



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, December 16, 2024

2:00 PM

Historic Courthouse Courtroom

Work Session - 2:00 PM - Historic Courthouse Courtroom

Chair Howard welcomed everyone to the December 16, 2024 meeting.

Present: 5 - Chair Karen Howard, Vice Chair Katie Kenlan, Commissioner David Delaney, Commissioner Franklin Gomez Flores and Commissioner Amanda Robertson

ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

Chair Howard called for a motion to approve the work session agenda.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the work session agenda was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

PUBLIC COMMENT SESSION

[24-5727](#)

The Public Comment Session is held to give residents 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 asked to sign up in advance. Comments are always welcome in writing.

Attachments: [Click Here To Sign Up For Public Comment](#)

Chair Howard reminded speakers that they will have three minutes to speak and encouraged speakers to share their written comments with the Clerk to the Board.

James Coplan

My name is James Coplan, and I live in Chatham County. I oppose the Summit Church rezoning request. Today I will address parking. Full attendance would be 2,105 people. Assuming two people per car, that's 1,052 cars. But the site plan shows just 595 parking spaces (Figure 1). Let's assume 20 spaces are reserved for staff, leaving 575 for attendees. Where will the 477 "excess" vehicles park? Local streets? On the shoulder of 501? We do not know. The applicant proposes two services on Sundays. Figure 1 shows the situation prior to the first service. In this example I have assumed that passengers in the "excess" vehicles will be dropped off on campus, after which the driver will leave to find parking. Hence, 1,052 vehicles "In," despite only 575 spaces. At this point in the cycle both access roads can be used to absorb arriving traffic: a line of cars nearly three miles long (see Box). It is only seven tenths of a mile from campus

to Briar Chapel Parkway. When the line backs up to that point, U-turns from 501 south (and left turns from BC Parkway) suddenly become impossible. Eventually vehicles spill out of the U-turn bin into the high-speed lane of 501 south. Figure 1. Conditions prior to the first service. Vehicles enter via 501 south, Briar Chapel Parkway, or 501 north (in the case of Chatham residents). 85% of attendees will be from Orange County. All must make a U-turn or left turn at BC Parkway. (The applicant's Traffic Impact Analysis erroneously used a value of 35% when running its calculations, falsely mitigating the risk of backup on 501 south.). Traffic backs up in the U-turn bin of 501 south then overflows into the high-speed lane. Next, consider what happens between the first and second service (Figure 2). In this example I show both access roads as one-way. They could remain two-way, but that would reduce flow. Either way, the ability to absorb "ingressing" vehicles is reduced by 50% compared to the beginning of the first service. Furthermore, some departing attendees from the first service who were unable to park on campus may walk back to their vehicles then return to campus to pick up family members, adding to the influx of vehicles. Figure 2. Traffic scenario between the end of the first service and the beginning of the second service. Exiting vehicles from the first service shown in blue; I have made the assumption that each roadway will be one-way, to maximize flow, and to speed the clearing of the parking lot at the end of the first service. I have not even taken local traffic into account. The assumption has been that services will be off-peak hours when local traffic is light. But an internal memorandum between Summit and Qunity dated March 24, 2024 calls for a full-attendance (2,000-plus attendees) Thursday evening service. Plus, of course, other activities throughout the week. In summary, the parking and traffic ramifications of this proposal are antithetical to Plan Chatham, jeopardize public safety, and fail to justify the rezoning request. Thank you

Jon Spoon

Hello, I'm Jon Spoon. I live at 4 20 Thompson Street in Pittsboro. I will try and keep it to three minutes but can answer any questions. As you know the State law that is preempting parts of our Unified Development Ordinances and kind of stifling some of the goals that we were hoping to achieve with that. So basically, we can no longer mandate zoning changes without owner consent in areas. I think it is still possible to achieve them. But we have to develop some new tools and adapt a little bit. We have to take a little more of a transactional approach with conservation and trade off the right to develop for conservation. I have a few ideas on how to do this. The last line of the State law has caused a lot of confusion. But it seems like it is basically just a grandfathering clause. So, our new Unified Development Ordinance has to have a new line in it that says nothing in it makes any current use or structure nonconforming going forward. So, everything that is locked in will be locked in from the State law was retroactive 180 days before. I think we should change ours to 179 days before. Just so one day after. Those are the uses that are locked in for Chatham County. It will prevent us from rooting out some things that did not fit as we adopted new zoning jurisdictions. But it is the best we can do with it now. We need to adapt this conservation subdivision design a little bit. We have to allow a little more density, and for them to concentrate infrastructure on the insides of developments so that we can get natural areas and large buffers conserved. But there is going to have to be more of a trade off for that one. Then the last thing is something I have been pushing from the beginning, because I think it is fair, is a conservation credit system which allows areas where it makes sense that have water and sewer access to have in fill and up fill density added to those areas, and in exchange they purchase conservation credits so that we can use it to conserve agriculture and woodland in the county. I would be glad to volunteer my time with the planning board came to an end. I finished my term. I did not quit, but I did it for eight years, but I would be glad to do five or six more months to lead a little group to look at how we can develop some adaptations and get a red line with a Unified Development Ordinance for you guys to look at before the July adoption. Thank you.

This Agenda Item was received and filed

BOARD PRIORITIES

24-5683

Award 2024 Employee of the Year to Adam Gaines, Assistant Director of Emergency Communications and Chance Mullis, Assistant Planning Director

Chair Howard stated that the Employee of the Year recognition program was created to acknowledge and express appreciation for outstanding accomplishments made by County employees. Awards are commonly awarded to employees who demonstrate outstanding customer service, leadership, teamwork, workplace safety and/or process improvements and efficiencies and more. Nominations are accepted during the month of October and are reviewed and voted on by the Chatham County Workforce Development Committee (formerly known as the Personnel Committee) during their November meeting. All regular full and part-time employees are eligible for this award.

Howard stated that this year's Employee of the Year award to two employees, Adam Gaines and Chance Mullis. Howard invited them both forward, presented plaques, and read the following statements:

Adam Gaines is Emergency Communications Assistant Director, hired in January 2009 as Telecommunicator, Promoted to Quality Assurance Coordinator in 2017 and Assistant Director in 2022. Adam was nominated for Employee of the Year for his exceptional dedication, leadership, and compassion. Starting as a 911 dispatcher, Adam not only mastered his role but also took the initiative to understand the technical systems and operations that keep the center running smoothly. He is the go-to person during emergencies, whether it's a hurricane, snowstorm, or technical issue, and he always answers the call—day or night. Beyond his expertise, Adam's empathy and approachability set him apart. His experience allows him to truly understand and support his team, listening without judgment, encouraging growth, and fostering a positive and inclusive work environment. His presence at both celebrations and challenging times reflects his unwavering commitment to morale and the well-being of everyone he works with. Thank you, Adam, for all you do for us and the residents of Chatham County and congratulations on receiving this much-deserved award.

Chance Mullis is Assistant Planning Director, hired in April 2018 as Planner I, Promoted to Planner II 2021 and Assistant Director in 2023. Chance was nominated for Employee of the Year for his outstanding leadership, resilience, and dedication to Chatham County's growth and development. As the project manager for two monumental initiatives: the Moncure Small Area Plan and the Unified Development Ordinance, Chance has demonstrated exceptional coordination, attention to detail, and calmness under pressure. Despite challenges, his ability to adapt and maintain a positive attitude has ensured the success of these projects, which have significant long-term impacts on the county. Known for his strong organizational skills, uplifting demeanor, and ability to inspire others, Chance exemplifies what it means to be a true leader and team player. His contributions have made a lasting difference, and his commitment to excellence sets a high standard for all. Thank you, Chance, for all you do for us and the residents of Chatham County and congratulations on receiving this much-deserved award.

The Board of Commissioners congratulated both Gaines and Mullis and paused for photos.

This Agenda Item was received and filed.

[24-5684](#)

Receive the Fiscal Year 2024 Financial Audit

Finance Director Roy Lynch introduced Elsa Swenson with Martin Starnes to present the 2024 Financial Audit.

Swenson thanked Finance Director Roy Lynch, Assistant Finance Director Jody Picarella, and the rest of the Finance Department for their hard work on the audit.

Swenson shared highlights and stated that the county received an unmodified opinion, which is a clean audit. Swenson shared details on the general fund revenues, expenditures, fund balance, investments, property taxes, sales tax, and school allocation. She stated that the county has a positive balance and that is a good indicator that everything is operating as it should. She stated that there were no findings and no question costs.

The Board of Commissioners thanked Swenson for the presentation and congratulated the Finance Department on the excellent work.

This Agenda Item was received and filed.

[24-5706](#)

Receive a presentation from Second Bloom on the Shelter Advisory Board Community Needs Assessment Report

Attachments: [Second Bloom Community Needs Assessment Presentation](#)

Representatives from Second Bloom shared a presentation on the Shelter Needs Assessment Report with the Board of Commissioners. The presenters were Second Bloom of Chatham Shelter Advisory Board Chair and Second Bloom of Chatham Board Chair Samantha Owusu.

The representatives shared an executive summary and future directions for the community need. The summary included a recommendation of the Shelter Advisory Board for providing emergency shelter options to survivors in Chatham is to pursue multiple options of seamless access to care, to include emergency, semi-permanent, and more fluid options, which leverages the expertise of local and seasoned advocates, will continue to make decisions on how potential models will best function in our community. These decisions will be presented to the community by the Second Bloom of Chatham Board of Directors according to the recommendations of the Shelter Advisory Board, with input from survivors and advocates. The combination of short-term/emergency and long-term solutions is necessary, and the support of the county is critical to our success.

The Board of Commissioners discussed the report and asked questions of both Perry and Owusu. The Board of Commissioners agreed that the project would be a benefit to the community, and they encouraged County Staff to work with Second Bloom to move forward with the project for a long term solution.

This Agenda Item was received and filed.

[24-5699](#)

Receive the annual report from the Climate Change Advisory Committee

Attachments: [Climate Change Annual Report Presentation 2023 - 2024](#)
 [Climate Change Annual Report 2023-2024](#)

Climate Change Advisory Committee Chair Robert Cox presented the Climate Change Advisory Committee's mission and goals regarding climate change impacts in Chatham County and ways to adapt to and mitigate these impacts include: reduce emissions of greenhouse gases with related improvements in air quality, promote the use of renewable energy, promote carbon neutral/green building standards for new and existing buildings both public and private, encourage resilient and regenerative conservation that foster climate change mitigation adaptation and seek best practices to retain County's tree cover.

Cox stated that the Committee is recommending enabling a faster move away from carbon by electrifying everything, lessen the costs of clean energy and energy efficiency, and engage wider, more diverse communities. Cox shared details of each recommendation.

Cox stated that the Committee is also recommending strengthening climate related measures in the Unified Development Ordinance and Comprehensive Plan metric. Cox shared details of each additional recommendation.

The Board of Commissioners thanked Cox and the Committee for their work.

This Agenda Item was received and filed.

[24-5701](#)

Receive a presentation from the Chatham County Cooperative Extension on the Sustainable Agriculture Program

Attachments: [Sustainable Agriculture Program Presentation](#)

NC Cooperative Extension Agent Debbie Roos updated the Board of Commissioners on the Sustainable Agriculture Program. Roos' presentation included an overview of programs and events held in Chatham County, the on-farm research grant, and the growing small farms website.

The Board of Commissioners thanked Roos for the presentation.

This Agenda Item was received and filed.

[24-5704](#)

Receive a presentation and vote to approve an appropriation for the FY26 Human Services Nonprofit Allocation funding process and to approve the continuation of the FY25 Board of Commissioner's Goal and Outcomes for the FY26 Human Services Nonprofit Allocation funding process

Attachments: [Nonprofit Appropriation Request Presentation 12-16-2024](#)

Budget & Management Analyst Erik Lindley and Equity, Community Engagement & EEO Officer Brenda Clegg presented the requests for FY26 Human Services Nonprofit Allocation. Clegg reviewed the recommended goals and outcomes for the Board of Commissioners. The FY25 outcomes include improved economic stability for low and moderate income adults, improved outcomes for children and youth living in poverty, and improved access to comprehensive health care. Clegg stated that Staff recommending the Board of Commissioners continue the goals and outcomes for the FY26 budget and add a application threshold amount of \$80,000 or a maximum twenty percent of total allocation per agency.

The Board of Commissioners discussed the recommended goals and outcomes and the threshold amount.

Lindley then presented information about setting a model or methodology for annual increases for funding Human Service Non-Profits. They presented previous allocations, other counties and municipalities, and the connection to the funding amount on property tax value, population, and the general fund.

Lindley shared five options with the Board of Commissioners, and they discussed them.

Clegg and Lindley stated that Staff were looking for two actions, one for the goals and outcomes and one for the funding methodology.

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to continue the FY25 Board of Commissioner's Goals and Outcomes for the FY26 Budget year. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

The Board of Commissioners discussed the five options for the methodology, with option two being preferred.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that option two of the projections metric and set a threshold amount of twenty percent per agency was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

24-5717

Receive a presentation on the focus areas and timeline for the Community Aging Plan

Attachments: [Aging Plan Presentation 12-16-2024](#)
[Chatham County Aging Plan Survey News Release 12.2.2024](#)
[Chatham County Aging Plan Community Input Survey Final](#)
[Aging Plan English Survey Flyer](#)
[Aging Plan Survey Flyer Spanish](#)

Aging Director Ashlyn Martin presented an update on the upcoming Aging Plan survey. Martin stated that the objective was a multi-faceted plan to assist in the direction of program and services provided by Aging Services that is centered around AARP 8 Domains of Livability, addressing wide berth of aspects of aging. The public survey will be in multiple formats, community engagement feedback sessions, and stakeholder steering committee goals and objectives development.

Martin stated that the upcoming survey will have several accessibility options including online, phone-in, and written and will be available in multi-lingual options. Martin shared some the survey highlights received so far and a timeline for implementation.

The Board of Commissioners asked questions of Martin and thanked her for this important survey.

This Agenda Item was received and filed.

End of Work Session

CLOSED SESSION

[24-5709](#)

Vote to go into Closed Session § 143-318.11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to go into Closed Session pursuant to §143-318.11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body at 4:58pm. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[24-5710](#)

Vote to come out of closed session

A motion was made by Commissioner Franklin Gomez Flores, seconded by Vice Chair Katie Kenlan, to come out of closed session at 5:09pm. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

RECESS

The Board of Commissioners recessed until the 6:00pm Regular Session.

Regular Session - 6:00 PM - Historic Courthouse Courtroom

CALL TO ORDER

Chair Howard called the meeting to order at 6:00pm.

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Howard asked for a moment of silence which was followed by the recitation of the Pledge of Allegiance.

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Chair Howard asked for any adjustments to the regular meeting agenda.

Commissioner Delaney made a motion to add a discussion of strategic planning for dense areas.

Commissioner Gomez-Flores asked if that conversation would be in line with redistricting based on the CIP as a future conversation or are you talking about amending this agenda.

Commissioner Delaney stated that his proposal was to add to the agenda an item at the end to discuss some of the longer-range strategic planning ideas that may go along with dense areas, the 15-501 corridor, but also Moncure as well.

Chair Howard stated that may be a larger conversation than we can have today and may need some input from staff. Chair Howard called for a second.

Commissioner Gomez-Flores stated that he would not be against the discussion at a future meeting. Commissioner Delaney thanked Commissioner Gomez-Flores.

The motion failed due to a lack of a second.

Commissioner Delaney made a motion to add a discussion of strategic planning for dense areas to the agenda.

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Chair Howard asked if there were any other adjustments to the agenda.

Commissioner Gomez-Flores asked for item 24-5718 Vote to approve the Recommended FY26-32 Capital Improvement Plan (CIP) with the changes directed by the Board of Commissioners at the November 19, 2024 Work Session for later discussion.

A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the Regular Session agenda was approved as amended. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

APPROVAL OF CONSENT AGENDA

Chair Howard called for a motion to approve the consent agenda.

[24-5689](#)

Vote to approve the September 30, 2024 Town of Siler City Joint Meeting Minutes

Attachments: [9-30-2024 Minutes Draft](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the September 30, 2024 Town of Siler City Joint Meeting Minutes were approved. The motion carried by the following vote:

[24-5712](#)

Vote to approve the October 7, 2024 Work and Regular Session Minutes

Attachments: [10-7-2024 Minutes Draft](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the October 7, 2024 Work and Regular Session Minutes were approved. The motion carried by the following vote:

[24-5713](#)

Vote to approve the October 21, 2024 Work and Regular Session Minutes

Attachments: [10-21-2024 Minutes Draft](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the October 21, 2024 Work and Regular Session Minutes were approved. The motion carried by the following vote:

[24-5714](#)

Vote to approve the October 28, 2024 Joint Town of Pittsboro Minutes

Attachments: [10-28-2024 Minutes Draft](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the October 28, 2024 Joint Town of Pittsboro Minutes were approved. The motion carried by the following vote:

[24-5695](#)

Vote to appoint Barbara Gustinis and Billy Williams to the Community Advisory Committee

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to appoint Barbara Gustinis and Billy Williams to the Community Advisory Committee. The motion carried by the following vote:

[24-5685](#)

Vote to accept \$1,168 in Child Fatality Case Reporting funds from NC DHHS

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to accept \$1,168 in Child Fatality Case Reporting funds from NC DHHS. The motion carried by the following vote:

[24-5697](#)

Vote to approve the naming of two (2) private roads in Chatham County listed as Blue Bird Lane and Shri Court

Attachments: [Blue Bird Ln Petition](#)
 [Blue Bird Ln Map](#)
 [Blue Bird Ln area map](#)
 [Shri Court Petition](#)
 [Shri Court map](#)
 [Shri Court area map](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the naming of two (2) private roads in Chatham County listed as Blue Bird Lane and Shri Court was approved. The motion carried by the following vote:

[24-5698](#)

Vote to approve Tax Releases and Refunds

Attachments: [November 2024 Release and Refund Report](#)
 [November 2024 NCVTS Pending Refund Report](#)
 [November 2024 Manual NCVTS Pending Refund Report](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to approve Tax Releases and Refunds as presented. The motion carried by the following vote:

[24-5700](#)

Vote to receive the Tax Collector's Departmental Report for October 2024

Attachments: [October 2024 Report](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to receive the Tax Collector's Departmental Report for October 2024. The motion carried by the following vote:

[24-5703](#)

Vote to approve a contract with Laughlin-Sutton Construction Co. in the amount of \$571,100.00 for the Goldston Library renovation project

Attachments: [Laughlin Sutton Contract Goldston Library 12-16-2024](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to approve a contract with Laughlin-Sutton Construction Co. in the amount of \$571,100.00 for the Goldston Library renovation project. The motion carried by the following vote:

[24-5720](#)

Vote to approve the "piggyback" contract awarded to the City of Charlotte in the last twelve months following a formal bid process with Axon for the purchase of equipment in the amount of \$1,886,111.32

Attachments: [Axon Contract - Sheriff's Office](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to approve the "piggyback" contract awarded to the City of Charlotte in the last twelve months following a formal bid process with Axon for the purchase of equipment in the amount of \$1,886,111.32. The motion carried by the following vote:

[24-5726](#)

Vote to approve a Memorandum of Understanding with North Carolina Department of Information Technology for the Completing Access to Broadband grant with a match of \$500,000.00

Attachments: [CAB 2.0 MOU - Chatham](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that a Memorandum of Understanding with North Carolina Department of Information Technology for the Completing Access to Broadband grant with a match of \$500,000.00 was approved. The motion carried by the following vote:

[24-5708](#)

Vote to approve pyrotechnics display at The Oakland Farm, 3355 Rosser Rd. Bear Creek NC 27207, on December 31, 2024

Attachments: [Attachment A-N.C.G.S. Pyrotechnic Displays](#)
[Attachment B - Pyrotechnic Display Request Cavaroc 2024](#)
[Attachment C - Cavaroc Pyrotechnic License 2024](#)
[Attachment D - SL Fireworks Certificate of Insurance 2024](#)
[Attachment E - SL ATF License 2024](#)
[Attachment F - Oakland Farm Site Plan 2024](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the pyrotechnics display at The Oakland Farm, 3355 Rosser Rd. Bear Creek NC 27207, on December 31, 2024 was approved. The motion carried by the following vote:

[24-5715](#)

Vote to adopt a resolution to surplus and convey property located on Pittsboro Elementary School Road and establish a twenty-foot access easement to the Town of Pittsboro

Attachments: [Resolution To Surplus and Convey Property Located on Pittsboro Elementary School Road to the Town of Pittsboro 12-16-2024](#)
[Central Services Map](#)
[Central Services Map with 20 foot Access Easement](#)
[Central Services Plat](#)
[Chatham County Schools Purchase of Central Services Property contract 7-17-2023](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to adopt the 24-60 resolution to surplus and convey property located on Pittsboro Elementary School Road and establish a twenty-foot access easement to the Town of Pittsboro. The motion carried by the following vote:

[24-5716](#)

Vote to adopt a resolution to surplus and convey property located on Hillsboro Street to the Town of Pittsboro

Attachments: [Resolution To Surplus and Convey Property Located on Hillsboro Street to the Town of Pittsboro 12-16-2024](#)
[Courthouse Square Map](#)
[Courthouse Square Plat](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that this 24-61 Resolution to surplus and convey property located on Hillsboro Street to the Town of Pittsboro was adopted. The motion carried by the following vote:

[24-5690](#)

Vote to adopt a resolution amending the Chatham County Subdivision Regulations; specifically, sections 2.3, 5.2, and 7.7 to amend language related to Concept Plan reviews and approvals

Attachments: [Subd. Text Amd. Ordinance](#)
[Subdivision Text Amendments Redline](#)
[More information from the Planning department website](#)

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that this 24-62 Resolution amending the Chatham County Subdivision Regulations; specifically, sections 2.3, 5.2, and 7.7 to amend language related to Concept Plan reviews and approvals was adopted. The motion carried by the following vote:

[24-5691](#)

Vote to approve a request Chad Abbott, P.E. on behalf of Seaforth Road, LLC for subdivision First Plat review of Deercrest at Seaforth, consisting of 24 lots on 110.48 acres, located off Seaforth (SR-1941) Road, parcel 62077

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

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the request from Chad Abbott, P.E. on behalf of Seaforth Road, LLC for subdivision First Plat review of Deercrest at Seaforth, consisting of 24 lots on 110.48 acres, located off Seaforth (SR-1941) Road, parcel 62077 was approved. The motion carried by the following vote:

[24-5692](#)

Vote to approve a request by Douglas Cooper, P.E. on behalf of Hamlets Reserve, LLC for subdivision First Plat review of Hamlets Reserve, consisting of 39 lots on 110.28 acres, located off Hamlets Chapel Road, (SR-1525), parcels 1795, 68866, 61669, and 2102

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

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the request by Douglas Cooper, P.E. on behalf of Hamlets Reserve, LLC for subdivision First Plat review of Hamlets Reserve, consisting of 39 lots on 110.28 acres, located off Hamlets Chapel Road, (SR-1525), parcels 1795, 68866, 61669, and 2102 was approved. The motion carried by the following vote:

End of Consent Agenda

PUBLIC COMMENT SESSION

[24-5728](#)

The Public Comment Session is held to give residents 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 asked to sign up in advance. Comments are always welcome in writing.

Attachments: [Click Here To Sign Up For Public Comment](#)

Chair Howard reminded speakers that they will have three minutes to speak, and the public comment period is for thirty minutes, so not everyone signed up, maybe able to speak. Howard encouraged speakers to share their written comments with the Clerk to the Board.

Diane Cashion

My name is Diane Cashin. I have lived in Briar Chapel for 14 years. I, along with a number of other concerned Chatham residents, have been studying the many negative aspects, impacts of rezoning the parcels in question to accommodate the proposed

summit. Megachurch. I'm sure that you, as commissioners, are familiar with these issues, and we hope you will accept the unanimous recommendation of the Chatham Planning Board to deny this rezoning. I'd like to discuss an alternative use for the parcels in question. I and every Chatham household recently received the Chatham County aging Plan community input survey. Right here, as stated, the results of the survey will guide our efforts to support optimal aging in Chatham County, end quote. The county is obviously aware that 30% of its residents are over 65, and of the very large number of retiring boomers, a trend which will continue well into the 2030's. It is obviously trying to plan for the needs of this active but aging demographic. Presently Chatham has a number of 55 plus communities which offer private homes and rental apartments with lifestyle activities included. These do not offer the medical services that independent assisted living communities do. Typically, such a community takes care of daily living concerns like primary care, housekeeping, transportation, and 24, 7 emergency response. They have on-site daily activities, such as libraries, gardens and game rooms to enhance health and wellness. Equally important. They provide physical occupational and speech, therapy services, home care services, pharmacies, rehabilitation, and skilled nursing services. If additional help is needed, the assisted living options are available to date. Chatham County has no such facility. Instead of rezoning for the summit project, an independent, assisted living community, located in a park like setting, would have negligible traffic impact on 15-501 would contribute income and property taxes to our coffers, would preserve some of our woodlands and provide employment opportunities for skilled as well as unskilled workers. The area does have continuing care, retirement communities, however, these are costly and have wait lists of up to 15 years. An independent, assisted living community would make these much needed services available to a greater number of people while avoiding the negative impacts and lost tax revenue of the Summit project. Thank you.

David Kaherl

The planning committee was influenced to not support the rezone based on these factors: Not in keeping with the rural character for the county, traffic concerns, loss of revenue to the county, and the type of project: a religious institution. The data in Summit's proposal clearly outlines the plan for the proposed development of the property that aligns with the goals of the county as defined in the Comprehensive Plan in 2017. Here a just a few excerpts: The most important goal was to preserve the Rural Character of the County - Rural character means different things to different people: In Chatham County, rural character is manifested in a backdrop of forests and fields, dotted with natural features such as creeks and hills and structures such as barns, silos, churches, poultry houses, general stores, and craft studios. Supporting this rezoning of these parcels is both an insightful and effective way to use the property. This project will preserve the wooded nature of the property with the building being offset significantly from 15/501. It will also include open space and a water feature adding to the beauty and charm. The design of the project is in keeping with the rural character. This project provides a much more aesthetic alternative than stacked town homes like we see 1/2 mile down the road across from the Food Lion. Growth of Chatham County: The estimated 2015 population of Chatham County was 70,928 people (US Census Bureau). By 2040 expected to be 128,000 people. Sections of 15/501 has been designated areas for Community Centers where recreational uses, schools, and churches are envisioned to be part of the fabric. Supporting the rezoning of these parcels would create diversity in property use along 15/501. With this expected population growth, rezoning would be an effective choice in providing opportunities for new places of worship to Chatham County residents. Infrastructure Impacts: Limited access to sewer has been a barrier for industry in Chatham County but supporting the rezoning of these parcels will limit the burden the County for additional infrastructure needs. Qunity, PA has recommended a green system which

accommodates a once-a-week demand limiting the need for additional infrastructure. In addition, 15/501, a four-lane divided highway, is already designed to support the expected traffic volume. The traffic generated by this project would create significantly less demand than a compact community with hundreds of people. My last point: supporting the rezoning of these parcels aligns with one of the key tenants of the comprehensive plan which is fostering a healthy community. Summit has a proven track record of investing in the communities they serve. From food banks, to supporting educators/local schools, and investing in the communities they serve. From food banks, to supporting educators/local schools, and providing mental health support through their counseling ministries. Chatham County residents would be served by Summit. I ask that you make the decision today to support rezoning this property and allow Summit to invest in the people of Chatham County. Thank you.

Elizabeth Rolison

Good evening. I am Liz Rolison, a resident of Briar Chapel. I am speaking tonight to ask you to deny the rezoning requests made by Summit Church. Plan Chatham lays out a long-term vision for Chatham County. These rezoning requests do not meet several key goals in Plan Chatham and changes to zoning should be in alignment with the goals laid out in this plan. First, Plan Chatham calls for preserving the rural character and lifestyle of Chatham County. This proposal is out of scale with the rural nature of Chatham County. Their application calls for an 88,000 sq ft building plus a 24,000 sq ft event space. In comparison, the county's Ag Center is just over 34,000 sq ft. The proposed Summit Church buildings would be more than three times the size of the county's Ag Center. A campus this size would not meet the Plan Chatham goal of preserving the rural character of our county. Second, Plan Chatham encourages roadway design that limits breaks and turn lanes to better control left turns that can impede traffic flow. The applicant has estimated that approximately 15% of attendees would be from Chatham County. The majority of their attendees will be arriving from the north (Orange County) and will have to execute a U-turn across 15/501 to access the property. In the applicants' proposal they are planning for 2 to 3 services on Sunday. The changeover between services will create excessive congestion as one group of attendees is exiting on 15/501, while another group arrives making U-turns to access the property. This proposal would not meet the Plan Chatham goal of controlling left turns that impede traffic flow on 15/501. Finally, Plan Chatham calls for diversifying the tax base, increasing the proportion of commercial tax base and generating more high quality, in-county jobs. The applicant has acknowledged that opportunities for local employment would be limited. Currently the zoning for this property (Conditional District – Compact Community) allows for a mix of residential and commercial development which has the potential of generating significant tax revenue for the county. Approval of the rezoning request would allow a commercially desirable property along 15/501 to become tax exempt – resulting in a loss of significant future tax revenue to the county. This proposal does not meet the Plan Chatham goal of diversifying the tax base. Simply put, these rezoning requests are not consistent with the goals laid out in Plan Chatham. I urge you to deny these requests.

Robin Lyons

Thank you for the opportunity to speak today. I am requesting denial of the proposed rezoning for Summit Church. The Summit Church plan seems to be underestimating the traffic that will be generated, especially in concentrated numbers during specific times, which could impede emergency vehicles, negatively affecting Chatham County residents. I have also been encouraged to share a personal story about the worst day of my life. I live southwest of the proposed site for Summit Church, off Mt Gilead Church Road, and Hwy 15/501 is our main access to Chapel Hill and UNC hospital. On December 4, 2017, I experienced a life-threatening heart trauma, referred to as

"Takotsubo" or "Temporary Cardiomyopathy", which is triggered by sudden, or long-term, stress. Approximately 90% of the people affected by Takotsubo are women between the ages of 58 and 75, and in most cases, like mine, those who survive, often have a complete recovery. That evening, after I collapsed, my husband called 911, an ambulance arrived quickly, and the EMTs were able to get me to the hospital in time. As I laid in the ambulance, watching the poor EMT attending me, I realized that any impediment in our journey was a worry for her. For example, she expressed distress about the speed bumps in our private community that were slowing us down and explained that they just couldn't make any time until they got out of our community. Once we arrived at UNC ER, a Cardiologist on duty recognized the severity of my condition, which was exacerbated by my naturally low blood pressure, and I received the medical attention I desperately needed. This mega church, with its capacity of 1200 parishioners, could result with as many as 500 plus vehicles per church service, or other event, possibly bottlenecking traffic along 15/501, and impeding emergency vehicles. I therefore ask the County Commissioners to consider the possible unintended consequences of what heavy concentrated traffic along this corridor could mean to the medical wellbeing of our residents. In closing, at the beginning of my statement I said that this day in 2017 was the worst day of my life, but perhaps it was the best day too, in that I was able to get the medical assistance I needed, that saved my life. All should be afforded the same opportunity.

Jake Hollenbeck

Hello! My name is Jake Hollenbeck. I live in Briar Chapel, here in Chatham County. I have been affiliated with the Summit Church for approximately 15 years. A descriptor of the Summit Church is to love each other and to love the world. Throughout my time with the Summit Church, I have seen this demonstrated since day one I have seen families reunited, brokenness healed and lives lifted up. I myself have personally experienced this, and I am grateful for the Summit Church's unwavering love and care. The Summit Church readily serves the communities in which they are located. Examples include supporting local schools, whether it be backpacks and supplies for the children and teachers fixing buildings that need attention and encouraging the staff members for how hard they work and the dedication they provide to our students. The summit is a safe and friendly place, where people may come and receive hope. In this world nothing is guaranteed or certain. However, the Summit Church helps provide hope for the uncertainty and brokenness in which we unfortunately live in. While the Summit church is considered a large church. There are multiple campuses throughout the area, because this allows for the church to be strategic, for supporting the communities that are nearby. Having a Chatham County campus would allow for the loving hands to support our amazing community. I know that after church services on Sunday my family and friends will undoubtedly grab some lunch at one of the local restaurants, or drink some of the some of the delicious coffee that is in the proposed area having a church near our local businesses will help foster the growth and success of the local businesses due to due to the increased foot traffic. Thank you for allowing me to speak, and I appreciate your time.

Eric Gravelle

Thank you for the opportunity to speak. I sincerely appreciate it. I have the privilege of serving as a Chapel Hill campus pastor at the summit. I've been there for the last 6 years, and summit has been a great gift to my family, and a great gift to me personally. If there is one thing that I hope that you would hear from me this evening. It is this that the Summit Chapel Hill campus is for the local community and I love this about our church. Please understand that the model of the summit is not one big, massive Mega Church. We are one church that meets in many locations in order to live in and intentionally love the community, and our Chapel Hill campus does exactly this.

Our campuses around the triangle are made up of communities of varying sizes. We meet in locations where members already are and where there's a need so that we can serve and invest in our local communities. As a pastor, I've had the opportunity to travel all over the country. I visited some Mega churches during this time, in my humble opinion, as a full-time vocational minister, I would definitely not put Summit Chapel Hill, in the category of Megachurch. Compared to one big Megachurch, our smaller congregations around Rdu are caring for and loving communities where they are. Here are just a few examples of how Summit Chapel Hill is investing in our community at the Hargraves Community Center. Our members have provided tutoring services to students of all grades. We've also been providing backpacks, school supplies, and meals for hundreds and hundreds of families over the last 4 years with the Brookdale senior assisting living facility. We have had staff and members spend time with residents who are lonely and looking for real life connection at the East Chapel Hill High School. Our church has catered meals to sports teams, and we've also provided breakfast and gift bags of appreciation for teachers with foster care and adoption we have helped support numerous families who are foster parents and have also helped them to adopt as we think about the opportunity to possibly invest in Chatham County. We're excited about looking forward to learning more about the specific needs of the community, and even how we can partner with existing organizations and churches and make an even greater positive impact right here in the community. One of our values as a church is to be a haven for those that are deeply hurting and need help. Like every county in North Carolina, Chatham has thousands upon thousands of people who did not know what to do when life hits them hard, and we want to be a safe place for the struggling for those that are addicted to drugs and alcohol, those involved in abusive relationships, depression, anxiety, loneliness, and even suicidal thoughts. We recently received feedback from one of our members who was struggling with mental health, and he said this. I do not think I would be alive today. If it was not for the Summit Church. I would ask that you please consider and weigh these options as you vote this evening that we are church that's for the community in the community, bringing healing and hope and mercy to those that are in need and those that are seeking assistance. Thank you.

Christopher (Chris) Michael Young

My name is Chris Young and as a Chatham County resident I would like to speak in support of the Summit Church building project. The Summit Church has been a part of my life for over 20 years. Over that time, I have visited several of the Summit campuses around the Triangle, and I've got to say—traffic has never been a major issue. Will there be more traffic on 15-501 if there is a church there than there is now with nothing there? Of course. But at the start of this project, to make sure that traffic won't be a major issue, a professional engineering traffic impact analysis was completed. That Traffic Impact Analysis was then reviewed by the NC Department of Transportation. In addition to this, the Summit Church also typically uses local law enforcement to direct traffic in and out, as well as a team of volunteers to help with parking. The Summit church strives to have a positive experience for its community and its members, and that starts with appropriately managing any potential traffic issues. And let's be frank—it is in the church's best interest for traffic to flow smoothly. People won't come to the church if they're annoyed trying to get there! In August 2001, I started my freshman year at UNC. After that first day of classes a group of guys drove me down to the Haw River and we spent the afternoon swimming and enjoying the outdoors. This was my first experience enjoying some of the more rural treasures that Chatham has to offer, and planted some of the roots that made me want to move to Chatham with my family. I believe that the Summit Church Building project will help to keep that rural feel that so many of us love about Chatham. For example, there are currently no plans to develop the 43 acres on the West of 15-501.

And as long as that remains undeveloped, taxes will be paid on that land. Also, The Summit has worked with design teams to make sure the appearance of this church will be similar to other local developments. In three minutes time I can't possibly cover all the ways the Summit Church has impacted my family and me over the last 20 years. But to name a few, it was the people of the Summit Church that provided meals to my family after my wife's recent surgery; it is the programs at the Summit Church that are helping my middle schooler to find a sense of self and belonging; and it is the care of the Summit Church that has helped us to feel at home. In summary, can you have a community without a church? Sure. But from what I've seen over my 20 years experience with the Summit Church, if this project is approved it will undoubtedly make the community better. Thank you for your time and consideration.

Gabriela Pappalardo

I am a senior at UNC and have been a member of Summit Church for three and a half years. During these years, I have watched countless numbers of my classmates and friends get plugged into the Summit Church and find their sense of belonging and purpose. I have watched lonely college students get involved with Summit and find people who genuinely care about them. For my friends and peers, Summit has made college— a place that can feel big and overwhelming— a smaller place full of joy, friendship and kindness. It has made college feel less daunting and more welcoming. My story with Summit is the same, as being a member has truly been the most impactful part of college for me. I have met the most incredible people who pray for me, love me, and serve me joyfully and willingly. When I think about Summit Church, I don't just think about Sunday mornings. I really think about the people. I think of our pastors and families who open their homes on weeknights to feed loud, hungry college students. I think of the families who invite us to barbeques and Thanksgiving dinners, showing us we are cared for in the midst of exams. I think of the college ministry staff members who spend countless hours putting on events for students. I also think of the leaders who make hundreds of pancakes for college students they have never met. I think of my "family group" a group of college students who meet once a week— who joyfully and excitedly gather supplies together and distribute them around Chapel Hill to the people without a home this winter. I think of this same group, who when spending an entire weekend together, mentioned their love for this community. Specifically, every single freshman girl there, which totaled to about 20 girls, said something along the lines of, without a doubt, Summit College has been their favorite part of freshman year, I think of the women older than me, who have become mentors and women I look up to and adore. Women who will meet with me for hours and pour into my life with wisdom, compassion, and grace, encouraging me to look more like Jesus every day. Most of all, I think of the most incredible friends I have met through the church, who have become my family. Friends who celebrate my wins like their own and who encourage me in times of sadness. Summit Church has given me the community I deeply desired going into college. Through God's grace and His church, I found a community where I am loved, supported, and challenged to grow. I am so thankful for the ways Summit has shaped my life and the lives of so many others, and I am excited to see how God will continue to use this church to impact lives for years to come.

Lindsey Metzker

My name is Lindsay Metzger, and I am fortunately a homeowner in Briar Chapel, and find it increasingly difficult to sum up all my thoughts in 3 min. So, forgive my speed. Here's what I know of the Chapel Hill campus at the Summit Church. First and foremost, my family is a part of this church, and we would happily continue to commute wherever is needed in order to stay a part of that community. And here's why. I know they are a responsible church. They are one of the only churches I've been to that is so transparent about things like how they spend the congregation's money that they

voluntarily have 3rd party accounting firms come in every year and check their books for accountability. I know when they are building in new communities. They bring in professionals and engineers to figure out what the environmental impact is going to be and how they can best proceed with plans to minimize any negative impact on the surrounding communities, which was no different than their request. I know that they invest heavily into one of our most precious resources, our youth. They provide safe and loving environments for younger kids. They advocate constantly to get involved in foster care, to give support to families who are interested in adopting and researching that out. They give guidance and mentorship for teens and leadership classes for young adults who want that opportunity. I've never seen a kids program whose volunteers are primarily made up of young professionals and college students, so that parents can actually have a break. I love the fact that my 15-year-old son actually wants to go in and sit down with his friends during Sunday service, and is actually engaged and interested in the teachings, and that my 9 year old daughter signs herself in and goes off running to the kids programs. She also often plays with kids from the mandarin service, afterwards asking to go eat, lunch with them and that there is exposure to different cultures in that way. On the flip side of that, that the summit created mandarin and Spanish services. In the 1st place after seeing a need in their communities. I know they are intentional, reaching out to organizations and partnering to serve its people and meeting specific needs of each community, whether through the drives that they've previously mentioned helping individuals or families who are in need. There are so many ways our church community seeks to add value and to love people and I can imagine for those that have been here and have seen the various changes to the landscape. The thought of one more big building, adding traffic, among other things, is nothing they're excited about. But I would humbly ask to reconsider a different perspective, that, as we've already seen just in the last year alone. Change is inevitable. So what is the end goal? What is the vision for Chatham County? We've already had to build two new schools to support the influx of families that moved into Briar Chapel. There are 2 more housing developments in the work and as awesome as these places are. People are still going to want to venture outside of their neighborhoods to find places nearby that contribute to creating a home here, and for many families finding a church is part of that process. Summit is not coming here with the intentions of taking up space, utilizing resources and pursuing their endeavors. They've shown that they're intentional and work. Thank you so much for the opportunity.

Ka Yi

Good evening, everyone. My name is Ke, and I have been a member at the Summit Church since 2,011. I have lived in Chapel Hill since down 7, and I am currently an elementary school teacher at Northside Elementary School. This is my 4th year as a teacher, and I have worked as a district TA. Since 2017. Through my job I have been able to meet and form wonderful relationships with staff and students. I have met many people who live close to the potential building site of Summit Church Chapel Hill, and because of my unique position. I felt convicted to speak. Tonight. I am someone who knows and loves the people that live in Chatham and also knows and loves the people at my church. And just for some background information, the newcomer's program is for the third, fourth, and fifth grade students who just come here from different countries. Most of the students are refugees, or were in countries where they did not have continuous education. So, as you can imagine, it requires a lot of patience, love, and understanding to help these students learn the expectations of school in America. I really feel that it was because I was at the Summit Church that I have been able to persevere and continue loving the students day in and day out. I am reminded of God's daily renewal of mercy for me, and it compels me to give grace and a clean slate to my students every day. Also, the ways in which I am able to form and maintain positive

relationships with my fellow coworkers are because I have learned how to maintain relationships with my community in the church. They have helped me to learn how to be better at being open and vulnerable, to listen to others and to make sacrifices, to work together to solve problems. I believe that in the same way the Summit Church and its community are a positive influence in my life. It will be so for the Town of Chapel Hill and the Chatham County. I believe that the Summit Church will only help the neighborhood by spreading good works and love throughout the neighborhood. Thank you very much for listening.

Written Comments Received:

Tiffany Stuflick

Good evening! I am Tiffany Stuflick here as a private resident, living at 1056 Golfers View, Pittsboro, NC 27312. I am here regarding the proposal of rezoning of (Parcels 2752, 93852, 18909, 18750, 18896, 18897) properties on or about 15- 501N by Qunity, PA for use by Summit Church. My opposition is not to the church itself but rather the community need and desire for more affordable housing. With the implementation of the recent UDO, incentives have been introduced to encourage developers to consider more dense development. If you scroll through county and township social media, there is an outcry and appetite for housing that accommodates the general workforce and younger families. Our teachers, firefighters, police officers, county workers, they all deserve a place to live that supports the community they commit their service. Ideally, these ninety plus acres would be a tremendous benefit to community development if it were to boast mixed use residential and commercial availability. As of four months ago, we had approximately four dozen people experiencing homelessness in Chatham County. Approximately 60% of that four dozen were holding full-time jobs. There are a few words I used there very intentionally. I said we because if people experiencing homelessness are living and working in our county, this is our problem. I said "experiencing homelessness" because homelessness is a situation or experience, not an identifying title. If you do the numbers, roughly thirty persons were committed to serving our County through forty plus work hours/ week while not having a reliable roof over their heads. Housing stability is essential to the success of thriving families, children, adults, contributing members of society. I think that when luxury homes and apartments are more readily available to the general public than affordable mortgages and rent, then our planning and development ideas need to be put into actionable items. Again, there is a tremendous outcry on social media for what is referred to as the "missing middle" housing. This doesn't have to be limited to section 8 or restricted income vouchers, this can mean a slightly smaller town home being sold for \$250K in between two \$350K town homes. We are at the prime point in Chatham County to affect policy and make changes. It is an exciting time. But we need to set our future residents up for success by planning for them now. Please consider using the se parcels, and other parcels of land already designated for high density and mixed use, as an optimization for growth in the right direction.

Matt Vidovich

My name is Matt Vidovich, and I have been a resident of Chatham County for the past eight years. I want to make a point regarding Summit Church, as I have been thinking about this deeply over the past week. I am not worried about my property value going up or down. I am not concerned about an increase in traffic on Sundays. According to their IRS filings in 2022, Summit Church has assets valued at \$102 million. As someone who was raised in the church and has read the Bible front to back, I find it very hard to believe that Jesus would be interested in building an 88,000-square-foot megachurch. What I do believe Jesus would be interested in — when it comes to investing in our community is feeding the hungry and housing the un-housed. By all accounts, Summit Church clearly has the resources to do so. According to the North

Carolina Housing Coalition, in 2024, 47% of renters and 20% of homeowners in Chatham County have difficulty affording their homes. This year alone, fifty-nine families faced foreclosure, and 298 families received eviction notices. Let me remind you of what Jesus says in Matthew 19:21: "If you want to be perfect, go, sell your possessions and give to the poor, and you will have treasure in heaven." If you are here tonight representing Summit Church, I implore you to look inward. \$102 million can feed a lot of mouths and house a lot of families. If you are truly interested in investing in the people and community of Chatham County, encourage your church to make substantial donations to Chatham County's Housing Trust Fund and become a supporting partner for expanding affordable housing. To the Board of Commissioners, I ask that you vote to reject this rezoning request.

Andrew Pignatora

I'm here to voice my opposition to the proposed Summit Church site on 15/501 near Vickers Road. Specifically, I would like to speak to the assumption by the project developers that the church would bring business to the area. As someone who has owned and operated a business very near 15/501 and Vickers Road for 8+ years. From my perspective, my wife and I own Breakaway Café in the Veranda, I would anticipate the opposite. Sundays, which is generally the busiest day for a church, is already our busiest day of the week (based on dollars per hour) and we wouldn't be able to handle even a fraction of the estimated attendants on a Sunday. I also have a very real fear that traffic before and after services would hinder and deter our customers. I'm sure that there are people who will have statistics about the loss of tax revenue from not being homes and that is, I would imagine a valid point, from my perspective I just can't imagine how the area could handle such a sudden influx of people. Thank you for your time.

Nita Dukes

As there will be a lot of public input regarding traffic, I would like to input some other factors. First is the amount of stormwater runoff of a large impervious service that the building and parking area will produce. The amount of toxicity runoff from the tires cannot be overlooked. * Not only does that water have to be treated, the possible large volumes of water can lead to hazardous events to those 'downstream' given our present weather conditions. The recent effects of Hurricane Helene demonstrate that we should consider the likelihood of such events in our county. We are at the mercy of where volumes of water will take place, as experienced by our WNC neighbors. * Road Hazard: Evidence Mounts on Toxic Pollution from Tires, Yale Edu Review. Where the rubber meets the road: Emerging environmental impacts of tire wear particles and their chemical cocktails, Science of the Total Environment Unveiling the environmental impact of tire wear particles and the associated contaminants: A comprehensive review of environmental and health risk, Journal of Hazardous Material

Jessica Smith

I am writing to express my strong support for The Summit Church's proposed campus in our county. As a Pittsboro resident since 2018 and a member of The Summit Church since 2019, I have a passionate love for Chatham County and have personally experienced the church's positive impact. One of the most compelling aspects of The Summit Church is its comprehensive support group network, which is open to all community members. These support groups address critical mental health and personal challenges, offering safe spaces for individuals struggling with a wide range of sensitive issues. From groups focused on anxiety and depression to those supporting individuals and families dealing with infertility and substance abuse/addiction, these programs provide crucial resources that can be lifelines for many in our community. Having been a member and volunteer for this program, I can personally attest to the

positive benefit provided during challenging times of my life. Their youth programs are particularly noteworthy. In an era where young people increasingly struggle with mental health challenges, social isolation, and lack of positive mentorship, The Summit Church offers safe, compassionate environments that provide guidance, community, and fun. As a current volunteer in the Summit Kids program, I have the pleasure of seeing children play and grow together (including my own daughter). A local campus would mean that these vital community resources would be more accessible to Chatham County residents, reducing barriers to participation and creating new opportunities for local connection and support. Currently, attendees must drive 20-40 minutes to Apex or Chapel Hill for church services and programs. A local campus would not only save time and reduce transportation costs for Chatham County families, but it would also create a dedicated space for community engagement right here in our own county. I appreciate the Board's careful consideration of how new institutions can contribute to our county's social fabric. I recognize and empathize that we are in a season of growth and change for Chatham County between incoming businesses and Chatham Park development. The Summit Church's track record of community engagement and their commitment to serving beyond their immediate congregation makes them an ideal addition to Chatham County. Thank you for your time and thoughtful deliberation.

RECOGNITION OF RETIREES

[24-5729](#)

Recognize and Honor Retiree Dan LaMontagne

Chair Howard stated that Chatham County Manager Dan LaMontagne will retire on December 27, 2024, after twenty-four years of service in state and local government, with fourteen of those years in Chatham County. LaMontagne joined Chatham County in 2010 as the Solid Waste Director. In 2011, he was selected to create and lead the new Chatham County Environmental Quality Department. He was named the Director of Public Works and Utilities in 2014. LaMontagne was then appointed Assistant County Manager in 2015, he was named Interim County Manager in 2018 after the retirement of Renee Paschal, and he was appointed County Manager in 2019.

The Board of Commissioners recognized and congratulated Retiree Dan LaMontagne for his upcoming retirement.

Dan LaMontagne thanked the Board of Commissioners and county staff.

This Agenda Item was received and filed.

BOARD PRIORITIES

[24-5705](#)

Receive the presentation of the 2024 State of Chatham County Report

Chair Howard presented the State of Chatham County Report, which is the county's annual report, covering major happenings and updates in the county from July 1 through June 30 of each year. The report included updates on activities within the Chatham Comprehensive Plan, economic development, housing and community development, broadband initiatives, county leadership, education highlights and achievements within county departments and programs.

Chair Howard stated that the presentation and report are available on the County website.

This Agenda Item was received and filed.

[24-5707](#)

Receive an update on Broadband Initiatives and the Digital Equity Grant and vote to adopt the Chatham County Digital Inclusion Plan

Attachments: [Digital Inclusion Plan Presentation](#)

Policy Analyst Brenton Hart presented an update on Broadband Initiatives. Broadband and digital inclusion remain critical priorities for the Board of Commissioners and the residents of Chatham County.

Hart stated that following public feedback, the Chatham County Digital Inclusion Plan has been revised and is now presented to the Board of Commissioners for adoption. This plan outlines strategies to improve broadband access, affordability, and adoption across the county.

Hart's presentation also included updates on the launch of a broadband community hub, which is designed to serve to centralize resources for residents to access information about broadband providers, grants, and digital inclusion programs. Hart stated that the revised Chatham County Digital Inclusion Plan and summarize key feedback received during the community review process, and highlight updates made in response to public input.

Hart introduced Lindsay Whitson from the Central Pines Regional Council to provide an update on the Digital Equity Grant initiative and its implementation. Whitson detailed the grant, training to be offered, and the provision of post training devices to participants.

The Board of Commissioners asked questions and discussed the plan and thanked both Hart and Whitson for the update.

Hart stated that Staff is recommending the Board of Commissioners adopt the Chatham County Digital Inclusion Plan.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the Chatham County Digital Inclusion Plan was approved as presented. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[24-5451](#)

Vote on a legislative request by Qunity, PA to rezone Parcels 2752, 93852, 18909 from CD-CC Conditional District Compact Community to R-1 Residential, being a total of approximately 46.607 acres, located of US 15-501 N, Baldwin Township

Attachments: [More information from the Planning department website](#)
[Summit Church Resolution non Consistency Statement to Deny GU Rezoning](#)
[Summit Church Resolution to Deny GU Rezoning](#)

Planning Director Jason Sullivan stated that he would be presenting on both the request by Qunity together.

Sullivan stated that a legislative public hearing was held August 19, 2024. Planning staff presented the request, and the applicants also made a presentation and were

available for questions. No one from the public spoke.

Sullivan stated that these parcels were rezoned in February 2022 for a Conditional District Compact Community use for a 55+ development with 151 single family dwellings, a congregate care facility, daycare/offices, community garden, and barn for event space.

Sullivan shared a map of the location, the findings, and stated that the Planning Board voted unanimously to deny the rezoning request.

The Board of Commissioners discussed the request, tabling to a future meeting, and the rural character of the county and traffic.

Chair Howard called for a motion, which would be for two separate resolutions.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the 24-63 Resolution Approving a Non-Consistency Statement and Statement of Non-Reasonableness for Denial of the legislative request by Qunity, PA to rezone Parcels 2752, 93852, 18909 from CD-CC Conditional District Compact Community to R-1 Residential, being a total of approximately 46.607 acres, located of US 15-501 N, Baldwin Township was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the 24-64 Resolution Approving a Consistency Statement and Statement of Reasonableness for the Denial of the legislative request by Qunity, PA to rezone Parcels 2752, 93852, 18909 from CD-CC Conditional District Compact Community to R-1 Residential, being a total of approximately 46.607 acres, located of US 15-501 N, Baldwin Township was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[24-5452](#)

Vote on a legislative request by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township

Attachments: [More information from the Planning department website](#)
[Summit Church Resolution non Consistency Statement to Deny CD Rezoning](#)
[Summit Church Resolution to Deny CD Rezoning](#)

The Board of Commissioners continued with the additional request.

A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that this 24-65 Resolution Approving a Non-Consistency Statement and Statement of Non-Reasonableness for Denial of the legislative request by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office &

Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the 24-66 Resolution Approving a Consistency Statement and Statement of Reasonableness for the Denial of the legislative request by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[24-5718](#)

Vote to approve the Recommended FY26-32 Capital Improvements Plan (CIP) with the changes directed by the Board of Commissioners at the November 19, 2024 Work Session

The Board of Commissioners discussed the Recommended FY26-32 Capital Improvements Plan (CIP) with the changes directed by the Board of Commissioners at the November 19, 2024 Work Session that was removed from the consent agenda.

Commissioner Gomez-Flores stated that the reason he wanted to pull the item from the consent agenda was because the option of a county buildings for Aging Services, which would replace the Eastern and Western Centers into a centrally located facility is inconsistent with the desires of Siler City and he would like it removed from the CIP.

Chair Howard asked the Board of Commissioners if they would like to amend the CIP to withdraw the option for a consolidated Aging Services location from the future CIP.

The Board of Commissioners discussed the removal.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to approve the Recommended FY26-32 Capital Improvements Plan (CIP) with the changes directed by the Board of Commissioners at the November 19, 2024 Work Session and to amend the CIP to withdraw the option for a consolidated Aging Services location from the future CIP. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

CLERK'S REPORT

Clerk to the Board Jenifer Johnson congratulated retiring County Manager Dan LaMontagne.

MANAGER'S REPORT

County Manager Dan LaMontagne thanked everyone for their support and continued support for staff.

COMMISSIONERS' REPORTS

Chair Howard expressed her appreciation for retiring County Manager Dan LaMontagne and everything he has done.

Commissioner Gomez-Flores wished the retiring County Manager Dan LaMontagne well and wished everyone a safe and happy holiday.

Commissioner Kenlan stated that she was honored to have worked with LaMontagne and thanked him for making the experience positive.

Commissioner Robertson stated that she attended the Leadership Academy graduation, and she was honor to see all the brilliant and wonderful staff who committed so much of their time to go through the program. She stated that she also attended a walkthrough of the new YMCA and it was amazing.

Commissioner Delaney shared his appreciation with LaMontagne and he shared comments that he has received from residents recently including desire for more affordable housing, lower property tax burden, more jobs and commercial spaces, roadway safety, increased law enforcement, and public transportation. He hopes that some of these topics will come up at a meeting as well as additional strategic thinking around those topics.

The Board of Commissioners again thanked LaMontagne for his service to Chatham County.

ADJOURNMENT

Chair Howard called for a motion to adjourn the meeting.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the meeting was adjourned. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson