



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, September 19, 2016

6:00 PM

Historic Courthouse Courtroom

Rollcall

Present: 5 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Mike Cross, Commissioner Karen Howard and Commissioner Walter Petty

Work Session - 1:00 PM - Historic Courthouse Courtroom

PUBLIC INPUT SESSION

John Graybeal introduced Jeff Gannon.

Jeff Gannon with the Climate Change Advisory Committee addressed the Board.

In support of the Chatham County Board of Commissioners efforts to implement sustainable building practices for the future of our county, the Chatham County Climate Change Advisory Committee hereby provides the following recommendations regarding the initial approach to design presented by HOBBS Architecture for the new Health Sciences Building. Please note that a more complete presentation and sustainable building recommendations will be forthcoming from this committee on October 17, 2016. However, should you have questions or require further information regarding the following recommendations please contact Alicia Ravetto, Chair of the High Performance Subcommittee.

1. Orientation of the Building on a long axis East West to take advantage of true South. We recommend using an integrative design process that accounts for the orientation of the building on the site, glazing and envelope to minimize heating and cooling loads, saving energy and operating costs. Daylighting is an important strategy for achieving energy savings goal; however, it requires good technical daylighting design. If the design team does not have experience with a well balanced Daylighting design, it may need to add a daylighting consultant.

2. Energy Modeling and Predictions of EUI (Energy Use Intensity). We recommend full energy modeling and analysis for the building with a target of 31.2 KBtu/SFyear. The building should be designed to earn Energy Star. The fossil fuel reduction standard for this project shall be increased to: 80% in 2020, 90% in 2025 and carbon neutral in 2030 (using no fossil fuel GHG emitting energy to operate).

3. Water system conservation. We recommend that the water system shall be designed and constructed to use a minimum of forty percent (40%) less potable water than the indoor water use baseline calculated for the building after meeting the fixture performance requirements required by the 2006 North Carolina Plumbing Code. Outdoor potable water or harvested groundwater consumption should be reduced by a minimum of fifty percent (50%) over that consumed by conventional means through water use efficient landscape materials and irrigation strategies, including

water reuse and recycling.

4. Supplemental Clean Energy Sources. After optimizing the design of the building we recommend implementing supplemental clean energy sources such as a Geothermal/Groundsource heat pump or solar system.

5. Full Commissioning. We recommend commissioning practices, tailored to the size and complexity of the building and its system components. This should be employed in order to verify performance of building components and systems and help ensure that design requirements are met upon completion of construction.

6. Measurement and Verification. We recommend a) Building level owner's meters for electricity, natural gas, fuel oil, and water in accordance with United States Department of Energy (DOE) guidelines issued under Section 103 of the Energy Policy Act of 2005 shall be installed. The public agency and the designers should compare metered data from the first 12 months of building operation with the energy design target(s) and report that performance to the State Construction Office. b) If the average building energy or water consumption over the one year period following the date of beneficial occupancy is eighty-five percent (85%) or less than the performance goal established by these standards the designer, owner agency, contractor, Contract Manager at Risk, and commissioning agent should investigate, determine the cause of the shortfall, and recommend corrections or modifications to meet performance goals.

7. Operations and maintenance: We recommend training the facilities department in proper operations and maintenance.

8. A Lifecycle Cost Analysis. We recommend an analysis be commenced at the schematic design phase of the construction project, and be updated or amended as needed at the design development phase, and again as needed at the construction document phase. A lifecycle cost analysis should include, but not be limited to, all of the following elements: (1)The coordination, orientation, and positioning of the facility on its physical site; (2)The amount and type of fenestration and the potential for daylighting employed in the facility; (3)Thermal characteristics of materials and the amount of insulation incorporated into the facility design;(4)The variable occupancy and operating conditions of the facility, including illumination levels; and (5) Architectural features that affect the consumption of energy, water, and other utilities.

9. Debris reduction. We recommend that non-hazardous construction and demolition debris be recycled or salvaged. We recommend a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled. Calculations can be done by weight or volume. The minimum percentage debris to be recycled or salvaged should be 75%.

10. There is also a proposed library of 10,000 SF – another opportunity to design and build a state of the art sustainable building.

BOARD PRIORITIES

[16-1803](#)

2016 Third Quarter Employee of the Quarter Award-Beverly Kay,
Environmental Health Technician, Chatham County Public Health

Department

Attachments: [Beverly Kay](#)

Courtney Goldston, Human Resources Analyst, introduced Beverly Kay, the 2016 Third Quarter Employee of the Quarter. Ms. Kay was nominated for her teamwork, innovation and collaboration, mainly for addressing processes for quality improvement and increased efficiency. Ms. Kay took on a public records project that spanned seven years and included over 15,000 files. Upon completion she created a searchable database taking document searches from hours to minutes. She also saved the department considerable postage by deciding to collect emails from homeowners. Ms. Kay also worked with GIS to get the files on the website.

Chairman Crawford presented Ms. Kay with the award and they posed for pictures.

[16-1841](#)

Consider request from Tom Lewis, Chairman of the Moncure Volunteer Fire Department for \$100,000 to fund renovations of Station 14 on Corinth Road.

Attachments: [Station 14 Cost Breakdown](#)
[Moncure Fire Department Floor Plan](#)
[Moncure Fire Station Building Rendering](#)

The County Manager stated the commissioners received a request from the Moncure Volunteer Fire Department. When the Fire Department requested funds they requested \$275,000 to remodel and expand Station 14. The number requested was based on a quote from three years ago. They have received bids and the low bid was quoted higher than what was originally requested in the amount of \$78,524. The County Manager met with the Fire Department last week and she recommended that they budget some money for contingency. If the Board rounds the cost to \$100,000 that gives the Fire Department about 5% contingency. Staff recommends the Board award the additional funds from the Coal Ash funds. The Fire Department has agreed to return any unspent funds.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, to accept staff's recommendation to award Moncure Volunteer Fire Department \$100,000 using Coal Ash funds. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1832](#)

CCCC Geothermal study follow-up report

Attachments: [CCCC - Chatham 09-19-2016.pdf](#)

Taylor Hobbs of Hobbs Architects presented a PowerPoint Presentation to the Board. (Presentation attached). Mr. Hobbs was joined by Benny Rollins, mechanical engineer with EnTech Engineering.

Chairman Crawford asked if the Library and the parking lot are on the same level. Mr. Hobbs stated they are level with each other.

Vice Chair Hales asked if the geothermal system would have any roof equipment. Mr. Rollins stated a geothermal system would not have any roof equipment.

Vice Chair Hales asked if solar would be an option. Mr. Rollins stated it would be an option.

Vice Chair Hales asked why the estimates do not include a sprinkler system. Mr. Hobbs stated the Lee County CCCC facilities department does not prefer sprinkler systems. They also try to keep things as cost effective as possible. Commissioner Petty asked why they do not prefer it. Mr. Hobbs stated it is more of a maintenance issue. The Sanford and Siler City campuses are not sprinkled. He doesn't believe any buildings at the Pittsboro campus are sprinkled except the library. Chairman Crawford asked if there were other fire suppression methods used. Mr. Hobbs stated there are.

Mr. Rollins explained that the geothermal system is more efficient but the pay back on it is only \$4,500 a year.

Commissioner Petty asked what has been done to address humidity control. He referenced the humidity problems the County has had at the Justice Center. Mr. Hobbs stated he would like to talk to Chatham County Facilities to learn what the issues have been with the Justice Center.

Vice Chair Hales asked if the building would be designed to be an Energy Star building. Mr. Hobbs stated it could be designed for that. He believes all of the recommendations from the Climate Change Committee can be accomplished if that is the pleasure of the Board.

Commissioner Howard stated environmental stewardship makes sufficient sense in order to evaluate a long term gain.

Vice Chair Hales asked what functions solar could cover. Mr. Rollins stated typically the solar is wired directly back to the utility.

The County Manager stated the main issue that needs to be decided today is whether or not to move forward with geothermal. The issue of solar and the recommendations from the Climate Change Committee can be given to the architect to do an analysis and bring it back to the Board at a later time.

Chairman Crawford asked when the building would open. Mr. Hobbs stated the project would run through the Office of State Construction in Raleigh. They estimate a sixteen month design period, a two month bidding and contract negotiation period, then a twelve month construction period.

The County Manager stated they are looking at a May 2018 bid date and borrowing the money in July 2018.

Commissioner Petty has concerns about the fifty year pay back on the geothermal option. Commissioner Petty made a motion to not do geothermal at this time. Commissioner Cross seconded the motion.

Commissioner Howard agrees with Commissioner Petty.

Vice Chair Hales stated she really wanted a geothermal building but she supports Commissioner Petty's motion. She believes there are good recommendations from the Climate Change Committee that can be considered.

A motion was made by Commissioner Petty, seconded by Commissioner Cross, to not move forward with geothermal and consider the other options. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1853](#)

Receive presentation of Chatham County's 2017 revaluation Schedule of Values, and vote on a request to schedule a public hearing

The County Manager stated the Schedule of Values is not yet ready. The Board agreed to have a Special Meeting at 6:00 PM on Thursday, September 19, 2016 prior to the Joint Elected Officials Meeting at 6:30PM. Both meetings will be in the CCCC Pittsboro Campus Multipurpose Room.

A motion was made by Commissioner Petty, seconded by Vice Chair Hales, to have a special meeting on Thursday, September 29, 2016 at 6:00 PM to discuss the Schedule of Values. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1855](#)

Presentation on Chatham County Broadband

Attachments: [BroadbandForChatham201609](#)

Darlene Yudell, Director of MIS, presented a PowerPoint Presentation. (Presentation attached)

Chairman Crawford asked what specific ways the service is coming to people. Is it through cable or the phone lines? Ms. Yudell stated the old technology was done via phone line. What she is hearing now is that 25M is the speed for broadband. You get that with fiber and high dense wireless solutions. You do not get that with satellite or cable.

Commissioner Petty stated a couple of years ago the County met with the providers and they found the reporting was not accurate. People were calling to request service and being told it was unavailable but according to the maps they were in the coverage area. Randolph Telephone was allowed to extend their service with anything that was contiguous to what they were already doing. This might not be an option for some providers because it is not contiguous. The rural areas are not dense enough for the providers to make money. He is concerned that the people who choose to discontinue their service will not be able to renew with a better service or allowed to upgrade.

Ms. Yudell stated when the incumbent upgrades their service, there is no guarantee that they run the upgraded equipment the same route.

Chairman Crawford asked if Randolph Telephone is putting in fiber. Ms. Yudell stated yes. Commissioner Petty stated part of that was funded by a federal grant.

Commissioner Howard is looking forward to hearing what comes out of the team meeting with Glenn Knox.

Vice Chair Hales asked if the County can initiate through attracting businesses and making it an economic development goal.

Commissioner Cross thinks this info should be shared with the North Carolina Association of County Commissioners communications sub committee.

Chairman Crawford stated the State Legislature has abandoned protecting the public

interest on this issue. He believes the County needs to communicate to the State Legislature that if the Governor sets a goal of providing broadband to the entire state then they should allow the counties to be able to play their part.

16-1830

Affordable Rental Housing Task Force

Attachments: [Final 2016 TJCOG AH PROJECT](#)
[Housing Committee Structure](#)

Tansy Long, Chatham County Policy Analyst, addressed the Board. Julia Katze from the Triangle J Council of Governments (TJCOG) was also present. Ms. Katze has been working on affordable housing through the TJCOG.

Ms. Long stated in accordance with the Board of Commissioners' goals for affordable housing, the County has contracted with the TJCOG. They are now working on phase one of the contract which is to guide the County on developing a structure and a framework for how the affordable housing committee should be set up.

Ms. Long stated the charge of the committee is to use research data and expertise available to identify affordable rental housing challenges that are present in Chatham County, engage with developers, landlords and community groups to better understand the market conditions and potential incentives, and to compile short, medium and long term strategies that will address affordable rental in Chatham County. The proposed time frame for the committee is one year. It is time limited because the Comprehensive Land Use Plan will be done soon. They hope the sunset of this committee will coincide with that plan which will have some affordable housing strategies.

Ms. Long stated they are proposing that the committee members be elected officials including a Chatham County Commissioner, an official from Goldston, the Town of Pittsboro, the Town of Siler City, and they will reach out to the Town of Cary as well. Dennis Streets, the Director of the Council on Aging has agreed to chair the committee. They expect the committee to review documents in advance of the meeting and be prepared to discuss them in order to make efficient, collaborative decisions. They are expected to be informed of the needs and opportunities in their jurisdiction and be prepared to help with implementation. The time commitment will be two hour meetings, plus preparation, every two months for up to one year. The recommendation is also that County and Town staff be assigned to the committee as liaisons in order to gather information and provide regular reports.

Ms. Katze stated they are looking for one person from the Board of Commissioners to participate. The initial meeting should be very soon.

The County Manager stated Pamela Baldwin has been appointed by the Town of Pittsboro. Siler City will appoint their member tonight. They are waiting to hear back from the Town of Cary. Once the Comprehensive Land Use Plan is complete they envision that a permanent affordable housing committee will be established that reflects the goals of the Comprehensive Land Use Plan. This is a time limited task force to focus on affordable rental housing.

Chairman Crawford stated he would like to be the member appointed from the Board of Commissioners.

Vice Chair Hales recommended they include the Chatham County Housing Authority.

The Board gave unanimous consent to appoint Chairman Crawford to the Affordable

Housing Task Force.

[16-1827](#)

Vote on a request to approve the final policy for the Chatham County Agriculture & Conference Center

Attachments: [COUNTY ATTORNEY MARK UP 9.8.2016 FinalCCACC Fees and PolicyAug12016](#)
[CCACC Policy Presentation Sep 2016.pptx](#)

Tansy Long, Chatham County Policy Analyst, and Larilee Isley, Chatham County Meeting Coordinator, presented a PowerPoint Presentation to the Board. (Presentation attached)

Commissioner Howard asked about the two hour alcohol limit. Ms. Isley stated certain circumstances could be approved to extend the time alcohol is allowed to be served.

Vice Chair Hales asked how the policy will work with homemade goods. Ms. Isley stated samples and tastings have not been directly addressed in the policy. She stated they will look into that.

Vice Chair Hales asked if they will be able to provide extra electricity at no cost. She suggested they look into that.

Vice Chair Hales suggested having approved pipe and drape vendors.

Ms. Long stated the policy may appear before the Board again as time goes on and changes need to be made.

[16-1836](#)

Vote on a request to approve Chatham County Comprehensive Transportation Plan (CTP) Adoption

Attachments: [Draft CTP Maps](#)
[CTP Adoption by Chatham - Resolution](#)
[Chatham CTP presentation091916.pdf](#)
[Summary of CTP Recommendations.docx](#)

Cara Coppola, Chatham County Planner, introduced Scott Watson from the NCDOT. Mr. Watson gave a PowerPoint Presentation. (Presentation attached).

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that Resolution #2016-38 Adopting the Comprehensive Transportation Plan for Chatham County, North Carolina, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1826](#)

Vote on a request to approve a contract between Chatham County and Chatham County Economic Development Corporation (EDC).

Attachments: [EDC AGREEMENT Draft 09 0902016 CLEAN 445](#)

Tansy Long, Chatham County Policy Analyst, addressed the Board. Kyle Touchstone, President of the Chatham Economic Development Corporation (EDC) and Ben Townsend, Business Services Manager for the EDC were also present. Ms.

Long stated the goal of the contract is to outline some of the mutual expectations and goals between the EDC Board and the Board of Commissioners. The EDC Board has reviewed and approved the contract.

Commissioner Howard has a concern as to how the Economic Development Corporation's goals were set to align with the County Commissioners stated economic development goals.

Vice Chair Hales asked if any of the contracts used as a guide for this contract were memorandums of understanding. Ms. Long stated none that she reviewed. Vice Chair Hales stated a contract assumes the EDC is an independent contractor. She asked if it is actually a subdivision of county government. The County Attorney stated a memorandum of understanding is in essence a contract, it is just a little less formal than a contract. Vice Chair Hales stated she would like the public records law and open meetings law added to the contract.

Vice Chair Hales asked if the targeted industries listed were an exclusive list. Commissioner Howard asked who identified those industries. The County Manager stated the targeted industries came from the EDC's Strategic Action Plan. Vice Chair Hales would like broadband added to the list. All of the industries targeted are going to have to have broadband.

Commissioner Petty asked if broadband is a protected commodity, how is the EDC supposed to change broadband. He stated broadband comes as a result of economic development. Commissioner Howard stated the EDC could have a hard time luring businesses that don't have access to broadband. Commissioner Petty believes the EDC's position is to try to drive and improve the broadband but not to attract a broadband company. Vice Chair Hales stated broadband is part of the infrastructure just like water and electricity. Commissioner Petty stated he is trying to understand how Vice Chair Hales is expecting the EDC to target broadband. The EDC supports the need for broadband just like they do for water, sewer and power, but they do not recruit water, sewer and power.

The County Manager stated Mr. Touchstone has been an active part of the County's broadband committee and has worked to try to address the issue.

Commissioner Howard has concerns with the vagueness of the document. She asked if "targeted industry list" is a defined term. Sometimes she sees "the targeted industries list" and sometimes she see "a targeted industry list". Is there room for the targeted industries list to vary or is it consistently those five or six industries? Commissioner Howard has been very impressed with how departments have specifically addressed how their work targeted the Board's goals. She is not sure the contract says the EDC will be doing to same thing.

The County Manager stated she believes the EDC does that. The EDC participates in the budget work plan process so they do specifically tie their work back to the Board's goals. Staff often includes the EDC's results in the staff's report back to the Board. The County Manager stated if Commissioner Howard thinks that needs to be more defined in the agreement then staff can do that.

Mr. Touchstone stated part of the contract was to look at the goals, key measures, and objectives of the County budget goals. The EDC did not place its Strategic Action Agenda as part of the contract because it is a separate 501-3c organization. He stated if the EDC is a subdivision of the County then it cannot initiate going after broadband. As a 501-3c that receives a portion of funding from the County, it can recruit broadband. Mr. Touchstone stated part of the Strategic Action Agenda reads

“promote county-wide planning for long term infrastructure capacity and service.” He believes the EDC is doing that. He is afraid if the EDC took over recruitment of a broadband company it will be driving in someone else’s lane and he doesn’t believe Ms. Yudell would appreciate that. He stated the county is so rural it can’t afford it. It cost \$2500 to serve each home. For it to be costs effective for the company to break even they have to have one house for every 1,000 feet. Chatham County doesn’t have that, however, he agrees economic development is more than job creation. It is about bettering the lives of everyone and that includes broadband infrastructure. The EDC will continue to be a part of the broadband committee and continue to support the County in attracting broadband for every citizen just as it supports the county on infrastructure such as wastewater and water needs. He stated through the conceptual land use map adopted several years ago, the EDC focused on targeted employment centers. If the EDC is truly going to use job creation to try and grow broadband infrastructure then it has to change the map and change the land use plan. He is a little shocked with the questions about the contract and he believes if there are changes the EDC board may not agree with them.

Vice Chair Hales stated on page five of the contract it states “supporting the local creative class for the Chatham Arts Council and its program of work” and she knows that is also relative to the fact that the EDC handles the arts funding. She wonders if that limits the pursuit of supporting efforts to attract other artistic endeavors.

Mr. Touchstone stated that would be similar to how they work with the Department of Tourism. In his opinion, if the Arts Council is interested in the EDC working with them to identify and attract those type of businesses then it would absolutely do that. The EDC works with the Arts Incubator and he personally spends a lot of money on the arts in the county. He will not say the EDC will completely change its program of work. If that is what the Board is wanting he believes the County budget goals need to be amended.

Commissioner Petty stated he doesn’t think the County wants the EDC to be an extension of county government. He believes the County needs to allow them the operational freedom to do what they do and fund them but give them some guidelines that they have to meet in order to get the funding. He believes the County is just as guilty as the broadband companies. They will not provide service without meeting one home for every 1,000 feet. The County does the same thing with water by requiring thirteen people per mile of pipe or the County won’t provide water.

Chairman Crawford stated the Board either needs to approve the contract or have concrete suggestions. He doesn’t know if that is necessary because it is a one year contract.

Commissioner Cross made a motion to approve the contract. Commissioner Petty seconded the motion.

Discussion followed.

Commissioner Howard asked to better define targeted industries list in the contract. The County Manager stated if it is the wording Commissioner Howard is worried about the Board can approve the contract and ask the County Attorney to make those immaterial technical corrections. Commissioner Cross suggested saying “targeted industries but not limited to”.

Vice Chair Hales would like public records law and open meetings law added to the contract.

Commissioner Howard would like to change the wording "promote" to "support" in the section on the arts.

Commissioner Howard stated in the fourth whereas clause she believes they want to have "the EDC has agreed to provide the core services and marketing and recruitment services."

A motion was made by Commissioner Cross, seconded by Commissioner Petty, to approve the contract with the stipulations that the County Attorney will make the technical corrections requested and that the public records law and open meetings law will be added. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

CLOSED SESSION

[16-1854](#)

Closed session to discuss matters relating to property acquisition, economic development and attorney-client privilege.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, to approve going out of the Work Session and convening in Closed Session to discuss matters relating to economic development, property acquisition and attorney-client privilege. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

ADJOURNMENT

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

End of Work Session

Regular Session - 6:00 PM - Historic Courthouse Courtroom

Present: 5 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Mike Cross, Commissioner Karen Howard and Commissioner Walter Petty

INVOCATION and PLEDGE OF ALLEGIANCE

Commissioner Cross delivered the invocation after which the Chairman invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

Chairman Crawford welcomed those in attendance and called the meeting to order at 6:00 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

Vice Chair Hales corrected the minutes.

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

16-1857

Vote on a request to approve the August 9, 2016 Joint Meeting minutes and the August 15, 2016 Work and Regular Session Minutes.

Attachments: [Draft Minutes 08.09.2016.pdf](#)
 [Draft Minutes 08.15.2016.pdf](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

16-1839

Vote on a request to approve Fiscal Year 2016-2017 Budget Amendments

Attachments: [Budget Amendments 9-19-16](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

16-1820

Vote on a request to approve the FY 2017-2018 Budget Calendar

Attachments: [BudgetCalendar](#)
 [Evaluation Criteria](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

16-1838

Vote on a request to approve Annual Settlement and Order of Collection

Attachments: [2015 - 2016 Annual Settlement \(Chatham County\) signed](#)
[2015 - 2016 Order of Collection Form](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1833](#)

Vote on a request to approve the Tax Releases and Refunds.

Attachments: [August 2016 Corrected Receipts Report](#)
[August 2016 NCVTS Pending Refund Report](#)

Vice Chair Hales asked that the minutes be corrected to reflect the zoning vote carried 3 to 2.

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1843](#)

Vote on a request to approve the Restated Agreement between the County and Pearson's Appraisal, Inc.

Attachments: [PEARSONS APPRAISAL RESTATED AGREEMENT 9.7.16. signed by vendor pdf](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1844](#)

Vote on a request to approve the re-appointment of Edward McLaurin to the Alcohol Beverage Control Board.

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1822](#)

Vote on a request to approve the FY 2016-2017 contract with the NC Forestry Service

Attachments: [Forestry letter signed](#)
[Forestry Contract](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1781](#)

Vote on a request to accept \$2,000 Share Our Strength Grant Funds

Attachments: [\\$2,000 Share Our Strength Grant Funds](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1782](#)

Vote on a request to accept \$675.00 Greensboro AHEC Student Preceptor Program

Attachments: [\\$675.00 Greensboro AHEC Preceptor Funds](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1783](#)

Vote on a request to accept \$150,000 Duke Endowment Grant Funds

Attachments: [\\$150,000 Duke Endowment Funds](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1825](#)

Vote on a request to approve \$10,000 Healthiest Cities and Counties Challenge (APHA and Aetna) Award Grant Funds

Attachments: [\\$10,000 Healthiest Cities and Counties Challenge Grant Funds](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1794](#)

Vote on a request to accept \$51,616.04 Cost Settlement Funds

Attachments: [\\$51,616.04 Cost Settlement Funds](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1828](#)

Vote on a Request to approve competitive bid exemption for standardization and current "sole source", for the Chatham County Department of Social Services new software suite, Compass by

Northwoods Consulting Partners Inc.

Attachments: [NCGS 143-129-e-6](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1840](#)

Vote on a request to approve the naming of a private road in Chatham County

Attachments: [Starwood Dr and Boxwood Dr](#)

[Starwood Dr and Boxwood Dr petition](#)

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1804](#)

Vote on a request to adopt a Resolution to Approve Amendments to the Chatham County Personnel Policy

Attachments: [Resolution Amending PP September 2016.doc](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2016-34 Approving Amendments to the Chatham County Personnel Policy, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1845](#)

Vote on a request to adopt A Resolution Approving The Addition Of Streets in the Scarlet Oaks Subdivision to the North Carolina System of Secondary Roads

Attachments: [Scarlet Oaks Subdivision Resolution.doc](#)

[Comm Resolution Package.pdf](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2016-35 Approving the Addition of Streets in the Scarlet Oaks Subdivision to the North Carolina System of Secondary Roads, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1846](#)

Vote on a request to adopt A Resolution Approving The Addition Of Streets in the Briar Chapel Subdivision to the North Carolina System of Secondary Roads

Attachments: [Briar Chapel Resolution Package.pdf](#)
 [Briar Chapel Subdivision Resolution.doc](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2016-36 Approving the Additiona of Streets to the Briar Chapel Subdivision to the North Carolina System of Secondary Roads, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

16-1837

Vote on a request to adopt the Resolution - Declaring Property Surplus and Authoring the Sale of Said Property.

Attachments: [Resolution-surplus-2017](#)
 [1st surplus list for BOC consideration](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2016-27 Declaring Property Surplus and Authorizing Sale of Said Property, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

End of Consent Agenda

PUBLIC INPUT SESSION

Alberto Scotti submitted the following comments:

My name is Alberto Scotti, and tonight I speak on behalf of the members of the Flying Tigers of Jordan Lake, a Remote Control Model Airplane club. Our club gathers a diverse group of people that share a common passion for building and flying model airplanes. Our youngest member just started fifth grade, while our wisest member celebrated his 87th birthday yesterday during our Fall Fun Fly event. Our members, some of which are with me tonight, come from Chatham and nearby counties. Model Aviation is experiencing a renaissance: our membership nearly doubled over the last 5 years to about 120 members. Unlike other hobbies, Model Aviation combines recreation with science and technology, and for many people it has been a gateway to a career in STEM disciplines. Our hobby brings together people of diverse background, age and origins. Our club reflects the demographics of the Triangle area: we have members who only recently moved to the Triangle flying alongside members who grew up within sight of Jordan Lake. Since its inception our club has strongly emphasized the educational aspect: over the years we have taught, free of charge, 100's of aspiring pilots of all ages on the basics of safely flying a model airplane. Our club is chartered under the aegis of the Academy of Model Aeronautics, a nationwide Community Based Organization which is recognized by the Federal Aviation Administration. We operate under the AMA safety code, and AMA provides both individual insurance to our members, as well a club insurance which extends to the owner of the land. For almost 25 years, we operated off an airstrip located along the western shore of Jordan Lake. Unfortunately, the NC Forestry Dept., which

manages the land on behalf of the Army Corps of Engineers, told us recently that, after the end of the calendar year, we will be no longer allowed to use the Lake Jordan location. We are trying to find an alternative location in the area. Over 100 AMA clubs operate off closed landfills. Closed landfills provide the combination of open space with a generally unattractive location, which shields clubs from the encroachment of development. We think that the old Chatham County Landfill, off highway 64, would provide a terrific location for our club, which would keep what we think is an asset to the County from moving away or worse disbanding. For this reason, I am asking the Board to formally consider a proposal to allow our club to relocate to the old Chatham County landfill. Thank you for your attention.

David Richter submitted a handout and the following comments:

I am here to address the landfill. I am a member of the flying club. I live here in Pittsboro. I am an IBM retiree, software engineer and telecommunications network management. It is hard to find sites that fit all our requirements. We require several acres of flat land and twenty to forty acres surrounding. We need to be a decent distance from residential communities. We certainly need to be good neighbors. The location also needs to be within the distance of our members. We do have a number of children in our club. One of the things they need to do is be able to bring their young members to the site and return in a reasonable amount of time. The landfill meets all our requirements, in fact it exceeds them. We had some other sites that we looked at but they all wouldn't even fit the minimum level requirements. The landfill is unlikely to have a lot of development on it and therefore could present a long term home for our club. The landfill is big enough. The members of our club fly big planes and there is enough space to accommodate the diversity of aircraft. We get strong support from the EPA. EPA believes the landfill is a great site for repurposing for recreational activities. We maintain that site. We cover a lot of security concerns. We are covered for liability. It is large enough to be shared for other purposes. In summary it meets our requirements. It repurposes the landfill to become an asset to this county and keeps us in this county. Thank you for this opportunity.

Goetz Vogelsang submitted the following comments:

I was born and raised in Germany. I got involved through my late father in the model airplane community. It is a global community. I have been a part of all of this since I was six years old. This community really loves to share and knows how to learn about new things. We have a lot of people who are experts in their field of interest. Having been exposed to this had a huge impact on my development as a person. It really drove me to achieve my doctorate in business administration. It is a very scholastic community. I moved to the US in 1998 and I moved to Chatham County in 2008. I started a business here which is globally known. We are a very diverse club. My son is a third grader and he is heavily involved. Some retirees moved here to have access to this wonderful hobby. For some of these people it is all they have. We are all eager to learn and to share. We need to get our youth interested in science, technology, engineering and math. This is what makes our hobby so unusual. It combines recreation with many fields of science, technology, engineering and math. We know that as STEM. I have been to many schools in Apex and Cary and was able to teach about aviation. My lectures take thirty to forty minutes and I make small gliders with them. An eighth grader sent an email to the Forestry Service stating the flying club has meant a lot to him. He has learned about airplanes and it has helped him figure out who he wants to be and where he wants to be in the future. If the Flying Tigers shut down he will have no suitable place to fly his model airplanes. It would be a shame if we all lose access to this wonderful hobby. We

want to be part of the community. We are involved with the schools. We invite classes out to the site. We have several annual events down at the lake. If we could get the landfill site as our home we could have these events span over several days. The overnight visitors would bring business to the area. I have spoken with Neha Shah with the Convention and Visitors Bureau and she shared a state report that showed that the visitor industry provides 180 jobs in Chatham County with a payroll of nearly four million. Chatham County visitors also generated \$590,000 in tax revenues. Maybe a Hobby Shop will open up in downtown Pittsboro. Maybe you will see us at the Pittsboro Christmas Parade with a float with model airplanes on it. We would love to be known as the Chatham County Flyers in the future. Thank you for your consideration.

Alan McConnell submitted the following comments:

I am talking to you tonight about the Extra Garage Self-Storage Center that is proposed on Beaver Creek Road near my home. I have lived there for twenty-four years. First of all, I know you do a lot of work with a lot of hours and not a lot of reward and I appreciate that. The applicant has postponed this hearing three times. I found out today that seven new documents were put up on the website of the planning department. In reviewing those I came across and email that I want to read. It is a public record on the Chatham County website. This is to Walt from his attorney. Walt, I had good calls with both Walter Petty and Mike Cross over the weekend. Both were very supportive but neither expressed great confidence that Jim could be swayed but they also had not talked to him directly about it. I did fill them in on the highlights of the traffic evaluation. I also alerted them to the fact that a vote against the proposal is a vote to render your property effectively economically useless. I am hoping they can drill Jim on that point. As it stands now basically the only remaining issue is the impact on Titsworth. Even though the landscape plan was approved I suppose you could ask the commissioners to consider additional landscaping as additional protection. I am going to text Crawford in the morning and say that quote Petty and Cross support the project. Are there conditions that might help push the project across the line. So Mr. Crawford, I am talking to you based on that analysis. The applicant submitted more documents to you today laying out the reasons this project, a huge 93,000 square foot complex, is appropriate to be located in the middle of a residential area. He said that land values would not be affected but we have a battle of opinions here. He has an appraiser. One of my neighbors has a broker that says in a letter sent to the planning department repeatedly throughout the many months this home was on the market and verbal conversations I had with real estate agents who showed the property and with many people who attended our open houses, the issue of the storage facility across the street was brought up repeatedly. It became the sole reason buyers decided they were not interested in living in this home. The bottom line here is that Mr. Lewis is a smart guy, not a bad guy, he is a smart guy. He has hired good council. I have used that law firm for closings on my house. The problem is where he wants to put this facility. What Mr. Lewis has done is buy inexpensive land that won't perk. It is not suitable for residential development. I have an alternative septic system, my neighbors have an alternative septic system. With the value of land in Chatham County you can make that investment. You can put houses on this land. Just because it is difficult to get it to perk and you have to go to the state to get a septic system is no reason to turn my neighborhood into a commercial area. Thank you very much.

Dan Titsworth submitted the following comments:

I live right across the street and am probably going to be the one most affected by it.

I will add on to what Mr. McConnell said about Walt. I think he is a good guy and I think he is a smart guy. It goes to show that if you have enough money you can hire as many lawyers as you want and you can hire as many experts as you want to get them to say whatever you want. I am a lawyer and have been one for twenty years. I know that first hand. That is what has happened here. First of all the multitude of lawyers who have been involved in this, the first lawyer called me up and offered me \$100,000 in property improvements if I went along with it. If you have enough money you can try and buy whatever you want. Property values, the Leatherman report is not worth the paper it is written on. Mr. Petty, it would affect you if you were going to buy a house and you had a one third mile building directly across the street from your home lit up like a Christmas tree. You wouldn't pay as much for that property as you would if that wasn't there. Mr. Leatherman wouldn't pay it. Mr. Cross wouldn't pay it. None of you would pay the same price. We are all reasonable people here. Common sense that is all it takes. That piece of paper was bought and paid for. Traffic cannot be true. He says it is going to decrease the traffic on highway 64. You have 200 units on Beaver Creek Road. Those 200 units have to go somewhere. Each and every one of those have to use Beaver Creek Road to get there. Ebenezer Church is not the only boat ramp. There is Crosswinds, there are campgrounds. This traffic report considers boats only. It says they are going to pull them out and take them to Ebenezer Church but there are campers too. They are going to go to Parker's Creek, Crosswinds Campground, and they are going to go to Popular Point. They are going to go to Seaforth and they are going to go all the way down to Farrington Road where they don't charge you to put your boat in. Beaver Creek Road all the way to 64 and getting in and out of that intersection is going to be affected. You folks need to come out there on a weekend. I bet you five hundred people ride their bikes up and down that road every day. It is just a matter of time before one of them is killed. I have seen it close already when you are pulling boats and campers up a two lane road not made for it. You are also going to kill the residential aspect of Beaver Creek Road. You have three storage facilities within a mile of each other. That property is not going to be useless. You can put a secondary system on that property for \$20,000 to \$25,000. I will agree with Mr. Leatherman that everyone's property values are going up. Our property taxes go up every time our properties get appraised by the County. It is not a complete economic loss for that property to be sold so that one can build houses on it. There is only one person benefiting from this and it is Mr. Lewis because he is a good business man. It is not going to benefit the area. One letter from his lawyer said the County would get \$1.4 million over 10 years. You are going to get that \$1.4 million whether he builds it on Beaver Creek Road or whether he builds it on highway 64 where it needs to be built. It is not going to benefit anybody that lives on that road. It isn't going to benefit anybody that uses that road. It is going to benefit one person and that is Mr. Lewis. If the County is going to make \$1.4 million over ten years imagine what he is going to make. 200 spots at \$200 a month, \$40,000 a month. Thank you.

Randall Jarrell submitted the following comments

I am a proud member of the Jordan Lake Flying Tigers. I am an environmental biologist. I operate two companies here in Chatham County. Wastewater Management is my company and we operate wastewater treatment facilities. We take care of leachate from landfills and we do sampling of ground water. What is important is this club is a very close knit club. We enjoy what we do and provide a recreational benefit and a learning benefit to the citizens of Chatham County. We have a great time on our fly days. We have free food and you are all welcome to come out. As a recreational hobbyist, I love to fly. I have another company here in Chatham County called Aerial Imaging and Inspections, LLC where we use drones to inspect environmental situations. We use the fly field to practice flying our drones

and to practice our photography. At our fly day we have a booth set up where children can fly our drones. We have others that teach children how to fly RC aircraft. The site is very important for both adults and children. It is also important for Chatham County. We have Chatham Park coming. This club is a very safe club. We need to have a place where we can keep providing this recreation and for some people like me a place to fly our commercial aircraft to make sure we are flying safely. The Chatham Flyers sounds good to me. We do have insurance that covers any losses. Being an environmental biologist I may be able to offer some of my services to the County if there should be any questions of safety or environmental concerns with the landfill. Thank you for letting me speak.

James Frazier submitted the following comments:

I am here to speak about the boat storage facility that Mr. Lewis has proposed on Beaver Creek Road. My wife and I are avid boaters on the weekend and we keep a boat all the time. We recently kept our boat at Mr. Lewis' facility and we sold it earlier this spring in anticipation of buying a new boat this fall. I talked to him about us buying a boat in the fall and he said there are no spaces left in his facility. I think we need more boat storage facilities out there as well as the tax revenue on it, it is much higher than just woods. They were talking about the alternative septic systems. I am a licensed irrigation contractor for the State of North Carolina. An alternative septic system for a two bedroom house might be \$30,000 but for a five bedroom house you are talking \$50,000 to \$60,000. That is three times what a normal septic system costs. We live in southern Chatham County right across from the lake and for us to keep our boat, the next closest place would be on 64 which is just too far to be pulling a boat up and down the highway. Furthermore, the less time you can keep these people that have these boats and trucks off the highway and get them closer to the lake, the safer it will be for everybody. I don't know if you guys know but these people pulling boats up and down the road really have no business doing it. They have never had a boat or a big vehicle like this. They pull them fine but they won't stop them. On 64 these people are going to have to make u-turns at 751 or right where the concrete place is and Stock Building Supply. There is just no adequate room for them to slow down and stop. I think more covered boat storage is needed and wanted. Thank you.

Jim Wither submitted the following comments:

I am in about the same boat as Mr. Frazier. I do keep a boat in the storage facility. I have another boat and a motor home and I have nowhere to put them now. Where are we supposed to put them? The laws down here won't let you park them in the front yard. Thank you.

Carlos Simpson submitted the following comments:

I was born in Costa Rica. I immigrated to the States back in 1980. I have a bachelor's degree in psychology. I am also a veteran of the Gulf War. I arrived in Chatham County in 2000. Ever since then I have noticed the unfair employment practices. Being African American like myself, I am educated, and even I have had problems seeking employment. There used to be a department in Chatham County where you could complain about employment practices or other factors. I understand that department was shut down. That program used to help a lot. There is no one that I know that we can talk to about that unless you can refer me to some department that I could talk to. If there is no such department can we consider

re-establishing one? Thank you.

Frans Verhagen submitted the following comments:

I am a sustainability sociologist. I am the chair of a working group for a Chatham County Climate Discovery Center. The issue that I want to bring up is the coal fund. I want to express my appreciation that this Board managed to get a good deal with Duke Energy while its neighboring counties were less fortunate. Probably because they didn't have the same negotiation capacity as this Board has. I would like to know what the present status is of the coal ash fund. How much is in there? How does it have to be spent? What are the restrictions? When are the other payments planned to come to the County? I would like to argue that a substantial part of this fund be allocated to environmental education, particularly energy education and climate education. This would be quite appropriate given that the utility caused the problem, this coal ash. In order to have our youngsters fully understand what coal fire utilities do, it would be most appropriate for a substantial amount of the fund to go to this kind of environmental, energy and climate education. Thank you.

Nick Robinson submitted the following comments:

I added my name to the public input session since my name was brought up by Mr. McConnell and my email was also brought up by him. I want to say it should be obvious to everyone that the email was intended to go to my client and not to all of you. But I did make that mistake and it is the first time I've made a mistake like that in twenty years of practicing law and land use. I know all of you well enough to know that I should be able to take those errors from my client and you would never hold that against him. Walt Lewis had nothing to do with me sending that email. I also know, and you will appreciate this since you have seen me here many times before, this is a conditional zoning project. It means that it is not a quasi-judicial process, any conversations can be had, as many as you want. What you basically want to do is get to the facts of the case and then if it is appropriate for approval, approve it with appropriate conditions to safeguard any concerns that you might have. I may have been speaking in short hand but everybody knows as well as I do that what happens in this process is dynamic. What is supposed to happen is you all are to receive all the facts and make a decision with your best judgment, which I fully expect that you will do. I appreciate you hearing me. I expect for you to act individually and honorably as always. Thank you.

Commissioner Petty stated the County had received requests before to fly model airplanes at the landfill. He asked the County Manager if staff had ever gotten an answer on that. The County Manager stated she believes the request came from the same group and she asked Dan LaMontagne, Assistant County Manager, to go over the details. Mr. LaMontagne stated staff spoke with the group back in March. There are complications with using the landfill. Staff is also looking at some other possibilities for the group. The landfill is a secure facility but is not manned during the weekend. There are ground water and methane monitoring wells that are not secured. There would be a significant amount of effort to protect those features from the public. The Sheriff's Department also has a number of facilities located behind the fence that could be an issue. Staff would be happy to help the group find some alternatives. Chairman Crawford asked staff to give the Board an update after speaking with the group.

[16-1869](#)

Vote on a request to set a public hearing on incentives for Mountaire for Monday, October 17, 2016 at 6:00 PM.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, to set a public hearing on Monday, October 17, 2016 at 6:00 PM. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

SPECIAL PRESENTATION

[16-1842](#)

Presentation of the Fiscal Year 2015-16 State of the County Report

Attachments: [2016 State of the County.pptx](#)
[State of the County Report](#)

Chairman Crawford gave the State of the County report. (Report attached)

[16-1870](#)

Recognition of Vicki McConnell's 40 years of service to Chatham County

Chairman Crawford presented Ms. Vicki McConnell, Finance Director and Deputy County Manager, with a plaque recognizing her forty years of service with the County.

PUBLIC HEARINGS

[16-1834](#)

Legislative public hearing request by the Chatham County Board of Commissioners to amend Section 10.13, Table of Permitted Uses, of the Zoning Ordinance to revise multiple uses in the Light and Heavy Industrial zoning district that are currently permitted by right to conditional use permits.

Attachments: [More Information from Planning Department Website](#)

Jason Sullivan, Planning Director, reviewed the specifics of the request.

The Chairman opened the hearing.

No one signed up to speak.

The Chairman closed the hearing.

This Agenda Item was referred to the Planning Board.

[16-1835](#)

Legislative public hearing request by George Farrell for a rezoning on approximately .13 acres on Parcel No. 70347 from R1, Residential, to CD-CB, Conditional District Community Business, to add a 5,500 sq. ft. self-storage building to the property located at 354 McGhee Rd.

Attachments: [More Information from Planning Department Website](#)

Jason Sullivan, Planning Director, reviewed the specifics of the request.

The Chairman opened the hearing.

No one signed up to speak.

The Chairman closed the hearing.

This Agenda Item was referred to the Planning Board.

BOARD PRIORITIES

16-1768

Present Certificates of Extended Volunteer Committee Service with the Transportation Advisory Committee to Phil Bors, Keith Gerarden, and Dennis Geiser.

Chairman Crawford presented Dennis Geiser with a certificate for his extended volunteer committee service with the Transportation Advisory Committee. Phil Bors and Keith Gerarden will have their certificates mailed as they were not available to attend the meeting.

16-1624

Vote on a request to approve Walt Lewis for The Extra Garage Self Storage Center IV, to consist of two structures for enclosed building storage facility for dry boat storage and RV storage, located off Beaver Creek Road, parcel #'s 88772 and 17696.

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

Jason Sullivan, Planning Director, reviewed the specifics of the request. The Planning Board reviewed the request on May 3, 2016 and two land owners spoke in opposition of the request. Their stated reasons included the application didn't address the standards of the ordinance, there are similar facilities within five miles of the proposed site, lights from the facility will impact adjacent property owners, there would be a drop in property values, it is not the right area for this size building and traffic increases during peak season could halt residents' access to US 64. The Planning Board had concerns about the density transfer from one property to another. They also discussed the building was too large for a residential area and there is another facility two parcels away from the proposed site. They also discussed a possible drop in property values.

Mr. Sullivan stated there were several planning board members who were in favor of the request who stated the County has Jordan Lake and there is a push to draw people here to use it for recreation and tourism. They also stated having a facility close to the lake to store boats and RV's keeps the traffic off the main thoroughfares. There was also a comment that there is a clear need for more covered boat storage.

Mr. Sullivan stated the applicant requested a postponement from the June, July and August commissioner meetings due to conflicts in scheduling. There are five standards in the zoning ordinance that have to be addressed when an applicant submits an application for rezoning. No errors were claimed in the application therefore staff believes the application meets the first standard. It is the opinion of planning staff that the application does not support the second standard of need and desirability for additional storage in the area. It is the opinion of planning staff that the third standard may be met by the supporting documentation in the application submittal as it relates to the Land Conservation and Development Plan. It is the

opinion of staff that this rezoning would have a destabilizing effect on the residential uses and the surrounding properties and that the fourth standard is not met due to the already existing approved facilities not yet completed as well as disruption to neighboring residentially zoned properties. It is the planning staff's opinion that the fifth standard may be met with the supporting information in the application submittal and due to no other complaints being received from any other facility in the county about these uses.

Mr. Sullivan stated it is the opinion of planning staff that the request be denied for reasons of not supporting all of the standards required in the Zoning Ordinance for Conditional District rezoning standards. The Planning Board recommended the proposal be denied by a 6-1-1 vote. Staff has included a consistency statement if the Board is in favor of the proposal as well as a list of standards. If the Board is inclined to recommend denial it will still need to adopt a consistency statement to show the proposal is inconsistent with the Land Conservation and Development Plan and other factors. Additional information was received in support of the project as well as in opposition to the project. This is a legislative process so the Board can receive additional information but the Planning Board and staff have not had a chance to evaluate that as part of the review leading up to this discussion.

Commissioner Cross stated there are people in need of a place to store their boat. He would expect to see boat storages at the lake. He asked where you would put the storage facility if not there.

Frank Gordon, attorney representing Walt Lewis, distributed handouts and addressed the Board. Jessica McClure was present to talk about traffic and Frank Leatherman was present to talk about real estate appraisal. Mr. Gordon stated there is a need for this type of storage in Chatham County as all the current spaces are full and the facilities have long waiting lists. There are 390 people on waiting lists and there are 185 spaces under construction. Mr. Gordon stated Mr. Leatherman's report states he does not believe this project would damage the value of real estate on Beaver Creek Road but would rather drive up values.

Vice Chair Hales stated she would like to know more like traffic. Ms. McClure stated she did a traffic study at the existing boat storage just south of the proposed site. They did a driveway count during a typical weekend and also a Saturday during peak season. They got a rate based on the square footage of that development so that it could be applied to this development. They determined the number of trips per 1,000 square feet. For this proposed site it is anticipated there would be eleven weekday daily trips. That is about five cars going in and out. A Saturday would have fifty-six daily trips in and out. It is not a traffic generator.

Commissioner Howard stated it doesn't sound like it is translating into huge demand. Commissioner Cross stated it is typical for someone not to use their boat that is stored. Commissioner Petty stated there are 390 spaces needed that are not currently available.

Applicant Walt Lewis stated all three of his existing facilities are full. He has 160 clients on a waiting list. The Crosswinds Marina has over 180 customers on a wait list. American Self-Storage is closing down their covered RV and boat storage and are displacing another fifty customers. That means there are 390 people currently looking for covered boat storage close to the lake. The facility being built on Beaver Creek Road will only have 35 spaces and the facility being built on Highway 64 is only going to have 150 covered spaces.

Mr. Leatherman stated he was hired by Mr. Lewis to do a study on the impact to the

residential market in and around the proposed facility. He did not find any indications that these facilities had damaged any adjoining properties.

Mr. McConnell stated there is a need for this type of facility but there are commercially zoned areas where they could be built.

Mr. Titsworth stated traffic will increase on Beaver Creek Road.

Mr. Lewis stated he did talk to the neighbors before he bought the land and after he bought the land and was told they supported it. Mr. McConnell is not an adjoining landowner, therefore he was not required to discuss it with him.

Commissioner Howard stated she agrees with the Planning Board and planning staff's recommendation.

Vice Chair Hales stated she is also inclined to go with the recommendation of the Planning Board and Planning Staff. She also has concerns about so much impervious surface.

Commissioner Petty thinks the traffic will be improved by the facility. He believes there is a need for it and it will help tourism. He has not talked to Chairman Crawford about the proposal and he hates it was brought up because it painted a poor picture of the situation.

Commissioner Cross stated it is not unusual to talk to a commissioner the weekend before a meeting. He has never spoken to Chairman Crawford about the proposal so that did not affect his decision. His concern is that most of the zoning is R1 and if you turn this down because a neighbor doesn't want it what do you do next time? The logical place to have boat storage is beside the lake.

The Board asked Mr. Sullivan to review the consistency statement needed if the Board approves the proposal.

Chairman Crawford thinks this is a worthy project but given the Planning Board and planning staff did not recommend approval he cannot approve the proposal.

A motion was made by Commissioner Cross, seconded by Commissioner Petty, to approve a consistency statement for the approval of a Conditional District Neighborhood Rezoning. The motion failed by the following vote:

Aye: 2 - Commissioner Cross and Commissioner Petty

No: 3 - Chairman Crawford, Vice Chair Hales and Commissioner Howard

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2016-39 Adopting a Consistency Statement for the Denial of Conditional District Neighborhood Business Rezoning, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, to approve denial of the request. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

[16-1831](#)

Vote on a request to award generator service contract to Atlantic Power Solutions by way of resolution.

Attachments: [Quote -Chatham County Generator Service List-APS 8-2016](#)
[Resolution 2016](#)
[Generator Contract 2016](#)

A motion was made by Commissioner Cross, seconded by Commissioner Howard, that Resolution #2016-40 Approving a Contract to be Entered Into Between Atlantic Power Solutions, Inc. and Chatham County, attached hereto and by reference made a part hereof, be adopted and that the Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

Recuse: 1 - Commissioner Petty

[16-1852](#)

Discuss applicants and vote on a request to appoint three new members to the Transportation Advisory Committee.

Commissioner Cross would like to appoint Al Capehart to represent District 2.

Chairman Crawford would like to appoint Nicole Brown to represent District 4.

Vice Chair Hales would like to appoint Melissa Starr to represent District 3.

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty

MANAGER' S REPORTS

The County Manager reminded the Board of the Special Meetings on the September 29, 2016. There will be a special meeting of the Board at 6:00 PM and a Joint Elected Officials meeting at 6:30 PM. Both meetings will be in the CCCC Multipurpose Room.

The County Manager reminded the Board that Wednesday, September 28, 2016 there will be the ribbon cutting at the new bus garage.

The County Manager stated the Pittsboro Business Association has requested to use the historic courthouse again in November and December to hold the tree lighting and mock trial. The Board agreed they would not have to make an official request to the Board to be excused from the policy on the use of the Historic Courthouse but could instead work with the County Manager to work out the details.

The County Manager stated at a previous meeting the Board discussed a Joint Task Group with Orange County. Orange County has appointed one of their commissioners to sit down with Orange County staff, Chatham County Staff and a Chatham County Commissioner to determine what the work group would do. The Board appointed Chairman Crawford to serve.

COMMISSIONERS' REPORTS

Vice Chair Hales stated she will attend the Triangle J Housing Summit tomorrow. The County Fair also starts Thursday night.

Commissioner Howard attended her first MPO meeting and she will be attending regularly.

ADJOURNMENT

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

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Cross, Commissioner Howard and Commissioner Petty