Totalled	01/28/2022	1/31/2022 5:14:26 PM
ie	Vehicle Sold	01/14/2022	1/19/2022 4:01:34 PM
ie	Vehicle Sold	01/14/2022	1/14/2022 4:28:50 PM
ie	Vehicle Sold	01/28/2022	1/28/2022 4:47:18 PM
ie	Tag Surrender	01/28/2022	1/31/2022 5:14:26 PM



North Carolina Veh

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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$171.05)	\$0.00	(\$171.05)
22	Tax	(\$137.86)	\$0.00	(\$137.86)
22	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$308.91
00	Tax	(\$144.59)	\$0.00	(\$144.59)
07	Tax	(\$23.48)	\$0.00	(\$23.48)
			Refund	\$168.07
00	Tax	(\$60.21)	\$0.00	(\$60.21)
07	Tax	(\$9.71)	\$0.00	(\$9.71)
			Refund	\$69.92
00	Tax	(\$1.55)	\$0.00	(\$1.55)
07	Tax	(\$0.25)	\$0.00	(\$0.25)
			Refund	\$1.80
00	Tax	(\$391.23)	\$0.00	(\$391.23)
07	Tax	(\$63.53)	\$0.00	(\$63.53)
			Refund	\$454.76



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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
GARCIA, JACOB WARREN	GARCIA, JACOB WARREN		70 HERNDON CREEK WAY		CHAPEL HILL, NC 27517	Proration	0059195354	JBP5417	AUTHORIZED	158553046	Refund Generated due to proration on Bill #0059195354-2020-0000-00
GILLIS, CHARLES AUGUSTUS	GILLIS, CHARLES AUGUSTUS		115 MAY FARM RD		PITTSBORO, NC 27312	Proration	0018814766	BCS2625	AUTHORIZED	159165306	Refund Generated due to proration on Bill #0018814766-2020-0000-00
JOHNSTON, ALEXANDER III	JOHNSTON, ALEXANDER III	JOHNSTON, CHARLENE SQUIRES	249 BECKINGHAM LOOP		CARY, NC 27519	Proration	0063818227	JJH8841	AUTHORIZED	238121973	Refund Generated due to proration on Bill #0063818227-2021-0000-00
JONES, HARVEY MICHAEL	JONES, HARVEY MICHAEL		852 TOBACCO FARM WAY		CHAPEL HILL, NC 27516	Proration	0030811486	ZRN2571	AUTHORIZED	158393988	Refund Generated due to proration on Bill #0030811486-2020-0000-00
JORDAN, JUANITA LEILANI	JORDAN, JUANITA LEILANI		PO BOX 896		SILER CITY, NC 27344	Proration	0054607603	PLS8658	AUTHORIZED	238042947	Refund Generated due to proration on Bill #0054607603-2020-0000-00





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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	01/14/2022	1/14/2022 4:51:29 PM
ie	Vehicle Sold	01/28/2022	1/28/2022 4:40:26 PM
ie	Other Errors	01/20/2022	1/21/2022 11:56:08 AM
ie	Vehicle Sold	01/11/2022	1/11/2022 1:43:38 PM
ie	Vehicle Sold	01/19/2022	1/19/2022 2:32:18 PM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$15.63)	\$0.00	(\$15.63)
07	Tax	(\$2.52)	\$0.00	(\$2.52)
			Refund	\$18.15
00	Tax	(\$16.44)	\$0.00	(\$16.44)
21	Tax	(\$10.63)	\$0.00	(\$10.63)
			Refund	\$27.07
00	Tax	(\$208.95)	\$0.00	(\$208.95)
23	Tax	(\$108.40)	\$0.00	(\$108.40)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$317.35
00	Tax	(\$52.09)	\$0.00	(\$52.09)
07	Tax	(\$8.39)	\$0.00	(\$8.39)
			Refund	\$60.48
00	Tax	(\$31.58)	(\$1.58)	(\$33.16)
22	Tax	(\$25.45)	(\$1.27)	(\$26.72)
22	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$59.88



North Carolina Veh

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
KNUTH, CHAD DAVID	KNUTH, CHAD DAVID		220 DAVIS LOVE DR		CHAPEL HILL, NC 27517	Proration	0063167734	JHS5455	AUTHORIZED	157998708	Refund Generated due to proration on Bill #0063167734-2021-0000-00
MAREK, SUZETTE MARIE	MAREK, SUZETTE MARIE		533 BERRY PATCH LN		PITTSBORO, NC 27312	Proration	0061230692	HLN6859	AUTHORIZED	159165298	Refund Generated due to proration on Bill #0061230692-2020-0000-00
MCCONNELL, VICKI SEAGROVES	MCCONNELL, VICKI SEAGROVES		PO BOX 112		PITTSBORO, NC 27312	Proration	0046945180	TDB7395	AUTHORIZED	159298978	Refund Generated due to proration on Bill #0046945180-2020-0000-00
MITCHELL, COLEMAN DONNELL	MITCHELL, COLEMAN DONNELL		19 KINGSWOOD LN		CHAPEL HILL, NC 27517	Proration	0059459947	CFH4204	AUTHORIZED	158642512	Refund Generated due to proration on Bill #0059459947-2020-0000-00
O'HARA, CHARLES THOMAS	O'HARA, CHARLES THOMAS		814 COVERED BRIDGE TRL		CHAPEL HILL, NC 27517	Proration	0043287819	STLR00TS	AUTHORIZED	158070616	Refund Generated due to proration on Bill #0043287819-2020-0000-00



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	Refund Reason	Create Date	Authorization Date
ie	Tag Surrender	01/03/2022	1/3/2022 10:56:24 AM
ie	Vehicle Sold	01/28/2022	1/31/2022 5:14:26 PM
ie	Vehicle Totalled	01/31/2022	1/31/2022 1:32:05 PM
ie	Vehicle Sold	01/18/2022	1/18/2022 9:45:12 AM
ie	Tag Surrender	01/04/2022	1/19/2022 4:01:34 PM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$33.53)	\$0.00	(\$33.53)
07	Tax	(\$5.44)	\$0.00	(\$5.44)
			Refund	\$38.97
00	Tax	(\$105.46)	\$0.00	(\$105.46)
06	Tax	(\$19.28)	\$0.00	(\$19.28)
			Refund	\$124.74
00	Tax	(\$3.63)	\$0.00	(\$3.63)
11	Tax	(\$0.47)	\$0.00	(\$0.47)
			Refund	\$4.10
00	Tax	(\$20.15)	\$0.00	(\$20.15)
07	Tax	(\$3.25)	\$0.00	(\$3.25)
			Refund	\$23.40
00	Tax	(\$176.93)	\$0.00	(\$176.93)
07	Tax	(\$28.52)	\$0.00	(\$28.52)
			Refund	\$205.45



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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
OLIVER, GREGORY LEE	OLIVER, GREGORY LEE	ORWOLL, KIMBERLY KIRSTEN	77236 STEDMAN		CHAPEL HILL, NC 27517	Proration	0009321551	YZW2477	AUTHORIZED	158642518	Refund Generated due to proration on Bill #0009321551-2021-0000-00
O'MALLEY, SARAH WILLIAMS	O'MALLEY, SARAH WILLIAMS		31 GOLDEN HEATHER		CHAPEL HILL, NC 27517	Proration	0045816142	SARAH0	AUTHORIZED	158332078	Refund Generated due to proration on Bill #0045816142-2021-0000-00
PADGETT, KATHLEEN ANN	PADGETT, KATHLEEN ANN		78 W TIMBER CREEK PATH		CHAPEL HILL, NC 27517	Proration	0047791398	YZC1346	AUTHORIZED	159165308	Refund Generated due to proration on Bill #0047791398-2020-0000-00
PARSONS, MARK	PARSONS, MARK	PARSONS, KAREN LYNN	1180 THE PRESERVE TRL		CHAPEL HILL, NC 27517	Proration	0061997206	PHW3136	AUTHORIZED	158748282	Refund Generated due to proration on Bill #0061997206-2021-0000-00
PATHRIPALA, JAYASHREE	PATHRIPALA, JAYASHREE		516 FINNBAR DR		CARY, NC 27519	Proration	0046304573	FKY6335	AUTHORIZED	237105822	Refund Generated due to proration on Bill #0046304573-2020-0000-00



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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	01/18/2022	1/18/2022 9:48:56 AM
ie	Vehicle Sold	01/10/2022	1/10/2022 1:59:16 PM
ie	Vehicle Sold	01/28/2022	1/28/2022 4:43:35 PM
ie	Vehicle Sold	01/20/2022	1/20/2022 2:01:21 PM
ie	Tag Surrender	01/04/2022	1/4/2022 2:12:39 PM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$32.12)	\$0.00	(\$32.12)
07	Tax	(\$5.22)	\$0.00	(\$5.22)
			Refund	\$37.34
00	Tax	(\$23.23)	\$0.00	(\$23.23)
07	Tax	(\$3.77)	\$0.00	(\$3.77)
			Refund	\$27.00
00	Tax	(\$76.80)	\$0.00	(\$76.80)
07	Tax	(\$12.38)	\$0.00	(\$12.38)
			Refund	\$89.18
00	Tax	(\$16.79)	\$0.00	(\$16.79)
07	Tax	(\$2.72)	\$0.00	(\$2.72)
			Refund	\$19.51
00	Tax	(\$22.94)	\$0.00	(\$22.94)
23	Tax	(\$11.98)	\$0.00	(\$11.98)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$34.92





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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
PIEPER, JOEL ROBERT	PIEPER, JOEL ROBERT	PIEPER, MEGAN BUCKHOLTS	79 ABEYANCE		MONCURE, NC 27559	Proration	0062128592	THJ7340	AUTHORIZED	158695376	Refund Generated due to proration on Bill #0062128592-2021-0000-00
PRESS, DENNIS ADAM	PRESS, DENNIS ADAM		28 COPPER LANTERN DR		CHAPEL HILL, NC 27516	Proration	0029490871	FAY5250	AUTHORIZED	158393996	Refund Generated due to proration on Bill #0029490871-2020-0000-00
RANDYS HAULING LLC	RANDYS HAULING LLC		1318 OLD SANFORD RD		MONCURE, NC 27559	Proration	0045749552	ZB49886	AUTHORIZED	159164898	Refund Generated due to proration on Bill #0045749552-2020-0000-00
ROSENBERG, ALAN	ROSENBERG, ALAN		1036 VENTNOR PL		CARY, NC 27519	Adjustment < \$100	0063537748	ALANM	AUTHORIZED	237829482	Refund Generated due to adjustment on Bill #0063537748-2021-0000-00
RUGGLES, MICHAEL EVAN	RUGGLES, MICHAEL EVAN		12008 N EXETER WAY		RALEIGH, NC 27613	Proration	0060637814	HLA8678	AUTHORIZED	158694944	Refund Generated due to proration on Bill #0060637814-2020-0000-00



North Carolina Veh

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	01/19/2022	1/19/2022 3:37:43 PM
ie	Reg . Out of state	01/11/2022	1/11/2022 1:51:55 PM
ie	Vehicle Sold	01/28/2022	1/28/2022 11:53:31 AM
ie	Adjustment	01/14/2022	1/14/2022 4:06:43 PM
ie	Vehicle Sold	01/19/2022	1/21/2022 11:56:08 AM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$22.31)	\$0.00	(\$22.31)
06	Tax	(\$4.24)	\$0.00	(\$4.24)
			Refund	\$26.55
00	Tax	(\$19.47)	\$0.00	(\$19.47)
07	Tax	(\$3.14)	\$0.00	(\$3.14)
			Refund	\$22.61
00	Tax	(\$35.14)	\$0.00	(\$35.14)
06	Tax	(\$6.42)	\$0.00	(\$6.42)
			Refund	\$41.56
00	Tax	(\$19.56)	\$0.00	(\$19.56)
23	Tax	(\$10.14)	\$0.00	(\$10.14)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$29.70
00	Tax	(\$239.97)	\$0.00	(\$239.97)
07	Tax	(\$38.68)	\$0.00	(\$38.68)
			Refund	\$278.65



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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
RUGGLES, MICHAEL EVAN	RUGGLES, MICHAEL EVAN		12008 N EXETER WAY		RALEIGH, NC 27613	Proration	0062950859	HLB3476	AUTHORIZED	158694966	Refund Generated due to proration on Bill #0062950859-2020-0000-00
SMITH, CRAIG DENNIS	SMITH, CRAIG DENNIS		1475 BRIAR CHAPEL PKWY		CHAPEL HILL, NC 27516	Proration	0062514399	JFS8352	AUTHORIZED	159165276	Refund Generated due to proration on Bill #0062514399-2021-0000-00
SOTO-CHEVRES, JOSE ERNESTO	SOTO-CHEVRES, JOSE ERNESTO		310 ASHDOWN FOREST LN		CARY, NC 27519	Proration	0045943453	PLM2448	AUTHORIZED	238747935	Refund Generated due to proration on Bill #0045943453-2020-0000-00
STEPHENSON, LARRY DAVIS	STEPHENSON, LARRY DAVIS		90 LINDSAY BURKE PL		PITTSBORO, NC 27312	Proration	0028746057	DKE3862	AUTHORIZED	159165284	Refund Generated due to proration on Bill #0028746057-2021-0000-00
TECHNA-FIT INC	TECHNA-FIT INC		65 HAWK POINT RD		CHAPEL HILL, NC 27516	Proration	0061852627	HLH2674	AUTHORIZED	158248608	Refund Generated due to proration on Bill #0061852627-2021-0000-00



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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	01/19/2022	1/19/2022 9:07:28 AM
ie	Vehicle Sold	01/28/2022	1/31/2022 5:14:26 PM
ie	Vehicle Sold	01/28/2022	1/28/2022 4:32:18 PM
ie	Vehicle Sold	01/28/2022	1/28/2022 4:28:19 PM
ie	Tag Surrender	01/07/2022	1/19/2022 4:01:34 PM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$82.63)	\$0.00	(\$82.63)
07	Tax	(\$13.32)	\$0.00	(\$13.32)
			Refund	\$95.95
00	Tax	(\$197.72)	\$0.00	(\$197.72)
07	Tax	(\$32.11)	\$0.00	(\$32.11)
			Refund	\$229.83
00	Tax	(\$31.57)	\$0.00	(\$31.57)
23	Tax	(\$16.49)	\$0.00	(\$16.49)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$48.06
00	Tax	(\$8.38)	\$0.00	(\$8.38)
07	Tax	(\$1.36)	\$0.00	(\$1.36)
			Refund	\$9.74
00	Tax	(\$191.13)	\$0.00	(\$191.13)
07	Tax	(\$31.04)	\$0.00	(\$31.04)
			Refund	\$222.17



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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
THE CALVIN HAYWOOD CARTERJR REVOCABLE TRUSTU/A/D 08/19/2002	THE CALVIN HAYWOOD CARTERJR REVOCABLE TRUSTU/A/D 08/19/2002	CARTER, CALVIN HAYWOOD JR	1645 COLVARD FARMS RD		DURHAM, NC 27713	Adjustment < \$100	0059689306	72814	AUTHORIZED	158643032	Refund Generated due to adjustment on Bill #0059689306-2021-0000-00
THE CALVIN HAYWOOD CARTERJR REVOCABLE TRUSTU/A/D 08/19/2002	THE CALVIN HAYWOOD CARTERJR REVOCABLE TRUSTU/A/D 08/19/2002	CARTER, CALVIN HAYWOOD JR	1645 COLVARD FARMS RD		DURHAM, NC 27713	Adjustment < \$100	0059689292	72812	AUTHORIZED	158643042	Refund Generated due to adjustment on Bill #0059689292-2021-0000-00
THE CALVIN HAYWOOD CARTERJR REVOCABLE TRUSTU/A/D 08/19/2002	THE CALVIN HAYWOOD CARTERJR REVOCABLE TRUSTU/A/D 08/19/2002	CARTER, CALVIN HAYWOOD JR	1645 COLVARD FARMS RD		DURHAM, NC 27713	Adjustment < \$100	0059689323	72815	AUTHORIZED	158643020	Refund Generated due to adjustment on Bill #0059689323-2021-0000-00
THILL, EDWARD PAUL	THILL, EDWARD PAUL		753 COVERED BRIDGE TRL		CHAPEL HILL, NC 27517	Proration	0053878537	HCY6960	AUTHORIZED	158694898	Refund Generated due to proration on Bill #0053878537-2020-0000-00



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	Refund Reason	Create Date	Authorization Date
ie	Adjustment	01/18/2022	1/18/2022 4:20:31 PM
ie	Adjustment	01/18/2022	1/18/2022 4:29:54 PM
ie	Adjustment	01/18/2022	1/18/2022 4:12:51 PM
ie	Vehicle Sold	01/19/2022	1/19/2022 8:13:13 AM





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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$26.60)	\$0.00	(\$26.60)
12	Tax	(\$4.40)	\$0.00	(\$4.40)
			Refund	\$31.00
00	Tax	(\$80.53)	\$0.00	(\$80.53)
12	Tax	(\$13.32)	\$0.00	(\$13.32)
			Refund	\$93.85
00	Tax	(\$26.60)	\$0.00	(\$26.60)
12	Tax	(\$4.40)	\$0.00	(\$4.40)
			Refund	\$31.00
00	Tax	(\$18.13)	\$0.00	(\$18.13)
07	Tax	(\$2.92)	\$0.00	(\$2.92)
			Refund	\$21.05



North Carolina Veh

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
TORBERT, MARY LOU KORNEGAY	TORBERT, MARY LOU KORNEGAY		4 CROSSWINDS ESTATES DR		PITTSBORO, NC 27312	Proration	0001289470	SZY3608	AUTHORIZED	159164960	Refund Generated due to proration on Bill #0001289470-2021-0000-00
WAKEFIELD, DEBORAH STONE	WAKEFIELD, DEBORAH STONE		384 RAINY DAY FARM DR		SANFORD, NC 27330	Proration	0061935354	JET6746	AUTHORIZED	157999018	Refund Generated due to proration on Bill #0061935354-2021-0000-00
WARNER, KYLE MATTHEW	WARNER, KYLE MATTHEW		305 DANBURY CT		PITTSBORO, NC 27312	Proration	0059565200	RBN5932	AUTHORIZED	158393940	Refund Generated due to proration on Bill #0059565200-2020-0000-00



North Carolina Veh

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	01/28/2022	1/28/2022 1:02:51 PM
ie	Vehicle Sold	01/03/2022	1/3/2022 4:20:39 PM
ie	Vehicle Sold	01/11/2022	1/11/2022 1:09:31 PM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$19.26)	\$0.00	(\$19.26)
07	Tax	(\$3.13)	\$0.00	(\$3.13)
			Refund	\$22.39
00	Tax	(\$12.84)	\$0.00	(\$12.84)
06	Tax	(\$2.44)	\$0.00	(\$2.44)
			Refund	\$15.28
00	Tax	(\$19.45)	\$0.00	(\$19.45)
07	Tax	(\$3.13)	\$0.00	(\$3.13)
			Refund	\$22.58
			Refund Total	\$4556.28



North Carolina Ver

NCVTS Pending

Report Date 2/3/2022 4:50:18 PM

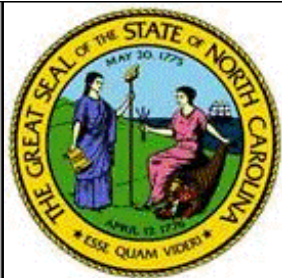
Tax Jurisdiction	District Type	Net Change
00	COUNTY	(\$3,525.27)
21	CITY	(\$141.60)
22	CITY	(\$207.91)
23	CITY	(\$270.74)
01	FIRE	(\$14.06)
06	FIRE	(\$9.19)
07	FIRE	(\$360.52)
10	FIRE	(\$4.40)
11	FIRE	(\$0.47)
12	FIRE	(\$22.12)
Total		(\$4,556.28)



North Carolina Ver

**NCVTS Pending**

Report Date 2/3/2022 4:50:18 PM

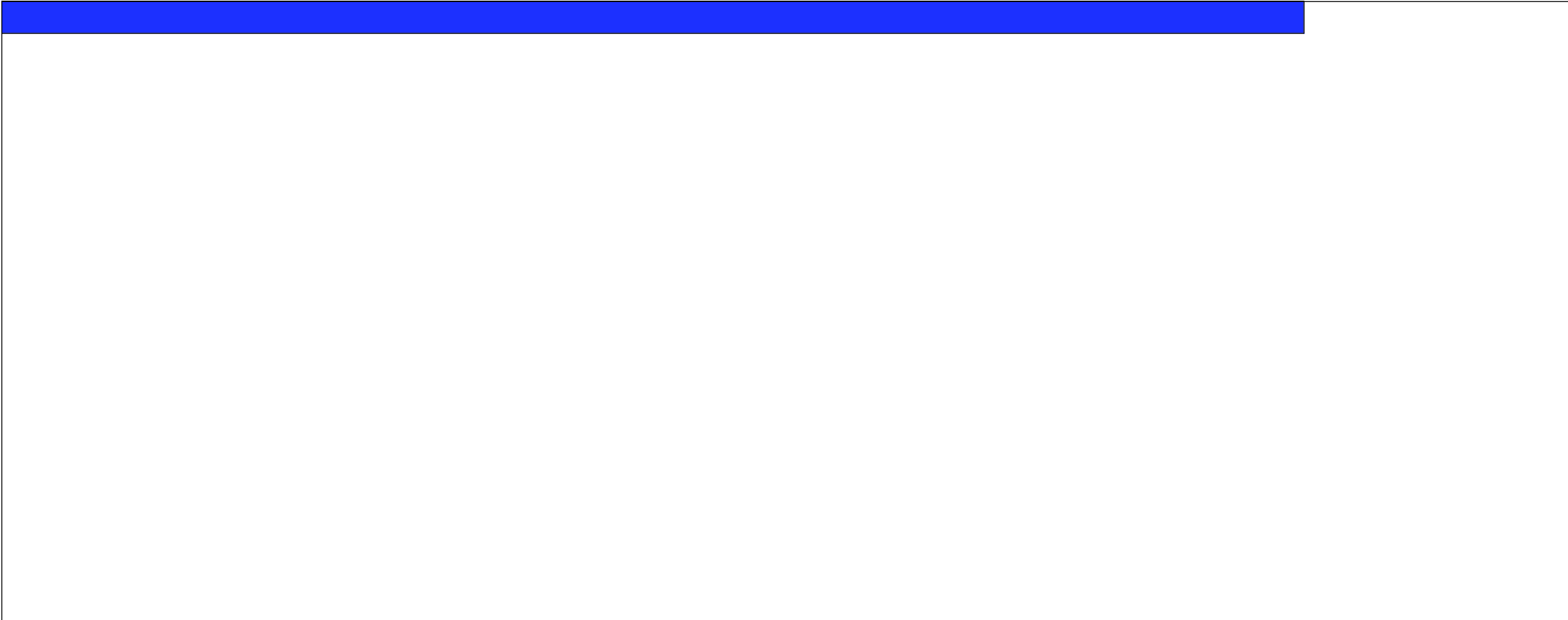


North Carolina Ver

**NCVTS Pending**

Report Date 2/3/2022 4:50:18 PM

Report Parameters







# Chatham County, NC

## Text File

File Number: 21-4181

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and  
Consent Agenda

**In Control:** Social Services

**File Type:** Agenda Item

### Annual Community Child Protection Team (CCPT) Report

Action Requested: Receive annual report from the Community Child Protection Team

Introduction & Background: Each year the CCPT is required to submit a report to local Board of Commissioners. CCPT reports are written based on the calendar year.

Discussion & Analysis: NA

How does this relate to the Comprehensive Plan: The work of this team is in alignment with the goal of "Foster a Healthy Community." A growing body of research indicates a connection between adverse childhood experiences (ACES), including child abuse and neglect, and poor health outcomes in adulthood.

Budgetary Impact: None

Recommendation: Approve



# **2021 Community Child Protection Team Annual Report**

## Community Child Protection Team 2021 Annual Report

### Overview

The Community Child Protection Team (CCPT) is an interdisciplinary group of community representatives who meet regularly to promote a community-wide approach to the problem of child abuse and neglect (NCGS 7B-1406). CCPTs are North Carolina's response to the Child Abuse Prevention and Treatment Act (CAPTA) requirement to have "citizen review panels." CAPTA charges citizen review panels with the responsibility to 1) review Child Protective Services (CPS) practices, policies, and procedures; 2) make public comment on the impact of CPS procedures and practices; and 3) recommend improvements to state and local CPS agencies.



Every county in NC has a local CCPT, many of which are merged with the local Child Fatality Prevention Team. The Chatham County CCPT and CFPT merged in 2018 and met jointly every quarter on the first Friday of the month. The primary goals of

the meetings in 2021 were to review complex CPS cases and to work toward addressing the priority areas identified in the 2020 CCPT Annual Report. Any team member may recommend a case to be reviewed by CCPT, regardless of CPS involvement.

Annual Report

**Members**

NCGS mandates that certain individuals serve on the CCPT. Additionally, the County Board of Commissioners has appointed five additional members to serve on the CCPT. The following individuals served on the Chatham CCPT in 2021 with double asterisks denoting the state-mandated members and single asterisks denoting members appointed by the Board of Commissioners:

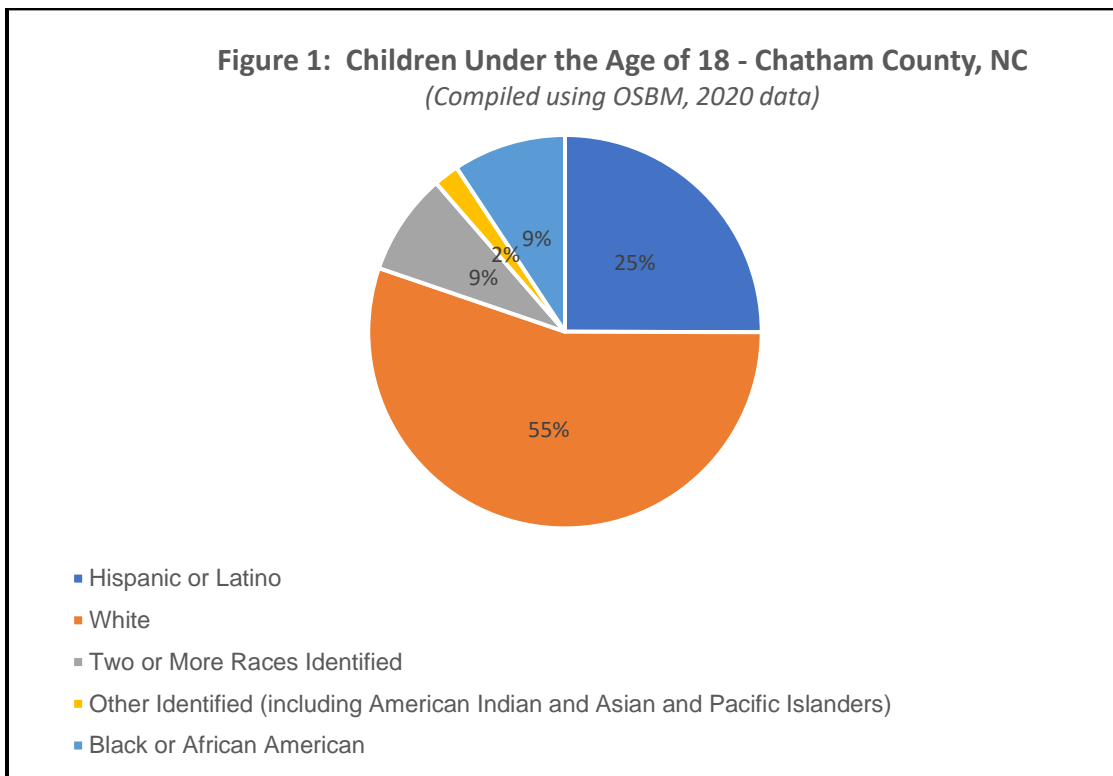
Jennie Kristiansen, Director, CCDSS, Co-Chair of combined team**	Scott Meulendyke, Chatham County Sheriff's Office **
Michael Zelek, Director, Chatham County Public Health Department, Co-Chair of combined team** (June-December)	Rodney West, Chatham County Sheriff's Office **
Kayley Taber, Assistant District Attorney**	Anne Chapman, Coordinator, Chatham County Child Victim Services*
Marcella Trageser, Assistant District Attorney**	Shirille Lee, Communities in Schools Chatham County*
Tracy Fowler, Director of Student Services, Chatham County Schools**	Deborah Flowers, UNC Beacon Program*
Thomas Droke, Chatham County Board of Social Services**	Natasha Elliott, Central Piedmont Community Action Agency **
Nickie Siler, Guardian ad Litem Supervisor, Guardian ad Litem Program District 15-B**	Carissa Brown, Center Director, Daymark Recovery Services*
Dr. Susan Pitts, Pediatrician, Piedmont Health, Moncure Health Clinic**	Courtney Pope, El Futuro*
Lora Rinaldi, Chatham County Sheriff's Office**	Della Richardson, Telamon Head Start**
Laquitia Cozart, Cardinal Innovations	Caitlin Howison, CPS Program Manager, CCDSS
	Cim Brailer, Program Administrator, CCDSS

**Demographics of Children and Families in Chatham County**

Given the CCPT's charge to promote a community wide approach to child abuse and neglect, information is included on factors that affect the well-being of children and families including county demographics, child protection, and access to behavioral healthcare.

Annual Report

Chatham County is a large, rural county with an estimated population of more than 76,000 residents (United States Census Bureau, 2020), representing over 29,000 households. Per the United States Census Bureau’s “Household and Families 2019: ACS 5-Year Estimates Subject” table, the average household is comprised of 2 to 3 people, with over 50% identified as a married householder family, 14% as a single householder family and 30% identified as non-family households. Population estimates in 2020 found children under the age of 18 represented 25% of Chatham County. White children represented the largest population at 55%, with Hispanic or Latino children at 25%, Black or African American and children identified as two more races respectively at 9%, while collectively American Indian and Asian and Pacific Islanders at nearly 2% (OSBM, 2020).



Poverty continues to be problematic in Chatham County. In 2019, the median income for Chatham County was \$67,031. According to the Small Area Income and Poverty Estimates Program 2020 report, 13.3% of children in Chatham County reside in poverty. This represents a rate of change increase of 6.7% from 2019. (SAIPE, 2020). Per the Massachusetts Institute of Technology “Living Wage Calculator” (2021), a household with two working adults with one child residing in Chatham County would need to make \$70,459, with each adult making nearly \$17 per hour/40 hours per week before taxes to support the household. Comparatively, a single working head of household with two children would need to make at least \$80,528, nearly \$39 per hour/40 hours per week.

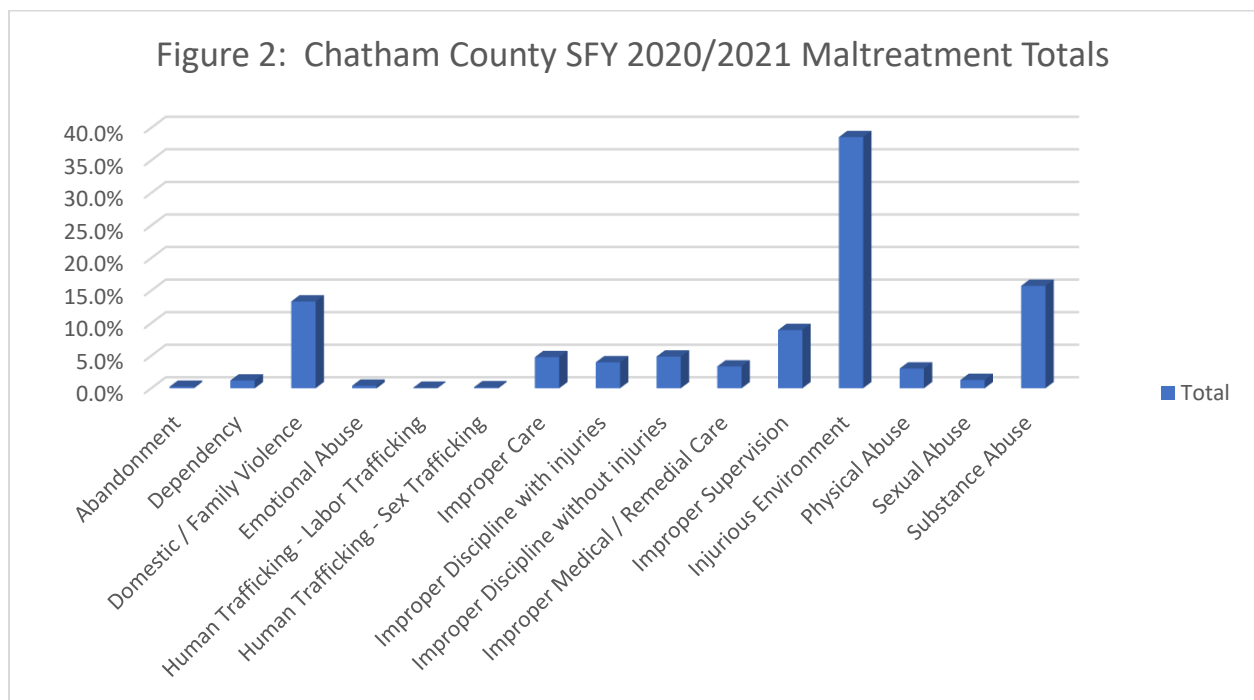
Annual Report

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## Status of Child Welfare in Chatham County

### Child Protective Services

In SFY 20/21, Chatham County Child Protective Services accepted 289 reports for child abuse, neglect and/or dependency, representing 632 unique children, compared to 281 reports and 555 unique children reported in the 2020 CCPT report. With over 55% of reports associated with injurious environments and substance use, there were 15 substance-affected babies who were referred to DSS for Plans of Safe Care during SFY 20/21.



### Foster Care

During SFY 2020/2021, 138 children received foster care services in the county, representing a 20% decrease when compared to the prior year. Twenty-seven children exited foster care during the year; 14 were adopted, 7 reunified with parents or other legal custodians, with 4 achieving permanency through custody and the remaining 3 aging out of foster care at 18. Of the children receiving foster care services, over 63% and 28% identified as White and Black or African American respectively. Black or African American identified children continue to represent significant disproportionately in foster care when compared to children identified as Hispanic or Latino within the county.

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## Annual Report

### 2021 Community Child Protection Team Summary

In 2021, the CCPT-CFPT met quarterly, with all meetings being held virtually. The team reviewed eight active child welfare cases involving twelve children. In seven families, the children were in foster care, however, in four families they were placed with family or kin. Children's behavioral health needs, substance use, domestic violence, and medical neglect were the primary reasons for removal of the children from the custody of their parents. Lack of engagement in substance use disorder and mental health treatment, criminal justice system involvement, and access to appropriate mental health treatment for youth were complicating factors in the children being reunified with parents.

As a result of the gaps identified in case reviews, the following recommendations were made for improving child welfare services at the local level:

- Additional supports for parents of adolescents who are exhibiting challenging behaviors, particularly those served by the child welfare and/or juvenile justice system.
- Develop a sustainability plan for Family Treatment Court.
- Collaborate with Vaya to better serve children and youth with behavioral health needs.

As a result of the gaps identified in case reviews, the following recommendations were made for improving child welfare services at the state level:

- Address the problem of children and youth with high level behavioral health needs who are staying in DSS offices and hotels due to lack of appropriate care.
- Identify solutions for children who are dually diagnosed with mental health and intellectual/developmental disabilities.
- Make programs available statewide that have shown to be successful in regional implementation.

In addition to case reviews, the team heard presentations and participated in discussions on the following topics:

- Chatham County Community Assessment
- COVID-19 Childhood Vaccination Updates, and COVID-19 Impacts on Youth
- Firearm Safety
- SIDS Awareness Month

### Successes

#### *Launch of Family Treatment Court*



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## Annual Report

In March 2021, Chatham County established a Family Treatment Court, funded with an \$870,000 three-year grant. This is a joint effort between Chatham County's Court Programs and Chatham County Department of Social Services. The grant will support parents and caretakers with much-needed treatment and support services, including financial assistance with transportation costs and parenting. Between March and December, the program has served 22 parents through the court programs. In addition, 20 parents participated in the parenting program.

### *Equity*

Work on the *EMBRACe* project (Equity for Moms and Babies Realized Across Chatham) continued with the implementation of Story Circles to engage Chatham women in maternal and child service delivery and planning. DSS began a process to refer all potentially eligible children and parents to the WIC (Women, Infants, and Children) Program, resulting in a 210% increase in the number of referrals between May and July. Also, grant funds sponsored a series of webinars for employees at the Public Health Department and DSS to provide education regarding equity and the impacts on people served by both organizations. The goal of *EMBRACe* is to achieve equitable birth outcomes for women and infants in the county through system and service alignment across the grants' four partners: CCPHD, DSS, Chatham Hospital, and Piedmont Health Services. The initiative's development aligned with the return of labor and delivery services to Chatham Hospital, the first time these services have been available in the county for nearly 30 years. The *EMBRACe* steering committee meets monthly to align efforts and share updates, while the coordinating committee also meets regularly to plan strategies.

### *Single Point Assessment*

The Chatham County Department of Social Services partnered with Vaya Health and Youth Villages to establish a single point assessment to strengthen the continuum of behavioral healthcare for children served through child welfare. Children receive a high-quality assessment through Youth Villages at the DSS office that is completed within 72 hours. These assessments serve as a critical component to ensuring access to appropriate services for children facing a range of emotional, mental, and behavioral challenges.

### *Permanency*

Chatham County DSS continues to work toward improved permanency for children experiencing foster care. The District Permanency Collaborative, comprised of representation from DSS, Guardian ad Litem Program, and the District Court Judges Office, has met quarterly throughout the pandemic, studying permanency data with a goal of identifying meaningful data that translates to reductions in time to permanency. Chatham County saw an 8% reduction in the number of children experiencing foster



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## Annual Report

care between fiscal year 2020 and 2021. For fiscal year 2022 (to date), there has been an additional 6% reduction.

### ***Diligent Recruitment and Retention***

Chatham County DSS has a workgroup to improve foster parent recruitment and retention. A primary focus in 2021 was identifying and implementing virtual options to allow training to occur safely and without interruption during the pandemic for both kinship families and prospective foster parents. During fiscal year 2021 CCDSS trained 14 regular foster families and 12 kinship families and licensed 6 foster families and 3 kinship families. Year to date in fiscal year 2022 CCDSS has trained 15 regular foster families and 8 kinship families with the goal of licensing 10 foster families and 3 kinship families total for the year. The accessibility and small group format of virtual training is appealing for many families, resulting in a significant decrease in the number of families who drop out during the training (in the last two sessions of 2021, all families except two completed training). An ongoing challenge is the training, licensing, and relicensing of foster and kinship families required to match the demands of new children entering foster care and to make up for the licensed families who decide to no longer foster due to adoption, other commitments, children no longer in a kinship placement, etc.

### ***SIDS Awareness Month Campaign***

The Chatham CCPT/CFPT developed a campaign to raise awareness around safe sleep practices. In recent years, safe sleep has been among the leading causes of preventable infant deaths in the county. The campaign took place in October to align with SIDS Awareness and included several social media posts and a press release highlighting the issue.

## **Opportunities for 2022**

### ***Improved Child Abuse and Neglect Reporting***

NC DHHS, in collaboration with Evident Change (formerly the National Council on Crime and Delinquency and Children's Resource Center) and county DSS agencies, has developed a new and improved screening and response tool for reporting child abuse, neglect, and dependency. The goal is to improve consistency and accuracy across the state. Inter-rater reliability testing was completed in late 2021 with implementation anticipated later in 2022.

### ***Family First Prevention Services Act***

The Family First Prevention Services Act took effect in October 2021 and provides federal funding for evidenced based prevention services in exchange for a reduction in funding for children and youth in residential placements. This legislation represents a

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## Annual Report

significant shift in the availability of supports to prevent foster care. While NC's Prevention Plan has been submitted to the Children's Bureau, it is awaiting approval. It is expected that additional evidenced based services for children who are candidates for foster care may be available by late 2022.

### *Transition to Vaya Health*

In 2021, the LME-MCO (Local Management Entity- Managed Care Organization) serving Chatham County, Cardinal Innovations Healthcare, announced a merger with Vaya Health. With this transition comes additional supports for children and families served by child welfare including co-location of some services at the DSS office and additional specialized services (e.g., Child Assertive Community Treatment Team, Single Point of Assessment, etc.) Many services for children and youth in foster care require no prior authorization &/or are automatically expedited enabling them to receive needed services more quickly.

### *Opioid Settlement*

Along with counties across the state and country, Chatham is slated to receive funding through the opioid Settlement Fund beginning in 2022. For the last several years, the Sheriff's Prevention Partnership for Controlled Substances (SPPCS) has met to coordinate efforts to address substance use issues, including opioid overdose prevention. The group developed an action plan in 2020, and this funding may provide financial support to implement strategies in the coming years.

### **Conclusion**

While 2021 saw some progress toward the return of normalcy for children and families through the reopening of school buildings, the resumption of sports and activities, and the general availability of more face-to-face contact, the year has been very much shrouded in ongoing pandemic response and concerns about how children will be impacted. The CCPT recommendations both on a local and state level this year are a reflection of that uncertainty. Availability of additional resources through increased federal funding, Family Treatment Court, and the transition to Vaya Health present opportunities to make an impact by assisting families already struggling and making available more preventative supports. The strength of community in Chatham County remains a most critical asset and the ability to keep coming together in support of children and families will help ensure stability in the upcoming year.

## Citations:

Massachusetts Institute of Technology (2021). "Living Wage Calculator." Retrieved on January 6, 2022 from <https://livingwage.mit.edu/counties/37037>.

Office of State Budget and Management (OSBM). (2020). "NC Census Data: 2020 Census Summaries - state, county, municipality, American Indian areas." Retrieved on January 6, 2022 from <https://www.osbm.nc.gov/facts-figures/population-demographics/nc-census-data>.

United States Census Bureau. (2019). "Households and Families - 2019: ACS 5- Year Estimates Subject." Retrieved on January 6, 2022 from <https://data.census.gov/cedsci/table?q=United%20States&t=Families%20and%20Living%20Arrangements&g=0500000US37037&y=2019&tid=ACST5Y2019.S1101>.

United States Census Bureau. (2020). "QuickFacts: Chatham County, North Carolina." Retrieved on January 6, 2022 from <https://www.census.gov/quickfacts/fact/table/chathamcountynorthcarolina/PST045221>.

## Appendixes:

Figure 1: Office of State Budget and Management (OSBM). (2020). "NC Census Data: 2020 Census Summaries - state, county, municipality, American Indian areas." Retrieved on January 6, 2022 from <https://www.osbm.nc.gov/facts-figures/population-demographics/nc-census-data>.

Figure 2: NC DHHS NC Fast (2020). Data retrieved on January 7, 2022 for Chatham County Department of Social Services Child Protective Assessments open during SFY 2020/2021.



# Chatham County, NC

## Text File

File Number: 21-4184

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and Consent Agenda

**In Control:** County Manager's Office

**File Type:** Agenda Item

Vote on a request to approve the County to jointly apply for the North Carolina State Department of Instruction's (DPI) Needs-Based Public School Capital Fund with Chatham County Schools for three capital projects - Namely, the replacement of school gymnasiums in Bennett, Bonlee, and Silk Hope (a total of three gymnasium replacements).

Action Requested: Approve the County to jointly apply for the North Carolina State Department of Instruction's Needs-Based Public School Capital Fund with Chatham County Schools for three capital projects - Namely, the replacement of school gymnasiums in Bennett, Bonlee, and Silk Hope (a total of three gymnasium replacements).

Introduction & Background: The Needs-Based Public School Capital Fund (NBPSCF) was established to assist counties with their critical public school building capital needs. Grants from NBPSCF are funded with revenue from the NC Education Lottery. Grant funds are available to eligible counties for construction of new school buildings and additions, repairs, and renovations of existing school facilities. As a Tier III County, Chatham has not historically been eligible to apply for project funding through this source. However, the eligibility standards have been amended for this latest funding cycle, which allows Chatham's participation in this round. Additionally, in the past, counties awarded funding through NBPSCF were required to forego five years of education lottery revenue. This is no longer the case. Therefore, if awarded, Chatham will not have to forego this revenue.

In consultation with Chatham County Schools, the proposed project is to construct a new 10,000 sq ft. gymnasium in a different location on each campus (Bennett, Bonlee, and Silk Hope) with a Pre Engineered Metal Building (PEMB). This project will include a middle school sized basketball court, locker and team facilities for boys and girls, public facilities, and associated storage/mechanical space.

Each campus project represents a separate funding request application to DPI. Therefore, three applications will be submitted to DPI, if approved by the Board of Commissioners. With some assistance from the County, Chatham County Schools is presently finalizing these applications, which are due no later than March 15, 2022.

Discussion & Analysis: This is a "future project" as listed in the most recently adopted

county Capital Improvement Plan (CIP). The CIP states, as a recommended solution to the undersized facilities at each of these three locations is, “replace the gymnasiums at Bennett, Silk Hope, and Bonlee schools with gyms that meet the current size, features, and standards recommended by the Department of Public Instruction”. The CIP further notes, “the same design will be used on all gyms, with adjustments for site conditions, to reduce design cost”.

Recently, Chatham County Schools commissioned a feasibility study to analyze these three sites and facilities and determine alternative solution approaches and their respective costs and the probable annual cost escalation factor for each alternative. This study was presented to county staff and Board of Commissioners during its annual budget retreat in January of 2022. During this initial discussion, all parties agreed that the feasibility study’s fourth option, which aligns with the recommended solution of the adopted CIP, is the preferred alternative to explore.

As this project is a future project and not one that is within the seven-year CIP, currently there is no funding plan in place to move this project forward. However, this project is recognized by Chatham County Schools as having particular importance and value to relating to the overall educational offerings by the School System. As stated in the draft funding application, the Schools note that replacing these gymnasiums will positively impact the quality of the learning and athletic opportunities of all students and student-athletes enrolled at these schools. The School further notes, “funding this project will impact a broad group of stakeholders and will address the educational programming, equity, and safety aspects of this situation as well”.

The NBPSCF funding, if awarded, will enable this project to move forward in a much sooner timeframe than if the three gymnasium projects remain on the given schedule of the most recently adopted CIP. Furthermore, moving this project ahead, provided the necessary funding through the NBPSCF, will drive down the capital cost for these improvements, as the estimated annual cost escalation for this project is just over \$1 million.

How does this relate to the Comprehensive Plan: Plan Chatham calls for the provision of equitable access to educational opportunities and high-quality education along with providing expanded recreation opportunities and improving access to parks, community facilities, trails, and open space. These facilities are utilized by the Schools for the benefit of its students, by the Chatham County Parks and Recreation Department for programming it offers, and the community at large. While each of the subject school campuses have gymnasium space for its students and community, these facilities are quite aged, undersized, and are not adequate to continue serving the existing and growing needs.

Budgetary Impact: If awarded, the requested funding for the proposed projects will require a 15% local match. The subject feasibility study estimates the cost of all three project to be \$15.069 million, assuming construction begins in fiscal year 2024. Accordingly, the 15% local match would be approximately \$2.26 million. Additional funds will be required to demolish the existing gymnasiums and prepare the resulting area for

other purposes. This additional work is estimated at \$500,000, which would not be funded through NBPSCF award. In total, it is estimated that the one-time budgetary impact for this project will be approximately \$2.76 million. As a one-time cost, staff recommends this project be funded through a General Fund Fund Balance appropriation.

The ongoing operating budget impact is anticipated to potentially improve as utility and maintenance costs are expected to decline, resulting from updated systems and materials. However, this improvement may be mitigated, to some degree, by the increased size of the new facilities.

Recommendation: Approve the County to jointly apply for the North Carolina State Department of Instruction's Needs-Based Public School Capital Fund with Chatham County Schools for three capital projects - Namely, the replacement of school gymnasiums in Bennett, Bonlee, and Silk Hope (a total of three gymnasium replacements).



# Chatham County, NC

## Text File

File Number: 21-4185

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and Consent Agenda

**In Control:** Health Department

**File Type:** Agenda Item

Vote on a request to adopt a resolution to convey personal property to the Chatham Health Alliance

Action Requested: Vote on a request to adopt a resolution to convey personal property to the Chatham Health Alliance

Introduction & Background:

The Chatham Health Alliance (Alliance) began as an initiative of the Chatham County Public Health Department in 2015. Over the past 6 years, the Alliance has grown in membership and reach. It is now recognized as a driving coalition of collaborative community health efforts in Chatham, with a specific focus on the health priorities identified in the Community Assessment. In recent years, the Alliance began researching and evaluating various options for organizational structure to ensure its sustainability as a community-led coalition. In the fall of 2021, the Alliance voted to transition to a standalone 501c3 organization in Chatham County with a nonprofit fiscal sponsor.

As part of this transition, the Chatham County Public Health Department seeks approval to convey Chatham Health Alliance identified property to Social Good Fund, on behalf of its fiscally sponsored project, the Chatham Health Alliance, for facilitating collaboration of local professionals and community members working together to improve the health and well-being of Chatham County residents.

Discussion & Analysis: All items to be transferred were purchased with grant funds for use by the Chatham Health Alliance.

How does this relate to the Comprehensive Plan:

Budgetary Impact: No local funding requested.

Recommendation: Vote on a request to adopt a resolution to convey personal property to the Chatham Health Alliance



## CHATHAM COUNTY COMMISSIONERS

Karen Howard, Chair  
Franklin Gomez Flores, Vice Chair  
Diana Hales  
Mike Dasher  
Robert Logan

## COUNTY MANAGER

Dan LaMontagne

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P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Established 1771

## Resolution of the Chatham County Board of Commissioners

### Declaring Property Surplus and Conveying Property

**WHEREAS**, the Chatham County Health Department has the following items to be declared surplus as they are no longer needed by the Department; and

Three (3) Laptops:

- MIS 2895
- MIS 3079
- MIS 2080

Laptop Accessories:

- One (1) Mouse and keyboard
- One (1) Dell Monitor
- One (1) Dell Laptop “hub”
- One (1) Tabletop standing desk
- One (1) Floor standing mat

Chatham Resource Hub Materials:

- One (1) Hub Banner
- Four (4) Hub A-frame Signs
- One (1) Hub Tent

Chatham Health Alliance Materials:

- Worksite Wellness Incentive Items, including running belts, jump ropes, salad cups, and yoga mats
- Alliance magnets and pins
- Any Alliance printed materials and files
- One (1) Chatham Health Alliance Banner

Office Supplies:

- One (1) Small corkboard
- One (1) Small dry erase board
- Chatham Health Alliance office items, including pens, dry erase markers, stapler/staples, tape dispenser, markets, post its, file folders, labels, paper clips, stickers, and clips



**WHEREAS**, NC General Statutes 160A-279 authorizes the Board to approve the conveyance of personal property to a non-profit agency with or without consideration; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the County of Chatham:

**Section 1:** The Board declares the above listed items to be surplus property; and

**Section 2:** That the Board approves the conveyance of the identified property to Social Good Fund, on behalf of its fiscally sponsored project, the Chatham Health Alliance for facilitating collaboration of local professionals and community members working together to improve the health and well-being of Chatham County residents.

Adopted, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Karen Howard, Chair  
Chatham County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Lindsay K. Ray, NCCCC, Clerk to the Board  
Chatham County Board of Commissioners



# Chatham County, NC

## Text File

File Number: 21-4186

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and Consent Agenda

**In Control:** Health Department

**File Type:** Agenda Item

**Agenda Number:**

Vote on Request to Approve Competitive Bid Exemption for Standardization and Sole Source for the Chatham Health Alliance

Action Requested: Vote on Request to Approve Competitive Bid Exemption for Standardization and Sole Source for the Chatham Health Alliance

Introduction & Background:

The Chatham Health Alliance (Alliance) began as an initiative of the Chatham County Public Health Department in 2015. Over the past 6 years, the Alliance has grown in membership and reach. It is now recognized as a driving coalition of collaborative community health efforts in Chatham, with a specific focus on the health priorities identified in the Community Assessment. In recent years, the Alliance began researching and evaluating various options for organizational structure to ensure its sustainability as a community-led coalition. In the fall of 2021, the Alliance voted to transition to a standalone 501c3 organization in Chatham County with a nonprofit fiscal sponsor.

The Chatham County Public Health Department seeks approval for a sole source contract with the Social Good Fund, on behalf of its fiscally sponsored project, the Chatham Health Alliance, to provide services related to the Community Assessment, health priority action planning, and other community health initiatives for once this transition is formalized March 1, 2022.

Discussion & Analysis: The Chatham County Public Health Department supports the Alliance's transition to non-profit status and will continue to work closely with the Alliance and its members to advance community health and equity in Chatham.

How does this relate to the Comprehensive Plan:

Budgetary Impact: No local funding requested. Funds will be drawn from the Chatham County Public Health Department's existing budget.

Recommendation: Vote on Request to Approve Competitive Bid Exemption for Standardization and Sole Source for the Chatham Health Alliance



# Chatham County, NC

## Text File

File Number: 21-4187

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and Consent Agenda

**In Control:** Board of Commissioners

**File Type:** Contract

**Agenda Number:**

Vote on a request to accept an amendment extending the July 31, 2019 agreement between the County and Colvard Farms Development Company, LLC for water purchase to July 31, 2026.

Action Requested: Vote on a request to accept the First Amendment to the July 31, 2019 Agreement between Chatham County and Colvard Farms Development Company, LLC for the purchase of water from the County.

Introduction & Background: Colvard Farms Development Company, LLC wishes to extend the date of the Agreement to align with a tangential agreement Colvard has with the US Army Corps of Engineers.

Discussion & Analysis:

How does this relate to the Comprehensive Plan: N/A

Budgetary Impact: Additional revenue to the County based on the allocation costs the County pays the US Army Corps of Engineers for lake allocations.

Recommendation: Motion to accept the First Amendment to the July 31, 2019 Agreement between Chatham County and Colvard Farms Development Company, LLC

NORTH CAROLINA  
CHATHAM COUNTY

**FIRST AMENDMENT TO AGREEMENT**

This Amendment to the Agreement (this “Amendment”) is made and entered into this 11<sup>th</sup> day of February, 2022 by and between Chatham County, North Carolina, a body politic and corporate of the State of North Carolina (the “County”) and Colvard Farms Development Company, LLC (the “Contractor”). The County and the Contractor are sometimes referred to in this Amendment individually as a “Party” and collectively as the “Parties”.

**RECITALS**

- A. The County and the Contractor entered into the original Agreement dated and made effective the 31<sup>st</sup> day of July, 2019 (the “Agreement”).
- B. The Contractor has requested that the Term of the Agreement be extended from July 31, 2019 to July 31, 2026.
- C. The Parties desire to amend the Agreement as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants and the conditions contained herein, the Parties agree to amend the Agreement as follows:

- 1. The Term is amended to extend the Term from July 31, 2022 to July 31, 2026.

AGREEMENT TO REMAIN IN FULL FORCE AND EFFECT. Except as set forth in this Amendment, the Agreement effective July 31, 2019 shall remain in full force and effect.

CHATHAM COUNTY

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Karen Howard, Chairman Date  
Chatham County Board of Commissioners

ATTEST:

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Lindsay K. Ray, NCCCC, Clerk  
Chatham County Board of Commissioners

COLVARD FARMS DEVELOPMENT COMPANY, LLC

BY: William Clark 2/11/2022  
William Clark, Manager Date

Witness: J. F. Kelly 2/11/22

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Hope Tally, Finance Director



# Chatham County, NC

## Text File

File Number: 21-4188

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and  
Consent Agenda

**In Control:** Board of Commissioners

**File Type:** Appointment

Vote on a request to appoint Lacey George as Deputy Clerk to the Chatham County Board of Commissioners.



# Chatham County, NC

## Text File

File Number: 21-4192

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and Consent Agenda

**In Control:** Sheriff's Office

**File Type:** Agenda Item

Vote on a request to approve Sheriff Vehicle Upfit, Vehicle registration and graphics for 2021-2022.

Action Requested: Motion to authorize the Upfit of one F150 Pickups at \$6761.00, three F150 Pickups at \$8568.40 each-totaling \$25,705.20, one F150 Pickup at \$6737.95, one Durango at \$8185.76 and seven Ford PIU's at \$10,625.40 for a total of \$74,377.80. The total upfit cost for these vehicles without tax is \$121,767.71.

Motion to authorize payment of vehicle Tax and registration on new vehicles. Total cost for vehicle taxes is 14512.33 and tags for vehicles are \$143.50 which totals \$14655.83. The taxes and registration will come from 1102010 budget. Cost for vehicle registration is based on payment of 3 percent of total purchase price of the vehicles. Tags for vehicle \$6.00 or \$38.75 each depending on position of vehicle in fleet.

Motion to authorize payment of cost of graphics to be installed on new vehicles. This will include seven Ford PIU's at \$1125.00 each-totaling \$7875.00 and four F150 pickups at \$1600.00 each-totaling \$6400.00 The total cost for graphics for these vehicles is \$14275.00 which will be taken from 1102010 budget.

Introduction & Background: As part of the budget process each year we request upfit, graphics and vehicle registration for vehicles purchased for year 2021-2022. A total of thirteen vehicles were approved to be upfitted, graphics installed and registration to be paid on purchased vehicles. The NC General Statutes allow the County to use Cooperative purchasing contracts through the North Carolina State Procurement NC70A. The formal bid process has been conducted by the NC Purchasing & Contract Division. Under the guidelines of G.S. 143-129(e)(3), the State contract purchases are exempt from additional bidding processes.

Discussion & Analysis: The addition of these graphics is part of the vehicle upfit. The benefit of the graphics is so we can be identified as law enforcement from Chatham County. Vehicle tax and registration must be paid to the state, so our vehicles are legal to operate on the roadways.

How does this relate to the Comprehensive Plan:

Budgetary Impact: Funds are included in the Chatham County Sheriff's Office FY2021-22 budget for capital outlay.

Recommendation: Consideration of a request for upfit of vehicle, graphics to be installed on our vehicles, and to pay tax and vehicle registration. These funds would be pulled from allocated budget for year 2021-2022.





# Chatham County, NC

## Text File

File Number: 21-4193

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and Consent Agenda

**In Control:** Sheriff's Office

**File Type:** Agenda Item

Vote on a request to pay for vehicle upfit, graphics and vehicle tax and registration for year 2021-2022.

Action Requested: Motion to authorize the upfit of one F150 Pickup at a cost of \$6737.95. Motion to install graphics on F150 truck for Animal Resource Center at a cost of \$1600.00. Motion to pay vehicle tax and registration on F150 pickup at a cost of \$1722.22 for taxes and \$6.00 for registration.

Introduction & Background: As part of the budget process each year we request upfit, graphics and vehicle registration for vehicles purchased for year 2021-2022. The NC General Statutes allow the County to use Cooperative purchasing contracts through the North Carolina State Procurement NC70A. The formal bid process has been conducted by the NC Purchasing & Contract Division. Under the guidelines of G.S. 143-129(e)(3), the State contract purchases are exempt from additional bidding processes. The NC General Statutes allow the County to use Cooperative purchasing contracts through the North Carolina State Contract NC70A. The formal bid process has been conducted by the NC Purchasing & Contract Division. Under the guidelines of G.S. 143-129(e)(3), the State contract purchases are exempt from additional bidding processes.

Discussion & Analysis: The addition of this requested vehicle will benefit this office by replacing higher mileage vehicles. Vehicle tax and registration will be paid once the vehicles are delivered to Upfitters. Upfit and graphics cost will be paid upon completion of work.

How does this relate to the Comprehensive Plan:

Budgetary Impact: Funds are included in the Chatham County Sheriff's Office FY2021-22 budget for capital outlay.

Recommendation: Consideration of F150 Ford Pickup for Animal Resource Center upfit, graphics, taxes and registration to be paid from budget 1102010 for FY2021-2022.



# Chatham County, NC

## Text File

File Number: 22-4195

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and  
Consent Agenda

**In Control:** Board of Commissioners

**File Type:** Appointment

**Agenda Number:**

Vote on a request to approve two appointments to the Environmental Review Advisory Committee

Action Requested: Vote on a request to approve two appointments to the Environmental Review Advisory Committee

Introduction & Background: The Environmental Review Advisory Committee currently has two vacancies, one for District 3 and one for District 5.

Discussion & Analysis: Commissioner Diana Hales would like to appoint Andrew Clark to fill the vacancy for District 3. Commissioner Franklin Gomez Flores would like to appoint Amy Fulford to fill the vacancy for District 5. Both members will fill unexpired terms ending June 30, 2023.

How does this relate to the Comprehensive Plan:

Budgetary Impact:

Recommendation: Motion to approve two appointments to the Environmental Review Advisory Committee



# Chatham County, NC

## Text File

File Number: 22-4200

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Approval of Agenda and  
Consent Agenda

**In Control:** Board of Commissioners

**File Type:** Contract

Vote on a request to approve lease with NCSECU for ATM at Chatham County Annex

Action Requested:

Introduction & Background:

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Budgetary Impact:

Recommendation:

**Name: SECU ATM SITE**

**Location: 12 East Street**

**License Agreement**

THIS LICENSE AGREEMENT (this "License") is made and entered into, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by and between Chatham County, a body politic and corporate of the State of North Carolina whose mailing address is Post Office Box 1809, Pittsboro, North Carolina 27312 ("Licensor" or "County") and State Employees' Credit Union, whose mailing address is Post Office Box 26807, Raleigh, North Carolina, 27611("Licensee").

**Recitals**

Licensee installed a kiosk Automatic Teller Machine ("ATM") at the location in the Chatham County Annex campus shown on Exhibit A, attached hereto and incorporated herein by reference (the "Premises") under a prior License Agreement with the County dated July 1, 2015.

Licensor has agreed to allow the Licensee to operate the ATM at the Premises at no cost or charge to provide convenient ATM access to Chatham County employees and the public.

NOW THEREFORE, in consideration of the mutual covenants contained in this License and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Licensor and Licensee hereby agree as follows:

1. **Scope of License.**

This License grants Licensee the right to maintain and operate the ATM on the Premises subject to the terms hereof.

2. **Term and Termination.**

The term of this License shall be for a period of five (5) years beginning the 1<sup>st</sup> day of September, 2021, and ending on the 31<sup>st</sup> day of August, 2026, unless extended or terminated as herein provided. Provisions for the extension of the term are set forth in paragraph 12 hereof.

3. **Rent.**

In consideration of the benefit to the public from a conveniently located ATM, Licensor shall provide the Premises to Licensee at no cost or charge.

4. **Use.**

Licensee shall use and occupy the premises for the purposes of operating and maintaining the ATM, and for no other purpose or purposes, and in connection therewith, shall comply with all laws, ordinances, orders, or regulations of any lawful authority having jurisdiction over the Premises and the use thereof.

5. **Maintenance.**

Licensee shall be responsible for the upkeep, repair, operation, and maintenance of the ATM during the term of this License or any extension hereof. At the expiration of the term of this License, or the prior termination of said License as herein provided, Licensee shall remove the ATM from the Premises and restore the same to its condition prior to the beginning of the term.

6. **Insurance.**

During the term of this License, Licensee shall maintain comprehensive general liability insurance on an occurrence basis with minimum limits of liability in the amount of three-hundred thousand dollars (\$300,000) for property damage, bodily injury, personal injury or death to any one person. Licensee shall also maintain excess liability coverage with a per occurrence limit of at least one million dollars (\$1,000,000).

7. **Nuisance or Hazards.**

Licensee shall neither use nor occupy the Premises or any part thereof for any unlawful or hazardous business purpose nor operate or conduct its business in a manner constituting a nuisance of any kind.

8. **Taxes.**

Licensee shall pay prior to delinquency all taxes and assessments of every kind and nature which may be imposed or assessed upon or with respect to the ATM and related equipment, if any, placed on the Premises by Licensee.

9. **Eminent Domain.**

If the whole of the Premises, or such portion thereof as will make the Premises unsuitable for the use contemplated hereby, shall be taken under the power of eminent domain (including any conveyance in lieu thereof), then the term hereof shall cease as of the date possession thereof is taken by the condemner.

10. **Utilities.**

All utility services on the Premises for the ATM shall be made in the name of Licensee only, and Licensee shall be solely liable for utility charges as they become due.

11. **Control of Premises.**

Licensee shall be in exclusive control and possession of the Premises, and Licenser shall not be liable for any injury or damages to any property or to any person on or about the Premises nor for any injury or damage to any property of Licensee. Licensee shall defend, indemnify and hold harmless Licenser from and against any claims, damages, or expenses, including reasonable attorney's fees, whether due to damage to the Premises, claims for injuries to persons or property, or administrative or criminal action by any governmental authority, where such claims, damages, or expenses result from the negligence or misconduct by Licensee, its agents, or employees.

12. **Extension of Term.**

Licenser hereby grants Licensee the option to extend the term of this License for one (1) three (3) year term commencing at the expiration of the primary term, subject to all terms and conditions hereof. Licensee shall provide to Licenser at least ninety (90) days prior to the expiration of the initial term written notice of its intention to extend.

13. **Peaceful Enjoyment.**

If Licensee performs and observes all the covenants and conditions to be performed and observed by it hereunder, Licensee shall at all times during the term hereof have the peaceable and quiet enjoyment of the Premises without interference from Licenser or any person lawfully claiming through Licenser.

14. **Notices.**

All notices provided for in this License shall be in writing and shall be deemed to have been given when sent by registered or certified mail addressed to Licenser or Licensee at the following address:

**LICENSOR:**

Chatham County  
Attention: County Manager  
Post Office Box 1809  
Pittsboro, North Carolina 27312

**LICENSEE:**

State Employees' Credit Union  
Attention: Facilities Services  
Post Office Box 26807  
Raleigh, North Carolina 27611

15. **Governing Law.**

This License shall be construed and enforced in accordance with the laws of the State of North Carolina. Any action on this License shall be venued in the Superior Court of Chatham County, North Carolina.

16. **Binding Effect.**

This License shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. If any provision of this License shall be declared invalid or unenforceable, the remainder of the License shall continue in full force and effect.

17. **Complete Agreement.**

This License contains the complete agreement of the parties regarding the terms and conditions of the License, and there are no oral or written conditions, terms, warranties, understandings or other agreements pertaining thereto which have not been incorporated herein. This License may be modified only by written instrument duly executed by both parties and their respective successors in interest.

The remainder of this page intentionally left blank.

18. If any provision of this License shall be declared invalid or unenforceable, the remainder of the License shall continue in full force and effect.

IN TESTIMONY WHEREOF, the parties have caused this License to be executed as of the day and year first above written.

LICENSOR:  
CHATHAM COUNTY

By: \_\_\_\_\_  
Dan LaMontagne, County Manager

ATTEST:

By: \_\_\_\_\_  
Lindsay K. Ray  
Clerk to the Chatham County Board of Commissioners

LICENSEE:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



EXHIBIT A



## SECU ATM Kiosk

**Print Date:** 06/11/2015  
**Image Date:** 12/13/2013  
**Level:** Neighborhood



# Chatham County, NC

## Text File

File Number: 22-4197

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Board of Commissioners

**File Type:** Agenda Item

**Agenda Number:**

Recognition of recent Chatham County retirees



# Chatham County, NC

## Text File

File Number: 22-4199

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Board of Commissioners

**File Type:** Resolution

**Agenda Number:**

Vote on a request to adopt a resolution proclaiming March 22, 2022 as World Water Day



# Chatham County, NC

## Text File

File Number: 22-4196

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Board of Commissioners

**File Type:** Resolution

**Agenda Number:**

Vote on a request to adopt a resolution Honoring Commissioner James G. Crawford for his service to the residents of Chatham County.



# Chatham County, NC

## Text File

File Number: 21-4190

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Board of Commissioners

**File Type:** Resolution

**Agenda Number:**

Vote on a request to amend a resolution Honoring Chatham's Bard, George Moses Horton

Action Requested: Vote on a request to amend a resolution Honoring Chatham's Bard, George Moses Horton

### Introduction & Background:

On December 20, 2021 the Chatham County Board of Commissioners adopted a resolution Honoring Chatham's Bard, George Moses Horton. Commissioner Jim Crawford introduced the resolution to rename the 15-501 U.S. highway from the north boundary of Pittsboro to the Orange County line "North George Moses Horton Boulevard;" and it shall name the 15-501 highway from the south boundary of Pittsboro to the Deep River and Lee County line "South George Moses Horton Boulevard."

### Discussion & Analysis:

After reviewing Commissioner Crawford's resolution regarding renaming US 15-501 S, US 15-501 N, Hillsboro Street, and Sanford Road to North and South George Moses Horton Boulevard, Emergency Operations Director Steve Newton shared the following concerns:

- Emergency Management continues to recommend against creating duplicate road names (George Moses Horton Rd, S Horton St, Horton Rd already exist). Introduction of duplicate road names will lead to confusion when responding to emergencies and will delay the arrival of life-saving care;
- Renaming will initially require individuals and businesses to change their addresses (including mail, drivers licenses, professional licensures, etc.) for at least the following number of businesses/residences:
  - o US 15-501 N - 217 address changes
  - o Hillsboro Street - 194 address changes
  - o Sanford Road - 69 address changes
  - o US 15-501 S - 49 address changes

Mr. Newton stated a suitable alternative may be requesting an Honorary Designation of those roads in accordance with NCDOT's Honorary Naming and Designations of State Transportation Assets/Employee Memorial Program. Instead of renaming the roads, a "Designation" is a means to provide honorary status to a facility (roads, bridges) in which

NCDOT installs signs recognizing the honorary status (i.e. George Moses Horton Highway).

Based on the input from Mr. Newton, Commissioner Diana Hales requested information on the process and reasoning behind the renaming of Highway 64. Mr. Newton provided the following information in response to Commissioner Hales' request:

A public hearing was held on January 17, 2017 to consider renaming US 64 to US 64 BUSINESS EAST and US 64 BUSINESS WEST.

Emergency Operations proposed this renaming because:

- a. The renaming was required by NCDOT after the US 64 Bypass was complete. The existing highway had to be renamed with the suffix "Business" according to NCDOT's requirement.
- b. There was a significant potential for duplicate or otherwise confusing addresses along US 64 (along either the Bypass or Business sections).
- c. Staff's recollection is that the timing coincided with addressing the new Ag Conference Center but was not driven by addressing it (other than possibly to prevent addressing it on US 64 and then having to readdress it a few months later).

Impact:

- a. 68 residential structures and 8 commercial structures were readdressed from either US 64 EAST to US 64 BUSINESS EAST or US 64 WEST to US 64 BUSINESS WEST.

Address numbers were not changed.

- b. EAST STREET and WEST STREET inside the Town of Pittsboro were not impacted.
- c. Most online and digital maps at the time (Garmin, Google) already had the road listed as US 64 Business.
- d. Once approved, Emergency Operations updated the Chatham GIS centerline and address point data, notified property owners, and alerted the US Postal Service and first responder agencies of the change.

Based on the information provided, the Chatham County Board of Commissioners shall request that the NC Department of Transportation recognize 15-501 U.S. highway from the Orange County line to the Deep River and Lee County line with the Honorary Designation of "George Moses Horton Highway".

How does this relate to the Comprehensive Plan: N/A

Budgetary Impact: N/A

Recommendation: Motion to amend a resolution Honoring Chatham's Bard, George Moses Horton

## A Resolution Honoring Chatham’s Bard, George Moses Horton

Whereas, the Chathamite George Moses Horton achieved distinction in 1829 when publication of his collection of poetry, *The Hope of Liberty*, made him the first African-American man to have a book printed and distributed in the antebellum South. And further, that he published two additional collections: *The Poetical Works* in 1845 and *Naked Genius* in 1865.

And whereas, despite the fact that his society denied him any formal education, he began verbally composing verse as a teenager, selling love poems to students at the University in Chapel Hill and to passersby at the community market, and eventually taught himself to read and write at the age of thirty-four.

And whereas, Horton’s poetry celebrated not only his love of people and the natural beauty of Chatham County but also his desire for freedom, writing: “Alas! And am I born for this, To wear this slavish chain?/ Deprived of all creative bliss, Through hardship, toil and pain!/ How long have I in bondage lain, And languished to be free!/ Alas! And must I still complain—Deprived of liberty./ Oh, Heaven! And is there no relief, This side of the silent grave—to soothe the pain—to quell the grief, And anguish of a slave?”

And whereas, George Moses Horton was held in bondage by the family of William Horton from his birth in 1798 to the time of national emancipation in 1865, despite his efforts to purchase himself from servitude with money earned by his talent; and he lived only the last seventeen years of the eighty-five years of his life as a free man.

And whereas, he is the namesake of Horton Middle School (built to serve as a high school during the era of racial segregation), was honored with June 28 being designated as George Moses Horton Day in 1978 by the county, became Chatham’s historic poet laureate in 1997, and was elected to the North Carolina Literary Hall of Fame in 1996, we can do more to celebrate his life, work, and inspiration.

Therefore, be it resolved that the Chatham County Board of Commissioners shall ~~rename~~request the that the NC Department of Transportation recognize 15-501 U.S. highway from the ~~north boundary of Pittsboro to the~~ Orange County line ~~“North George Moses Horton Boulevard;”~~ and it shall name the 15-501 highway from the ~~south boundary of Pittsboro to the~~ Deep River and Lee County line ~~“South George Moses Horton Boulevard.”~~with the Honorary Designation of “George Moses Horton Highway”.

~~It is further resolved, that the Chatham County Board of Commissioners formally asks the town board of Pittsboro to likewise rename Sanford Road and Hillsboro Street to honor George Moses Horton and thereby provide consistency for this central byway of our home.~~



# Chatham County, NC

## Text File

File Number: 22-4194

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Board of Commissioners

**File Type:** Appointment

Vote on a request to appoint an alternate to the Board of Equalization and Review

Action Requested: Vote on a request to appoint an alternate to the Board of Equalization and Review

Introduction & Background:

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Budgetary Impact:

Recommendation: Motion to appoint an alternate to the Board of Equalization and Review





# Chatham County, NC

## Text File

File Number: 21-4191

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Board of Commissioners

**File Type:** Appointment

**Agenda Number:**

Vote on a request to appoint a voting delegate to the Triangle J Council of Government Board of Delegates



## **2022 Calendar of Meetings**

### **TJCOG Board of Delegates and Executive Committee**

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Date	Meeting
January 26, 2022	Board of Delegates
February 23, 2022	Executive Committee
March 23, 2022	Board of Delegates
April 27, 2022	Board of Delegates
May 25, 2022	Board of Delegates
June 22, 2022	Executive Committee
July 2021	No Meeting
August 24, 2022	Board of Delegates
September 28, 2022	Executive Committee
October 26, 2022	Board of Delegates
November 16, 2022	Board of Delegates
December 14, 2022	Executive Committee

Board of Delegates: Informal discussion and dinner available at 5:30 p.m.; business meeting begins at 6:00 p.m. **Virtual meetings begin at 6:00 pm.**

Executive Committee: Dinner available at 6:00 p.m.; business meeting begins at 6:15 p.m. **Virtual meetings begin at 6:00 pm.**

Meetings are generally held on the fourth Wednesday of each month in either the TJCOG Large Conference Room (BOD), or Executive Conference Room (EC). The November and December meeting dates have been adjusted due to the holidays.



## TRIANGLE J COUNCIL OF GOVERNMENTS

### What You Need to Know

#### *Your Jurisdiction's Seat on the TJCOG Board of Delegates*

The TJCOG Board of Delegates includes one elected official from each member county and municipality served by the organization. The full board meets seven times a year to set policy for TJCOG, guide programming, and discuss regional challenges. The TJCOG Executive Committee (EC) includes the delegate from each of the seven member counties and one municipal representative from each county. The EC conducts business for the organization in months that the full Board of Delegates does not meet.

**As a TJCOG member government, you appoint one elected official to serve as your delegate.**

#### *Appointing a Delegate*

- ✓ **The Delegate you appoint is your voting member on the Board of Delegates** – your voice is only heard on Board decisions when your Delegate (or Alternate Delegate) is present for the vote.
- ✓ **Some Delegates have additional responsibilities as members of the Executive Committee.** The Executive Committee meets in February, June, September, and December, on the same fourth Wednesday schedule, from 6:00 p.m. until 8:00 p.m.
- ✓ **The Alternate Delegate** stands in for your Delegate when they are unavailable. Alternate Delegates are invited to attend all Board of Delegates meetings but may only vote when the Delegate is not present. *If the Delegate cannot attend, they should notify the Alternate Delegate.*

#### *Delegate and Alternate Responsibilities*

Interested elected officials should keep in mind the following responsibilities that they assume when accepting the appointment as a Delegate or Alternate:

- Regularly attend and participate in meetings. 7 Board meetings are scheduled each year, typically on the fourth Wednesday of the month. Note: Quorum to conduct business is 17 Delegates.
- Review the agenda and background materials in advance. An e-mail message informing when the agenda has been posted will be sent prior to meeting.
- Arrive early, enjoy dinner and network with your colleagues before the meeting begins.
- RSVP to let our staff know you will (or will not) be coming.
- Notify your community's Alternate Delegate if you will be unable to attend.
- Report back to your board or council colleague. Our "After Action Report," sent by e-mail after each meeting, is an easy and convenient way to share this information.
- Think regionally. Bring ideas, opportunities and concerns to staff and fellow Board members for discussion and collaboration.



# Chatham County, NC

## Text File

File Number: 21-3909

**Agenda Date:** 2/21/2022

**Version:** 3

**Status:** Board Priorities

**In Control:** Planning

**File Type:** Agenda Item

**Agenda Number:**

Vote on a legislative Conditional District Compact Community rezoning request to approve by Herndon Farms One, LLC for an active-adult (55 and older) compact community with 161 residential units, congregate care facility, one-story office/daycare, community gardens, and barn for events on approximately 97.86 (previously 96.86 acres) acres being Parcels 93852, 2752, 18750, 18897, 18896, and 18909, located on US 15-501 N split by Williams and Baldwin townships.

**Action Requested:**

Vote on a legislative Conditional District Compact Community rezoning request to approve by Herndon Farms One, LLC for an active-adult (55 and older) compact community with 161 residential units, congregate care facility, one-story office/daycare, community gardens, and barn for events on approximately 97.86 (previously 96.86 acres) acres being Parcels 93852, 2752, 18750, 18897, 18896, and 18909, located on US 15-501 N split by Williams and Baldwin townships.

**Introduction & Background:**

A public hearing was held on June 21, 2021, several issues discussed, and the applicant was requested to review those items and be prepared to provide the Board with revisions to the application. The Board of Commissioners continued the public hearing to allow the applicant time to make corrections, modifications, and clarify various aspects of the design. A second public hearing was held during the September 20, 2021, Commissioner's meeting.

One change that has occurred since the June 21 meeting is withdrawal of the General Use Light Industrial rezoning application to rezone one acre that is to be located on Parcel 2752 for a wastewater treatment plant that was intended to serve areas outside the development. That parcel is located on the opposite side of US 15-501 from the proposed housing portion of the compact community. The applicant withdrew that request and absorbed that parcel into the conditional district compact community rezoning application so that wastewater system service will be limited to the Herndon Farms Compact Community.

Map above: Future Land Use and Conservation Plan Map from Plan Chatham

Map above: Compact Community Map in the Compact Communities Ordinance (Note: the map does not show the recent addition of property added for Vickers Village)

The Compact Communities Ordinance (CCO) was adopted in 2004 to address Briar Chapel and certain sections are outdated based on other regulations that have been adopted in the intervening years. For example, the stormwater and riparian buffer provisions of the CCO are no longer applicable because of other ordinances that have been adopted or amended since 2004 that apply countywide. The CCO was also designed for projects with a larger footprint and developers who are now submitting applications for smaller projects under the CCO are requesting waivers of the standards because of site constraints and limitations. The CCO provides a mechanism for applicants to request a modifications, reductions, or waivers of provisions of the CCO. If the board agrees with the waiver requests, they can be incorporated into the conditions of approval.

Discussion & Analysis:

Application details -

Current zoning: R1, Residential

Proposed zoning: Conditional District Compact Community 55 and older

Water: Chatham County

Sewer: Private wastewater treatment system with spray and drip irrigation

Acreage: approximately 97.86 acres

Proposed dwelling units: 161

Proposed non-residential square footage: 150,000 square feet (10,000 sq. ft. daycare and 140,000 sq. ft. congregate care facility), as well as a 2300 sq. ft. office/community center, a small barn, and a covered pavilion community event space.

WAIVER NO. 1: Section 12.1 - Performance Standards - Commercial Component - applicant requests to not be limited to the 10,000 sq. ft. maximum in order to construct the 140,000 congregate care facility.

To consider a rezoning to Conditional District Compact Community the standards and requirements for the Zoning Ordinance and Compact Communities Ordinance must be met. Additionally, the rezoning application should include support from the goals, guiding principles, and strategies of Plan Chatham.

The above map shows all of the parcels proposed for rezoning within the Compact Community Residential node area (shaded yellow) and within the existing Compact Community Ordinance map boundary (area with dots).

The above map from the CCO shows all of the parcels proposed for rezoning are within the current map boundary area for Compact Communities.

The applicant met with the Chatham County Appearance Commission on July 24, 2019. There were concerns about the eastern portion of the property stating one plan showed an undisturbed buffer and another showed grading lines in the buffer zone. It was agreed upon by the commission and the applicant to terrace a portion leaving a 25-foot natural area, install a 6-foot retaining wall and plant the remaining 25 feet to provide adequate screening. There was also concern about leaving the existing vegetation along US 15 501. The applicant stated it is a priority to leave existing vegetation in the buffer zone and it would be noted on the plan revision to reflect this change. The commission approved the overall plant list and plans with the revisions noted. There are three waivers relating to buffers:

WAIVER NO. 2: Section 9.3 - Viewshed Buffer - the applicant requests a 50% reduction for approximately 200 feet along US 15-501 adjacent to the residential section of the project. The buffer in front of the commercial area is to remain at 100 feet.

WAIVER NO 3: Section 9.2 - Perimeter Buffer - the applicant requests a 50% reduction around the entire community except for the area noted as Side E on Exhibit W.3.B which is proposed to be zero as allowed by the CCO Section 9.2.

There has been opposition by adjacent landowners adjoining Side A, B, and D requesting the 100-foot buffer be required to remain. If the 100' buffer remains, the applicant will be required to resubmit a new site plan and configuration for the project for the rezoning and the subdivision submittal.

This waiver No. 3 will be modified based on submitted revised site plans to only allow a 100% reduction in the buffer adjacent to the commercial property for the veterinary hospital. All other perimeter buffers will remain at 100 feet.

WAIVER NO. 4: Section 9.3 - Viewshed Buffer - the applicant requests authorization to impact the viewshed buffer for required utility crossing which will involve the removal of existing vegetation and some

grading for those lines.

A community meeting was held March 7, 2019. Approximately 26 citizens attended, several concerns were addressed, and changes made prior to the application being submitted. Those questions and comments can be reviewed in the application Exhibit K. There are two main issues that residents in the community have expressed and those are concerns about the reduction in the perimeter buffer along Sides A, B, and C and the wastewater treatment plant on the east side of US 15-501 with access off Oak Island Road.

Property may be rezoned to a conditional zoning district only in response to and consistent with an application submitted in compliance with Section 5 of the Chatham County Zoning Ordinance. The findings are as follows:

1. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reason how the proposed amendment will correct the same. The applicant is claiming no error in the Ordinance. The proposed use of Compact Community is allowed under Section 10.11 of the zoning ordinance. Additionally, the property is located within the Compact Community Ordinance boundary allowing for compact community rezoning applications to be submitted.

Planning staff thinks this standard has been supported.

2. The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare. In November 2017, the Board of Commissioners adopted Plan Chatham. This plan provides a road map to guide development to areas best suited for various types and mixes of uses. A Market Analysis was provided as Exhibit C. The report specifically cites Recommendation 10, pg. 91 of the Comprehensive Land Use Plan, HL Policy 16, Strategy 16.1 to 16.5 which encourages the development of housing and services for the aging population, specifically the 55 and older. The community will consist of independent single family living units, townhomes, duplexes, and units within the congregate care facility.

The proposed community will yield approximately 49 full time jobs within the commercial area and is expected to increase the real property tax base by about \$78.2 million. A Fiscal Impact Analysis was conducted and can be reviewed under Exhibit D.

The community will offer an "aging-in-place" atmosphere where active adults can own their homes, participate in community gardens and events, as well as transition into other assisted care as needed.

This community is stated to provide affordable housing to active adults. The applicant has chosen the payment in lieu option of \$500/per 161 units = \$80,500. The CCO states that a minimum of 5% of the housing shall be dedicated to the affordable housing component. This would be eight (8) units of which the applicant is only providing approximately \$10,000 for each required affordable dwelling unit. This is significantly less than prior compact community developers have contributed. The applicant does state however, they intend to also offer 19 townhome units at a lower price point than other residential units in the community.

An agreement with the developer and the County has been reached. The reduction in units to 151 has been submitted and the developer agrees to pay \$45,000 per affordable housing unit. This has been conditioned below.

Planning staff thinks this standard is supported

3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. The county's comprehensive plan, Plan Chatham, was adopted in November 2017. A future land use and conservation map was also included, and it identifies areas of the county where more intensive development may be supported under certain circumstances. This proposal is located within the

area noted for mixed use and compact communities as shown on the map included in the Introduction & Background and as part of Recommendation 02, Strategy 5.2, Pg 66, Compact Communities.

In Plan Chatham, Pg. 41, Goals and Objectives, lists several development objectives. The applicant has addressed these in the application materials. A few noted here are:

- Objective #1: Preserving the rural character - by incorporating a community farm, community gardens, and a Koi Pond that the development will center around. The farm is anticipated to produce food and materials (eggs, honey, goat milk) to be used by the residents. The commercial area has remained outside of the 100 foot viewshed buffer which aids in keeping with the rural character.
- Objective #5 and #6: Conserve Natural Resources - the WWTP system will generate Type 2 effluent clean enough to be used for irrigation, some food crops and in water features proposed for the development. By concentrating the development to one side of the total property area, close to 40 acres of the site will remain in open space, largely undisturbed, and working to connect trails to other developments. The proposed daycare can also benefit from the recreation on the farm.
- Objective #7 - provide infrastructure to support desired development and support economic and environmental objectives. With the compactness of the development, low impervious surface, and large open spaces creates more environmental efficiency. By meeting the EPA's Water Sense program, the project will achieve a more than 50% reduction of water and wastewater design loads.

Planning staff thinks this standard has been supported.

4. The requested amendment is either essential or desirable for the public convenience or welfare. An environmental impact assessment was provided and peer reviewed by Johnson, Mirmiran & Thompson, Inc. There are some stream features and wetlands that require buffering and have been identified on the site plan. There is an area to the rear of Parcel 2752, labeled Bennett Mountain SMHA, that is to remain forested and become part of a trail system and open area. The only structure for this parcel will be the wastewater treatment plant (to be operated by Aqua America) and is to be located on the highway side of the parcel. The applicant states the plant is to serve this development only.

A Traffic Impact Analysis was performed by Kimley-Horn and peer reviewed by Gannett Fleming. Minor improvements to US 15-501 will be required for the entries into the community. This will go through the NCDOT review and approval process. Two entries off US 15-501 N are proposed. One at the commercial area and one into the residential area. This is supported by Land Use Policy 6, Strategy 6.4, Pg 67 of Plan Chatham.

The development will also have a transit stop within the community as shown on Exhibit B.3 as well as sidewalks for connectivity which are encouraged or required in the Compact Community Ordinance.

The aging in place perspective allows for residents to live, work, and recreate in the same area. Being near other commercial uses to this development for eating, shopping, and medical needs, will assist in keeping more revenue within the county. This is a focus of the Economic Development Plan as well.

Planning staff thinks this standard has been supported.

5. All other circumstances, factors, and reason which the applicant offers in support of the proposed amendment.

The above map displays the properties within the WSIV-Protective Area Watershed of the Jordan Lake Buffer Rules area. Although the designation would allow up to 36% BUA without curb and gutter, the project is limited to 24% under the Compact Communities Ordinance.

The CCO requires a minimum of 30% open space to be maintained in a development. This project will have approximately 40%. Revised site plans for the reduction in the number of units and increased buffers now shows approximately 42% open space is being provided.

The above Natural Resources Conservation Service and USGS maps show some stream and possible wetland areas that have been delineated per the Watershed Protection Ordinance requirements. Riparian buffers have been shown on the site plans.

Please note that sections 8, Stormwater and 9.1, Riparian Buffers, are now superseded by the Chatham County Stormwater Ordinance and the riparian buffer standards in the Watershed Protection Ordinance.

The project will be served by Chatham County water system and a private wastewater treatment system. A non-discharge permit will be required from NC Department of Water Quality. The membrane bioreactor system proposed will use an aerobic treatment technology which is said to be more efficient than a typical anaerobic treatment. The system is to produce little odor and noise. Please note that the county cannot regulate the type of wastewater treatment system for a development because that approval is under the purview of the NC Department of Environmental Quality.

Irrigation lines will be used for the gardens, farming areas, and water features from the effluent of the wastewater which will be treated on-site.

The applicant proposed a balanced site grading process where the earth and rock moving from the higher elevations will be placed in lower elevations and when completed, the remaining will be used on site for berms and landscaping. Chatham County Stormwater regulations shall be followed for the 1 year, 24 hour storm event.

Access to Parcel 2752 for the WWTP location is not currently aligned as it was required per the Attachment C survey and deed information. A condition has been included for review to correct the alignment.

Planning staff thinks this standard is supported.

Planning staff supports approval of the request in conjunction with the below stated conditions.

Planning Board review was conducted on November 2, 2021. Due to the amount of discussion, the applicant was advised to review the board's comments and adjust the site plan. The applicant was not able to provide revised information in sufficient time to allow staff to review all the changes, so the requested a month extension for the item to be scheduled for additional review by the Planning Board.

Attachment B includes the concerns and discussion points by the Planning Board and staff and Attachment C includes the proposed revisions by the applicant.

The Planning Board resumed discussion on this item during their meeting on January 4, 2022 following a requested one month postponement by the applicant in order to gather additional information asked for by the Board.

There were still traffic concerns noted by residents as well as access to the WWTP site and density overall.

The Board noted the following:

- Buffers to remain untouched per the applicant. Drip system will help large trees that remain to survive.
- Drip system shown in the storm water pond and Koi Pond which needs correcting.
- Rock from the site is to be used on the roadbeds.
- Board would like a radius study for Vickers and Hidden Oaks Road U-turn.
- The applicant provided an alternate access drive for the WWTP and NCDOT to review.
- Overall, the Board was supportive of the changes the applicant brought.
- Attachment C notes the agreed upon updates by the applicant and conditions as modified below.



How does this relate to the Comprehensive Plan:

A Traffic Impact Analysis was performed by Kimley-Horn and peer reviewed by Gannett Fleming. Minor improvements to US 15-501 will be required for the entries into the community. This will go through the NCDOT review and approval process. Two entries off US 15-501 N are proposed. One at the commercial area and one into the residential area. This is supported by Land Use Policy 6, Strategy 6.4, Pg 67 of Plan Chatham.

The development will also have a transit stop within the community as shown on Exhibit B.3 as well as sidewalks for connectivity which are encouraged or required in the Compact Community Ordinance.

The aging in place perspective allows for residents to live, work, and recreate in the same area. Being near other commercial uses to this development for eating, shopping, and medical needs, will assist in keeping more revenue within the county. This is a focus of the Economic Development Plan as well.

Recommendation:

The Planning Board voted 10-1 to recommends adoption of the following consistency statement: The requested conditional district rezoning meets the intent and spirit of Plan Chatham by (a) being located within an area identified by the Board as acceptable for further development of compact communities and (b) has supported the goals and objectives of the Plan and the Compact Communities Ordinance.

The Planning Board by a vote of 11-0 recommends adoption of an ordinance amending the Zoning Ordinance approving a legislative request by Herndon Farms One, LLC for an active-adult (55 and older) compact community with 161 residential units, congregate care facility, one-story office/daycare, community gardens, and barn for events on approximately 97.86 (previously 96.86 acres) acres being Parcels 93852, 2752, 18750, 18897, 18896, and 18909, located on US 15-501 N split by Williams and Baldwin townships with the following conditions.

The following conditions are hereby incorporated into the approval:

Site Specific Conditions

1. The Master Plan, attached as Exhibit A, shall be the guide for all phases of the development. Any modifications, changes, alterations not allowed by administrative approval, must be resubmitted as a CD-CCO Revision and all submittal requirements followed.

Total project area = 97.86 acres

Maximum Impervious Surface = 24%

Total Number of Dwelling Units = 151

2. The site plan/s for the commercial areas must be reviewed by the Chatham County Appearance Commission.

3. Landscaping/Screening. All required screening and buffers shall be in place prior to issuance of a certificate of occupancy or next optimal planting season after issuance of a certificate of occupancy. Existing vegetation may be used to fully or partially fulfill the landscaping and buffer requirements of the County. The extent to which the same can be used shall be determined by the Planning Department prior to issuance of the certificate of zoning compliance. It is strongly recommended that existing native vegetation be preserved where practical. Grading within buffers will be done in compliance with approved erosion control plans and as approved by the Planning Department prior to disturbance.

4. All required permits and/or authorizations from local, state, and federal agencies shall be submitted as part of the platting process and prior to any land disturbing activities covered under current ordinance, law, or regulation and before any such zoning determinations are approved. This includes but is not limited to Zoning, Planning, Building Inspections, Environmental Health, Fire Marshal, NC Department of Environmental Quality, NC Utilities Commission, Watershed Protection, NC Department of Transportation, Utilities, etc.

5. Phasing - Phasing is permitted with this approval. The development schedule states the following and shall be followed unless a new phasing schedule is approved. It is:

8/1/2022 - Submit for Construction Plans

1/1/2023 - Submit for Final Plans

3/1/2023 - Site Work Begins

3/1/2024 - Residential and Commercial Construction Begins

9/1/2025 - Some Residential and Daycare Completed

2/1/2026 - Congregate Care Facility Construction Begins

6/1/2027 - Congregate Care Facility Completed

3/1/2028 - Residential Completed

6. Sidewalks will be provided along both sides of all streets, but not alleys, with residences or other buildings fronting them. Sidewalks will be provided along one side of all other streets, but not alleys, that provide connections within the community but do not serve as building frontage. Street trees, either planted or preserved, will be provided along all streets.

7. Solid Waste Management. Solid residential waste is managed and shall continue to be managed by residential curbside recycling and solid waste pick-up. With regard to construction debris and non-residential solid waste removal, Applicant shall continue to contract with builders and contractors to dispose of the same appropriately.

8. Commercial Uses. The commercial component of the development shall be limited to locations shown on the Master Plan and the uses allowed within the development shall be all those uses now allowed or later added as allowed in the December 2008 Zoning Ordinance under Section 10.13 Table 1: Zoning Table of Permitted Uses under the Zoning Districts denoted as "O/I," and "NB." Irrespective of whether such uses are shown as permitted or as requiring a conditional use permit, all such uses shall be deemed allowed as of right within the Herndon Farms development. Building signage for the commercial uses shall comply with the Chatham County Zoning Ordinance in effect of the original approval date. Monument signs shall be allowed as shown on Site Details sheet provided with the application labeled Exhibit B.4 Conceptual Landscape Plan. Commercial components of the Herndon Farms development shall be accessible via public sidewalks, greenways, paths, or trails.

9. Lighting Plan Approval. All area lighting shall meet County standards and not adversely affect adjoining residential areas.

10. Permits. Any required State or Federal permits or encroachment agreements, including a commercial driveway permit(s) from NCDOT shall be obtained and copies submitted to the County prior to approval of a preliminary plat for each phase.

11. The recorded 60-foot-wide easement identified as Oak Island Road, shall be verified for legal access and shall be moved to align with the recorded survey and deed information if required prior to any land disturbing activity. NCDOT shall review and approve this realignment. Once moved, the previous area shall be seeded and put back into a natural state. If an NCDOT commercial driveway permit is needed for the WWTP, that shall also be obtained prior to any realignment.

12. Improvements. Off-site improvements required by NCDOT of any other agency shall be constructed at no cost to the County including the traffic improvements as stated in the most recent TIA and others as ultimately deemed warranted by the NCDOT following its analysis, if required.

13. The applicant must reach an agreement with the Chatham County Marshal's Office and North Chatham Fire Department regarding emergency vehicle access, on street parking restrictions, and provision of adequate off-street parking within the development prior to preparing construction drawings for the Construction Plan under the Subdivision Regulations. Off-street parking shall be provided for in accordance with Section 14 of the Chatham County Zoning Ordinance.

14. The Applicant shall demonstrate availability of adequate water and wastewater supplies to serve the property. Plans for provision of water supply shall be approved by the County prior to issuance of a Construction Plan for each phase. Such plans shall be in conformity with any County water policies then in effect and the Applicant shall pay all water fees and charges associated with the applicable phase, including then current water fees, review, and inspection charges, prior to submittal of the Construction Plan for each phase. The entire cost of extending public utility services if desired or required under County regulations shall be borne by the Applicant.

15. Adequate wastewater treatment service for the entire project area shall be designed and approved by the appropriate regulatory agency prior to issuance of a preliminary plat for each phase and constructed at no cost to the County. Adequate facilities for the spray irrigation of treated effluent from each phase of the project shall be designed, approved by the appropriate regulatory agency, and constructed at no cost to the County prior to issuance of a Certificate of Occupancy for any building within that phase of the project.

16. Equipment such as pumps and blowers will be appropriately insulated or buffered for noise reduction. Wastewater treatment plant blowers will be enclosed. All motor noise from the wastewater treatment plant will be subject to the provisions and restrictions of the Chatham County Noise Ordinance.

17. Moderate Income Housing. With the consent of the Applicant, and as an approximately equivalent alternative to and in lieu of the housing standards for Moderate Income persons set forth in Option A of the Compact Community Ordinance, the developer shall do the following: An agreed upon dollar amount via a contract with Chatham County supporting the payment in lieu option. The developer proposes \$45,000 for per affordable housing unit (151 x 5% as required by the CCO = 7.55 units). The developer shall enter into a contract with the County upon approval.

18. A detailed tracking process shall be developed by the applicant and agreed to by county staff (Planning and Watershed Protection Departments) prior to any land disturbing activity occurring on the property. The tracking mechanism must ensure that the built upon area for the project is tracked for each subdivision or commercial lot and include any areas with impervious surface. The tracking mechanism must also include a process for reconciling the final built upon area for each lot and include a linkage to the sizing of the stormwater devices. The tracking mechanism and all supporting documentation must be supplied to the county as part of any site plan or final plat submittal. Additionally, all documents must be provided to the county at the completion of the project and transferred to the Homeowner's Association. Upon completion of the project, the Homeowner's Association shall assume responsibility for tracking any additional built upon area allocations within the development. A detailed report of Built Upon Area calculations shall be provided by the developer to the County for each phase of the project to ensure the maximum 24% allowance is maintained.

19. A building permit shall be issued and remain valid at all times within three (3) years from the date of this approval becomes final and non-appealable or from the date any court order entered in an appeal regarding this approval becomes final and non-approvable, whichever is later. Failure to comply will void this approval and any site plans approved thereof and the project will be void.

20. The development may not be turned over to a Homeowner's Association until the county or other state regulatory agency has confirmed compliance with any required permitting.

21. The following waivers are approved as included in the application:

WAIVER NO. 1: Section 12.1 - Performance Standards - Commercial Component - applicant requests to not be limited to the 10,000 sq. ft. maximum in order to construct the 140,000 congregate care facility.

WAIVER NO. 2: Section 9.3 - Viewshed Buffer - the applicant requests a 50% reduction for approximately 200 feet along US 15-501 adjacent to the residential section of the project. The buffer in front of the commercial area is to remain at 100 feet.

WAIVER NO 3: Section 9.2 - Perimeter Buffer - the applicant requests a 50% reduction around the entire community with the exception of the area noted as Side E on Exhibit W.3.B which is proposed to be zero as allowed by the CCO Section 9.2.

WAIVER NO. 4: Section 9.3 - Viewshed Buffer - the applicant requests authorization to impact the viewshed buffer for required utility crossing which will involve the removal of existing vegetation and some grading for those lines.

#### Standard Administrative Conditions

22. Fees. Applicant shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, building inspection, recreation and impact fees established from time to time.

23. Continued Validity. The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.

24. Non-Severability. If any of the above conditions is held to be invalid, this approval in its entirety shall be void.

25. Non-Waiver. Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

26. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.



# Chatham County, NC

## Text File

File Number: 21-4183

Agenda Date: 2/21/2022

Version: 1

Status: Board Priorities

In Control: Planning

File Type: Agenda Item

Vote on a request to approve by M. Travis Blake on behalf of Herndon Farms One, LLC for subdivision **First Plat** review and approval of **Herndon Farms**, consisting of 154 lots on 97.86 acres, located off US 15-501 N and Vickers SR-1719 and parcels numbers 93852, 2752, 18750, 18897, 18896, and 18909.

### Action Requested:

Vote on a request to approve by M. Travis Blake on behalf of Herndon Farms One, LLC for subdivision **First Plat** review and approval of **Herndon Farms**, consisting of 154 lots on 97.86 acres, located off US 15-501 N and Vickers SR-1719 and parcels numbers 93852, 2752, 18750, 18897, 18896, and 18909.

### Introduction & Background:

**Zoning:** currently R-1 with an application for a Conditional District Compact Community rezoning pending and running concurrently with this application

**Water System:** Public

**Sewer System:** Public

**Subject to 100 year flood:** No special flood hazard area within the development.

**General Information:** The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. The applicant has completed the community meeting and the Concept Plan review. The minimum lot size requirement for the project is 40,000 square feet of useable area. The Planning Board has two (2) meetings in which to act on the proposal.

### Discussion & Analysis:

The request is for First Plat review and recommendation of Herndon Farms, consisting of 154 lots (151 residential lots, 2 commercial lots, and 1 wastewater plant lot) on 97.86 acres, located off Vickers Road, S.R. 1719 and US Hwy 15-501. A vicinity map showing the property location is included in the agenda packet. Per the Subdivision Regulations, Section 5.2C(4), a Public Hearing shall be held at the first Planning Board meeting to receive comments on the proposed subdivision. Item (b) states that following the Public Hearing, the Planning Board shall review the proposal, staff recommendation, and public comments and indicate their recommendation for approval, disapproval or approval subject to modifications. As stated above, the Planning Board has two (2) meeting to act

on the proposal.

**Roadways:** Koi Pond Court, Pearson Street (portion of the street), Annie Lane, Saprolite Drive, and Jolula Road are proposed to be built with 40-foot-wide public right-of-way and 27-foot-wide travel ways and Northern Lights Circle, Herndon Farm Drive, Tusen Gate, and Pearson Street (portion of the street) are proposed to be built with 50-foot-wide public right-of-way and 35-foot-wide travel ways. All roads are proposed to be state maintained.

This project fronts on US 15-501 North with the development footprint located on the east side of the highway and wastewater infrastructure on the west side. Planning staff clarified that southbound traffic on US 15-501 N will have to make a U-turn at the intersection of Briar Chapel Parkway/Vickers Road and then travel north to access the site. Similarly, someone who wants to travel south on US 15-501 after leaving the site will travel north and then make a U-turn to travel south. There was a proposal for a left turn on US 15-501 S crossing the median into the north access drive, but that was not supported by NCDOT. Additionally, a proposed access to the site from Vickers Road could not be accommodated because the site does not have legal access to the road. Please see attachment 16 for more detail about the turning movements.

**Perimeter and Viewshed Buffers:** Fifty-foot wide (50') viewshed buffer along US 15-501 North and one hundred-foot wide (100') perimeter buffer except along adjacent commercial properties.

**Outparcel:** Parcel 2752 and 93852 off Oak Island Road, one acre will be developed for the private wastewater treatment plant.

**Amenities:** The developer is proposing a dog park, pasture, recreation field, koi pond, community barn and community center/office. Chatham Transit will have a bus stop along Herndon Farm Drive located in the Duke Energy easement and parking will be available within the easement. Duke Energy email dated May 18, 2021 states street crossings, utility crossing, trail crossings, fence crossing, and paved parking areas are compatible within transmission power line easements with certain conditions.

**Commercial:** Two commercial parcels are proposed - a 3.05 acres is planned for congregant care facility and 2.09 acres for day care.

**Historical:** The applicant contacted Bev Wiggins, Chatham County Historical Association (CCHA) and there was email correspondence between February 8, 2021 - March 24, 2021. A structure on parcel 18897 was built in 1908 and CCHA requested photos of the interior and exterior. The developer provided photos which satisfied CCHA request.

**Schools:** No notification was provided the Chatham County Schools because the project is proposed to be an age restricted community.

**Environmental Impact Assessment:** Due to the number of lots, an Environmental Impact Assessment (EIA) was required to be submitted and peer reviewed. The EIA dated August 26, 2020 and September 18, 2020 was prepared by Environmental

Contractors & Consultants, Inc. (ECAC) and peer reviewed by Johnson, Mirmiran & Thompson, Inc. (JMT).

Per the EIA, Section 5.3, the major feature crossing the east and west parcels is a 90 to 120-foot Duke Power easement which bisects the east portion of the project into two sections.

The developer engaged the North Carolina Natural Heritage Program (NCNHP) to query their database and provide a report. Justin Butler, with NCNHP provided a report dated October 15, 2021. The report included that "A query of the NCNHP database, indicates that there are records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary." Located within one-mile of the proposed project are Dry-Mesic Oak Hickory Forest, *Cambarus davidi*, Low Elevation Seep, Mesic Mixed Hardwood Forest, Piedmont/Mountain Semipermanent Impoundment, *Thermopsis milis*, Bennett Mountain and Herndon Creek ravine.

**Community Meeting:** A community meeting was held on March 7, 2019, at 9780 US 15-501 N, Chapel Hill. Items/issues discussed included whether the homes will be affordable, will there be rental to college students, will there be development on the west side of the project, what will be in the commercial sites, will neighbor's drinking water be affected, will the wildlife be affected, will there be any parking decks, what is the cost of the HOA fees, what are the cost of the homes, etc.

**Technical Review Committee:** The TRC met virtually on September 15, 2021, to review the First Plat submittal. Travis Blake and Lesley McAdams were present. Items discussed were stormwater ponds missing from the wastewater treatment plant, riparian buffers missing from Exhibit J.1 and being shown as spray irrigation, a discussion between the Fire Marshal and developer about the widths of the roads, and if parking spaces are allowed within the Duke Energy utility easement.

**Septic:** Soils report provided by Soil & Environmental Consultants, P.A. Private wastewater treatment plant is proposed within the project on a separate 1-acre tract.

**Water:** Water will be public and provided by Chatham County Water

**Road Name:** The road names Herndon Farms Drive, Tusen Gate, Koi Pond Court, Saprolite Drive, Pearson Street, Northern Lights Circle, and Binglee Lane, Jolula Lane have been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval. Per Emergency Operations, Annie Lane is a duplicate road name and developer will need to submit to Planning staff an approved road name replacement prior to Board of Commissioners meeting.

**Development Schedule:** Three phases are proposed for the project. Per the Subdivision Regulations Section 5.2C(6), the first phase of phased subdivision must submit Construction Plans within two (2) years of approval of First Plat. The developer has proposed Phase 1: 151 residential lots Final Plat by March 1, 2028; Phase 2: Daycare commercial lot Final Plat by September 1, 2025; Phase 3: Congregate Care

Facility commercial lot Final Plat by June 1, 2027.

**Water Features:** Soil & Environmental Consultants, PA, submitted the Riparian Buffer Review Application along with a riparian buffer map, to Drew Blake, Senior Watershed Specialist for review. Mr. Blake completed an on-site riparian buffer review April 7, 2021, with Bob Zarzecki with Soil & Environmental Consultants, PA. Mr. James Lastinger with the U.S. Army Corps of Engineers visited the site on July 7, 2021. Mr. Blake issued a confirmation letter dated May 11, 2021, of his findings. The confirmation letter stated three (3) intermittent streams, one (1) perennial stream, and one (1) wetland were identified. The three (3) intermittent streams require 50-ft buffers, the one (1) perennial stream require 100-ft buffer, and the one (1) wetland require 50-ft buffers from all sides landward.

**Stormwater and Erosion Control:** Per the first plat, three stormwater ponds will be placed in open space. As part of the stormwater permitting process additional information will be provided to the Watershed Protection Department. A Stormwater Permit and Sedimentation & Erosion Control Permit will be obtained from the Chatham County Watershed Protection Department prior to Construction Plan submittal. No land disturbing activity can commence on the property prior to obtaining Construction Plan approval.

**Site Visit:** Site visits were scheduled September 21, 2021, and September 28, 2021, Planning Department staff and various Board members attended. Lesley McAdams was present to walk and discuss the property with staff and Board members. Areas viewed included an intermittent stream and location of lots. Questions raised during the site visit were operation of the private wastewater treatment plant and the width of the riparian buffer. Pictures of the site visit can be viewed on the Planning Department webpage at [www.chathamcountync.gov/planning](http://www.chathamcountync.gov/planning) <<http://www.chathamcountync.gov/planning>>, Rezoning and Subdivision Cases, 2021.

**Planning Board:** The Planning Board reviewed the request during their November 2, 2021 meeting. The board voted to postpone discussion to the December 7, 2021 meeting because the zoning component of the proposal was postponed. After the board meeting the developer submitted additional documents. Per the cover letter dated December 10, 2021, perimeter buffers were increased from 50' to 100' except along adjacent commercial properties, viewshed buffer is 50' wide along US 501 North, residential lots decreased from 161 to 151, and open space increased from 40.8% to 42.2%. The applicant requested an additional one month delay in Planning Board review at the request of staff because there was insufficient time to review the supplemental information prior to the December meeting.

**Planning Board Discussion:** The Planning Board resumed discussion of this item during their January 4, 2022 meeting. Mr. Travis Blake, Developer and Lesley McAdams were present. Board discussion during the rezoning and subdivision presentations included what will be done in the perimeter and viewshed buffers, a small parking lot and transit stop within Duke Energy easement, U-turn at the intersection of Briar Chapel Parkway/Vickers Road, and realignment of Oak Island Road. During the public hearing adjacent property owners expressed concerns with potential impacts on private well and septic systems near the wastewater treatment plant and

U-turn traffic pattern at an intersection on 15-501.

Mr. Blake stated there will have some clearing to plant native tree species to fill in the buffer and the remaining portion of the buffer will be untouched. The large trees within the buffers will remain. The small parking lot and transit stop is allowable within the Duke Energy easement per an email Mr. Blake received from Duke Energy. Mr. Blake stated he will work on the issues with Oak Island Road.

**How does this relate to the Comprehensive Plan:**

Plan Chatham was adopted by the Board of Commissioners in November 2017 and is a comprehensive plan that provides strategic direction to address the most pressing needs in the county. These properties are in an area of the county identified Compact Residential on the Future Land Use and Conservation Plan Map. The proposed project areas are identified as compact residential. The description for compact residential includes a mix of detached and attached residential units, community centers, amenities, recreational uses, schools, and churches, connected system of local and collector streets with access to surrounding development, and small pocket parks and gardens. The proposed subdivision meets the adopted comprehensive plan. The developer also contacted the NC Natural Heritage Program to review their database for any rare species, important natural communities, natural areas, or conservation/managed areas within the project boundary and no rare species were identified in their records. It should be noted that Plan Chatham is not intended to be used as a regulatory tool but is a policy document. When reviewing subdivision applications, the boards can use the plan as a tool to identify future regulatory changes.

**Recommendation:**

The Planning Board by unanimous vote recommends granting approval of the road names Herndon Farms Drive, Tusen Gate, Koi Pond Court, Sapolite Drive, Pearson Street, Northern Lights Drive, Binglee Lane and Jolula Lane granting approval of subdivision First Plat for **Herndon Farms** with the following conditions:

1. The following development schedule shall apply: Construction Plan submittal for Phase 1: 151 residential lots within 2 years of First Plat approval, Phase 1: 151 residential lots Final Plat by March 1, 2028; Phase 2: Daycare commercial lot Final Plat by September 1, 2025; Phase 3: Congregate Care Facility commercial lot Final Plat by June 1, 2027.
2. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.
3. All riparian buffers and streams shall be labeled on the final plat.
4. Final Plat shall show the approved Emergency Operations road name as Northern Lights Circle.
5. The applicant shall provide an approved access to the wastewater treatment plant prior to any land disturbance.





# Chatham County, NC

## Text File

File Number: 21-4182

**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Planning

**File Type:** Agenda Item

Vote on a request to approve by Chad Abbot, P.E. for subdivision First Plat review and approval of Ridgecrest Estates, consisting of 30 lots on 49.41 acres, located off Hamlets Chapel Road, SR-1525, parcels #1798.

#### Action Requested:

Vote on a request to approve by Chad Abbot, P.E. for subdivision First Plat review and approval of Ridgecrest Estates, consisting of 30 lots on 49.41 acres, located off Hamlets Chapel Road, SR-1525, parcels #1798.

#### Introduction & Background:

Zoning: R-1  
Water System: Public Water  
Sewer System: Private on-site and off-site  
Subject to 100-year flood: Special flood hazard area within the development.  
Township: Baldwin

#### General Information:

The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. The applicant has completed the community meeting and the Concept Plan review. The minimum lot size requirement for the project is 40,000 square feet of useable area. The Planning Board has two (2) meetings in which to act on the proposal.

#### Discussion & Analysis:

The request is for First Plat review and recommendation of Ridgecrest Estates Subdivision, consisting of 30 lots on 49.41 acres, located at the corner SR-1525 (Hamlet's Chapel Road) and SR-1532 (Mann's Chapel Road), parcel 1798. A vicinity map showing the property location is included in the agenda packet. Per the Subdivision Regulations, Section 5.2C(4), a Public Hearing shall be held at the first Planning Board meeting to receive comments on the proposed subdivision. Item (b) states that following the Public Hearing, the Planning Board shall review the proposal, staff recommendation, and public comments and indicate their recommendation for approval, disapproval or approval subject to modifications. As stated above, the Planning Board has two (2) meeting to act on the proposal.

Roadways: Ridgecrest Estates Drive and Berg Drive are proposed to be built with a 20-foot-wide travel way and a 60-foot-wide public right-of-way and is to be state maintained.

Historical: The applicant contacted Sy Robbins, Chatham County Historical Association (CCHA) on July 22, 2021, via email correspondence. CCHA is unaware of any cemeteries on the proposed project, and it was requested of the developer to notify CCHA if any evidence of graves is discovered. The site location is adjacent to the abandoned Old Hillsboro Road and located in the general area of Pace & Cotton Mill and possible artifacts may be located on the site. If any structures, foundation, wells, etc. it is requested that the applicant notify CCHA. Mr. Robbins stated the Gattis family owned the property approximately 100 years and asked if the developer could name something after the family.

Schools: Notification of the proposed development was provided to the Chatham County School System. Mr. Chris Blice, Chatham County Schools Chief Operations Officer responded the school system was fine by email dated August 5, 2021.

General Environmental Documentation: The developer submitted the General Environmental Documentation and a letter dated August 24, 2021, from North Carolina Department of Natural and Cultural Resources Natural Heritage Program to Chatham County Land & Water Resources Division for review. The letter states "A query of the NCNHP database, indicates that there are no records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. Please note that although there may be no documentation of natural heritage elements within the project boundary, it does not imply or confirm their absence; the area may not have been surveyed."

Rachael Thorn, Watershed Protection Director, reviewed the information submitted. Ms. Thorn replied in a letter dated October 19, 2021, that the requirement has been met. Additional comments included any Allowable uses and Allowable with Mitigation uses in the protected riparian buffer will require a Buffer Authorization from Chatham County, all permits with wetland and stream impacts from NC Division of Water Resources and the US Army Corps of Engineers will need to be obtained prior to receiving approval from Chatham County for a Grading Permit and Land Disturbing Permit.

Community Meeting: A community meeting was held on March 26, 2021, on the proposed site.

Approximately twelve people attended the meeting and items/issues discussed included:

- Entrance off Hamlet's Chapel Road due to the wetland
- Holding pond
- Working with property owner of parcel 1796

Technical Review Committee: The TRC met virtually on November 17, 2021, to review the First Plat submittal. The applicant, Chad Abbott, P.E. was present. Items discussed included that the project is proposed for thirty lots and NC Department of Transportation requested the removal of the proposed road connection of Ridgecrest Estates Drive to Hamlet's Chapel Road closest to the intersection with Mann's Chapel Road. NCDOT staff also requested that the intersection of Berg and Ridgecrest Estates Drives be a "T" instead of a bulb. Both those modifications were made to the First Plat layout prior to mailing the Planning Board packets. The Chatham County Fire Marshal, William Judson, requested an emergency access between Hamlet's Chapel Road and Ridgecrest Estates Drive, which has also been accommodated on the revised layout. Discussion also included if lots 1 and 8 driveways could access Mann's Chapel Road instead of Ridgecrest Estates Drive to minimize impacts to buffer and reduce driveway impacts within the development. It was suggested lot 9 and 9A have connectivity, concerns with lot 8 driveway encroaching on lot 7 or will lot 7 and 8 have a shared driveway. Street lighting was discussed, and Mr. Abbott stated that none is proposed, and that the builder will accommodate exterior lighting with each home. There was a question if the soil scientist checked to see if the neighboring wells are near any septic fields. It appears parcel 1796 has shed encroachments and a note will need to be added to the final plat addressing them. There was also a request to move the theoretical house site further from riparian buffers once individual permits are submitted.

Septic: A soils report and map were submitted to Thomas Boyce, LSS, REHS Environmental Health (now retired) and James Tiger, On Site Wastewater Supervisor, REHS, with Chatham County Environmental Health for review. Mr. Boyce stated the preliminary lot layout met the requirements at this time. Mr. Tiger added that any shared supply line easement must comply with offsite rules including all weather access, provide a layout with house box to demonstrate the septic system will fit, and offsite rules will apply to the proposed project.

Water: Water will be public and provided by Chatham County Water Dept. for this development.

Encroachment: Parcel 1796 has sheds encroachments on lots 25 and 28. The following note shall be added to the final plat "Approval of the subdivision plat by Chatham County is limited to Subdivision Regulation approval and does not constitute approval of any possible zoning setback violations shown on the plat."

Road Name: The road names Ridgecrest Estates Drive and Berg Drive have been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval. Emergency Operations requires the main entrance to the subdivision to be the same name of the subdivision. Ridgecrest Estates Drive is currently shown on the plat as the interior road and not the main entrance. Berg Drive and Ridgecrest Estates Drive will need to swap on the final plat.

Water Features: Robert Turnbull with Terracon submitted the Riparian Buffer Review Application with a riparian buffer map to Drew Blake, Senior Watershed Specialist, for review. Mr. Blake and Mr. Turnbull completed an on-site riparian buffer review on June 23, 2021, to verify the consultant's findings. Mr. James

Lastinger with the U.S. Army Corps of Engineers visited the site on June 1, 2021. Mr. Blake issued a confirmation letter of his findings dated July 20, 2021, confirming four (4) ephemeral streams, four (4) perennial streams, one (1) potential wetland, and one (1) mapped floodplain were identified. The four (4) ephemeral streams require 30-ft buffers, the four (4) perennial streams require 100-ft buffers, and the ten (1) wetland require 50-ft buffers from all sides landward. The Watershed Protection Department requested natural area markers be labeled and placed on the property 30'-50' apart with a minimum of two (2) signs per lot marking the riparian buffer area.

Stormwater and Erosion Control: Three stormwater devices are proposed, two devices will be placed in open space and one device is proposed on Lot 2. The devices located in open space are near Lot 22 and between Lots 19 and 20. Watershed Protection wasn't favorable of the driveway location on Lot 1. As part of the stormwater permitting process additional information will be provided to the Watershed Protection Department. A Stormwater Permit and Sedimentation & Erosion Control Permit will be obtained from the Chatham County Watershed Protection Department prior to Construction Plan submittal. No land disturbing activity can commence on the property prior to obtaining Construction Plan approval.

Site Visit: The site visit scheduled was November 16, 2021, various staff and board members attended. Pictures of the site visit can be viewed on the Planning Department webpage at [www.chathamcountync.gov/planning](http://www.chathamcountync.gov/planning) <<http://www.chathamcountync.gov/planning>>, Rezoning and Subdivision Cases, 2021.

Planning Board December 7, 2021:

The Planning Board met December 7, 2021 to review the request. Three speakers provided comments during the public hearing and concerns raised were: Mr. Erik Berg would like to work with the developer with his shed encroachment and to purchase some land; Ms. Anna Berg stated various artifacts from the original plantation home and an old road runs through the proposed project and down the creek; items she has discovered are belt buckles, tools, plow pieces, pieces of bridges, and stone foundation has been found in the area; Ms. Kathy Dowd had concerns with placing 30 homes on the proposed site with the current conditions of the creek crossing. Comments also included that when it rains significantly there are problems with creek crossings.

Board discussion included if the driveways for Lots 1 and 8 could come off Mann's Chapel Road; how much piping is required for Lot 19/19A septic; resolution with Mr. Berg shed encroachments; off-site septic; odd-shaped lots; and house sites bordering riparian buffers.

Mr. Chad Abbot, P.E. and Peter Griffin, Developer were present. Mr. Abbot commented that if NCDOT would be open to allowing the driveways for Lots 1 and 8 they would be willing for the driveways to come off Mann's Chapel Road. The septic lines for Lot 19/19A is approximately 1200' and the line will follow the road then turn onto Lot 14. Both lot 14 and 19 septic lines will run in the same ditch and cross the stream in the same easement having one impact to the buffer. Mr. Abbot explained he was aware of Mr. Ricky Spoon and Mr. Berg's discussions, but at the time he was well into the project design and the developer had contractual obligations. He stated the shed encroachment is non-compliant with zoning.

Board members voted to postpone making a recommendation on the project to January 4, 2022, meeting. They stated there are too many lots for the proposed project, home sites are being forced too close to the buffers, if Lots 1 and 8 could be accessed from Mann's Chapel Road, and resolution with Mr. Berg's shed encroachments,

After the Planning Board meeting, staff received email correspondence dated December 8, 2021, from Jen Britt, EI with NCDOT. Ms. Britt stated, "it is unfavorable to access Mann's Chapel Road so close with Hamlet's Chapel intersection; given the small size of Lot 1, the configuration would potentially put traffic backing out of Lot 1 onto Mann's Chapel Road to get out." Ms. Britt asked if the access for lot 1 could be located between Lots 2 and 3 and if it would help if the driveway for lot 8 could be located between Lots 5, 6, or 7.

Planning Board Discussion:

The Planning Board resumed discussing this item during their January 4, 2022 meeting and discussion included:

- The board was disappointed there was no change to the layout since there were concerns with off-site septic areas and house site locations shown immediately adjacent to riparian buffers.
- Concerns with the wetland crossing and location of the driveway on Lot 1.
- Lot 14 having an odd shape with the off-site septic location and Lots 14 and 19 septic installation crossing the riparian buffer and stream.

Mr. Chad Abbott, P.E. and Peter Griffin, Developer were present. Mr. Abbott explained they have gone through three or four iterations of the plan to meet county ordinance requirements. An agreement was made with Mr. Berg to address the shed encroachments by property line adjustments. If Lot 1 can be altered, his client is willing to alter the layout. Mr. Abbott expressed that the project as it is currently proposed meets all requirements of the regulations.

How does this relate to the Comprehensive Plan:

Plan Chatham was adopted by the Board of Commissioners in November 2017 and is a comprehensive plan that provides strategic direction to address the most pressing needs in the county. These properties are in an area of the county identified as Rural on the Future Land Use and Conservation Plan Map. The description for rural includes single family homes on large lots, low density development, mix use of agriculture, home-based and small-scale businesses, open space, greenway trails, protected lands, and conservation easements.

The proposed subdivision meets the adopted riparian buffer and stormwater control standards of the county. The developer also contacted the NC Natural Heritage Program to review their database for any rare species, important natural communities, natural areas, or conservation/managed areas within the project boundary and no rare species were identified in their records. It should be noted that Plan Chatham is not intended to be used as a regulatory tool but is a policy document. When reviewing subdivision applications, the boards can use the plan as a tool to identify future regulatory changes.

Recommendation:

The Planning Board voted 6-3 to deny the First Plat application.

The Planning Department recommends granting approval of the road names Ridgecrest Estates Drive and Berg Drive and granting approval of subdivision First Plat for Ridgecrest Estates with the following conditions:

1. Approval of the First Plat shall be valid for a period of twelve (12) months following the date of approval by the Board of Commissioners and the Construction Plan approval shall be valid for a period of twenty-four (24) months from the date of approval by the Technical Review Committee or Board of Commissioners.
2. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.
3. Final plat shall show the entrance road as Ridgecrest Estates Drive and the interior public right-of-way shall be shown as Berg Drive.
4. Final plat shall add a note that states "Approval of the subdivision plat by Chatham County is limited to Subdivision Regulation approval and does not constitute approval of any possible zoning setback violations shown on the plat."



# Chatham County, NC

## Text File

File Number: 22-4201

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**Agenda Date:** 2/21/2022

**Version:** 1

**Status:** Board Priorities

**In Control:** Board of Commissioners

**File Type:** Agenda Item

**Agenda Number:**

Vote on a request to approve Letter to NC Utilities Commission supporting plan for carbon reductions by electric generation facilities, as authorized by HB 951 (Session Law 2021-165)

February 21, 2022

The North Carolina Utilities Commission  
4325 Mail Service Center  
Raleigh, NC 27599-4300

Subj: Docket E-100 Sub 179  
Session Law 2021-165 (HB 951): North Carolina Carbon Plan

The Chatham County Board of Commissioners (Board) fully and strongly supports the carbon plan mandate contained in HB 951 (Session Law 2021-165). That statute requires the NCUC to develop a plan by December 31 to reduce the CO2 emissions from electric generating facilities by 70% from their 2005 levels and reach this goal by year 2030, with expectation to achieve carbon neutrality by 2050.

NCUC is the only public body in North Carolina that can hold utilities accountable by requiring them to charge just and reasonable rates and by overseeing their reliability and planning. It has appropriately been charged in HB 951 with the duty of requiring reduction in carbon emissions in order to ameliorate the enormous global warming problem. To accomplish that objective, NCUC has required Duke Energy to submit a draft plan by May 16, 2022.

North Carolina has already acknowledged and acted on the climate problem. For example, on October 29, 2018 Governor Roy Cooper's Executive Order No. 80 committed North Carolina "to address climate change and transition to a clean energy economy."

The Chatham County Board of Commissioners has also acted. The Board adopted a resolution in June 2017 "Supporting a State and National Goal of 100% Clean Energy by 2050 and the Creation of Green Jobs" which encouraged the state of North Carolina to convert all electrical utilities to rely exclusively on renewables or carbon-free sources by January 1, 2050. And at its June 18, 2018 meeting the Board unanimously supported a citizen request to assess the feasibility and economics of solarizing County buildings and other facilities. The Board had established its Climate Change Advisory Committee in 2016 and later received a greenhouse gas inventory for the County and a climate action plan.

The carbon plan ordered by HB 951 will be of great assistance to Chatham County in its ongoing efforts to reduce carbon emissions produced in the County. The Board is now in the process of assessing and implementing 10 specific climate recommendations that it has received from its Climate Change Advisory Committee. These include, for example, proposals to provide broader protection for County lands and trees; to establish carbon management demonstration gardens in parks and greenways; to support and encourage agriculture, which produces carbon but also supplies food and substantial carbon sequestration; and to encourage the expansion of County and citizen electric vehicle fleets. These goals are in addition to the county's existing project of solarizing County buildings.

The reduction of carbon emissions required by the carbon plan to be produced in accordance with HB 951 will be of enormous assistance to Chatham County in all of its efforts to confront the climate crisis. Your action must be bold, now, to mitigate a future calamity. Accordingly, the Chatham County Board strongly encourages NCUC to demand the production of a responsible draft plan from Duke Energy, and to make any necessary changes to ensure that the plan adopted by the end of 2022 is fully adequate to the challenge and meets the targets of HB 951.

Sincerely,

Karen A. Howard  
Chair, Chatham County Board of Commissioners

Cc: Members of North Carolina Utilities Commission

Charlotte A. Mitchell, Chair  
ToNola D. Brown-Bland  
Lyons Gray  
Daniel G. Clodfelter  
Kimberly W. Duffley  
Jeffrey A. Hughes  
Floyd B. McKissick Jr.

Email to:

[statements@ncuc.net](mailto:statements@ncuc.net)  
[DukeCarbonPlan@gpisd.net](mailto:DukeCarbonPlan@gpisd.net) (Attention Doug Scott)