



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Tuesday, January 19, 2021

6:00 PM

Agriculture & Conference Center

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

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

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

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

#### **CALL TO ORDER**

*Chair Dasher called the meeting to order at 6:05 PM.*

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

*Commissioner Howard asked to move the Planning Board appointments from the Consent Agenda to the end of Board Priorities.*

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

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

#### **[21-3784](#)**

Vote on a request to authorize the County Manager to negotiate and execute the contract with Granicus for website services for a five (5) year period.

**Attachments:** [ChathamCountyNCHostingFee.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 - Chair Dasher, Vice Chair Hales, Commissioner Gomez Flores, Commissioner Crawford and Commissioner Howard

#### **[21-3785](#)**

Vote on a request to approve December 2020 Tax Releases and Refunds

**Attachments:** [Decemberrefunds.pdf](#)  
[NCVTSDecemberRefun.pdf](#)

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

[21-3786](#)

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

**Attachments:** [GoldenOakWayma.pdf](#)  
[GoldenOakWayareama.pdf](#)  
[GoldenOakWayPetition.pdf](#)

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

[21-3736](#)

Vote on a request to approve a legislative request by CRCED Treatment LLC for a rezoning from R-1 Residential to Conditional District Office & Institutional (CD O&I) on parcel 20029 and .03 acres of parcel 93851 to expand services for a residential group home treatment facility, located on approximately 6.38 acres at 7990 NC 751, Williams Township.

**Attachments:** [More information from planning website](#)  
[01 Carolina House Existing Cond Plan](#)  
[02 Carolina House Preliminary Site Plan](#)  
[03 Carolina House Preliminary Landscape Plan](#)  
[04 Carolina House Preliminary Lighting Plan](#)  
[2020.11.16 Carolina House Maps and Exhibits \(as Filed\)](#)  
[2020.11.16 Carolina House Written Materials \(As Filed\)](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Resolution #2021-01 Adopting a Consistency Statement for the Approval of CRC ED Treatment LLC, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Ordinance amending the zoning map of Chatham County for CRC ED Treatment LLC, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

[21-3733](#)

Vote on a request to approve a legislative request by K&B Investment

Corp, for a general use rezoning from B-1 Business to IND-L, Light Industrial, Parcel No. 60705 being approximately 13.154 acres, located at 144 Old Lystra Rd, Williams Township.

**Attachments:** [More information from planning website](#)  
[144 Old Lystra Re-Zone Presentation](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Resolution #2021-02 Adopting a Consistency Statement for the approval of K&B Investment Corp, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Ordinance amending the zoning map of Chatham County for K&B Investment Corp, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

### [21-3730](#)

Vote on a request to approve a quasi-judicial request by Jennifer Miller-Farias, for a Conditional Use Permit for a Boarding Kennel, Parcel 64991 being approximately 6.75 acres, located at 5821 NC HWY 87, Hadley Township.

**Attachments:** [More information from planning website](#)  
[CUP Hearing Presentation- Miller-Farias](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Resolution #2021-03 Approving a Conditional Use Permit Request by Jennifer Miller-Farias, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

### [21-3735](#)

Vote on a request to approve a Legislative request by Scott Pearce of For Garden's Sake, for a map amendment to the Chatham/Cary Joint Land Use Plan for Parcel 62824, being about two acres, located at 9245 NC 751, previous Old Kelly Chapel Church, from Very Low Density Residential, to change to a commercial/retail designation, Williams Township.

**Attachments:** [More information from planning website](#)

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

[21-3791](#)

Vote on a request to approve Bonlee Fire Department Firefighter Relief Fund Board of Trustees Appointment

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

[21-3787](#)

Vote on request to approve a grant application by the Chatham County Sheriff's Office to the NC Governor's Crime Commission on Violence Against Women (OVW) for federal funding and authorize the County Manager to have final approval before submission

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

[21-3789](#)

Vote on a request to approve reappointment of Herbert Gaines to the Board of Equalization and Review and appoint Mr. Gaines as the chair.

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

[21-3790](#)

Vote on a request to adopt a Resolution Establishing Duties Assigned to the Finance Officer and Adopting Check, Purchase Order, and Disbursement Procedures.

**Attachments:** [Finance Officer Resolution \(2\).doc](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Resolution #2021-04 Establishing Duties Assigned to the Finance Officer and Adopting Check, Purchase Order and Disbursement Procedures, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

### **End of Consent Agenda**

### **SPECIAL PRESENTATION**

[21-3792](#)

Recognition of recent retirements

**Attachments:** [January 2021 Retiree Spotlight](#)

*Chair Mike Dasher acknowledged the six Chatham County employees retiring in*

January and thanked them for their service to the county. (Statement attached) Don Smith was in attendance and thanked the Board for the recognition.

Karen Jones could not attend and asked the Clerk to read the following statement into the record:

*I would like to take a moment today to share with you all, my sincere gratitude for my time spent working here at the Chatham County Tax Office for 30+ years.*

*I'm so thankful of having been given the opportunity to join this dedicated, forward thinking and highly respected division in Chatham County Government. Being taken on board here to grow and excel was a great career move, and one that I was hoping to find.*

*I want to thank from the bottom of my heart, Vicki McConnell & Frances Wilson for believing in me and pushing me forward as I navigated through the different roles within the Tax Office. Also, the staff was always an amazing group of people to work with.*

*But now, a new beginning for me, a new journey, the time everyone calls retirement....*

*A time for hobbies, traveling and days of doing nothing if I so desire. Again, thank you for your support & all the well wishes!*

*Sincerely,  
Karen D. Jones*

### [21-3793](#)

Vote on a request to adopt a Resolution Proclaiming February 2021 as We Love Seniors Month

**Attachments:** [2021 Resolution on We Love Seniors Month \(1\) \(1\).doc](#)

*Vice Chair Diana Hales read the Resolution into the record.*

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-05 Proclaiming February 2021 as We Love Seniors Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

## **PUBLIC INPUT SESSION**

*Gaines Speer spoke to the Board about the need for a community organizer to work with youth in the county.*

*Michael Mansson spoke in opposition of the 919 Storage facility being discussed later on the agenda.*

*Mandy Mahony stated she was upset about not being allowed to speak at the last BOC meeting and spoke in opposition to the 919 Storage facility being discussed later on the agenda*

## **BOARD PRIORITIES**

[21-3794](#)

## Chatham Promise Update and Proposed Changes to MOU

**Attachments:** [ChathamPromiseMOUupdatedan.pdf](#)

*Central Carolina Community College Provost Mark Hall reviewed the specifics of the request.*

*Vice Chair Hales asked if the community college was training students to be able to administer vaccines. Dr. Hall stated that in many of their health classes, students are taught to administer shots, but he is not sure if there is an organized effort to train students to administer the COVID vaccines. He will discuss it with Health Director Mike Zelek.*

*Commissioner Howard asked how many students utilized the exceptions to the requirements for the Chatham Promise Program that were implemented due to COVID. Dr. Hall stated that in Chatham County, out of the 201 students they currently have, only about 20 students needed the exceptions. Commissioner Howard asked if it would be a benefit to students to have a longer time to apply for the Chatham Promise program. Dr. Hall stated the college would be willing to entertain such an exception and will be happy to do the due diligence to see if it would be a burden to the County.*

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, to extend the COVID exceptions for students impacted during the COVID pandemic through the 2022 School Year. The motion carried by the following vote:**

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

*Commissioner Crawford stated he appreciates the changes requested in the MOU. Chair Dasher knows the Board is delighted to hear about the success of the first year of the Chatham Promise Program.*

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

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

[20-3576](#)

Vote on a request to approve a legislative request by 919 Storage LLC on Parcel No. 3080, located at 72 Marvin Edwards Lane, from R-2 Residential to Conditional Regional Business District (CD-RB) on approximately 7.93 acres out of the 17.64 acre tract for self storage mini warehouse facility, William's Township.

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

*Zoning Administrator Angela Plummer reviewed the specifics of the request.*

*Chair Dasher thanked Ms. Plummer for the work of the staff. Lee Ann Brown, Mark Ashness, and Peyton Brown were present for the applicant. Ms. Brown thanked the staff and the Board for continuing throughout the pandemic and cyber incident.*

*Commissioner Crawford asked what the lighting would be like at the facility. Mr.*

Ashness stated they will have downcast lighting and, because the facility will be closed from 11:00pm to 6:00am, some of that lighting can be turned off during those hours.

Vice Chair Hales asked about a nearby resident's complaint that the facility's septic field would back up to her property. Mr. Ashness stated there is an existing septic field that is meant to support a single family home and the flow from the facility will be a third of what would be used by a single family home.

**A motion was made by Commissioner Crawford, seconded by Commissioner Gomez Flores, that this Resolution #2020-06 Adopting a Consistency Statement for the Approval of 919 Storage LLC, attached here to and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

**A motion was made by Commissioner Crawford, seconded by Commissioner Gomez Flores, that this Ordinance amending the zoning map of Chatham County for 919 Storage LLC, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

### [21-3788](#)

Vote on a request to approve appointments to the Chatham County Planning Board.

Commissioner Howard expressed concern about adding two people who work in real estate to the Planning Board. Commissioner Gomez Flores stated that his biggest concern when making his appointments was choosing people who live in his district because it has often been unrepresented on the Planning Board.

Vice Chair Hales stated that she believes it is a positive that Commissioner Gomez Flores appointed two people from District 5 because District 5 has not had representation on the Planning Board for 10 years, but she believes it is unfortunate that they are both realtors.

Commissioner Crawford stated his belief that the Board should give the benefit of the doubt to commissioners and support their nominees.

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

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

### [21-3796](#)

COVID Update

**Attachments:** [BOC COVID Update 1'19'21 \(1\).pptx](#)

County Manager Dan LaMontagne, Health Director Mike Zelek, and Management Analyst Courtney Cooper-Lewter gave a presentation to the Board.

Chair Dasher asked if the county could say with any certainty that they will have enough vaccines for Groups 1 and 2 by a certain date. Mr. Zelek stated he cannot provide a date because the county finds out a week ahead of time how many vaccines

they will be given the next week.

Commissioner Howard asked if the 1,500 doses the county received all went to the health department and if additional doses were given to other providers in the county. Mr. Zelek stated that was correct, additional doses were given to UNC Health and Piedmont Health.

Vice Chair Hales asked if the county was prepared for the cold storage needs of the Pfizer vaccine. Mr. Zelek stated that because of the cold storage requirements of the Pfizer vaccine, the county has been receiving the Moderna vaccine while the hospital systems with cold storage have received the Pfizer vaccine. If the county did receive the Pfizer vaccine, they would store it in the hospitals.

### **CLERK'S REPORT**

Clerk to the Board Lindsay Ray asked if the February 1st meeting could be cancelled because there is only one item on the agenda. The Board agreed to cancel the February 1st meeting.

### **MANAGER'S REPORT**

County Manager Dan LaMontagne gave an update on recovery from the cyber incident, stating that almost all employees have their laptops back, voicemail is functioning, phones are working most of the time, and the Finance Department is up to date on payroll entries and accounts payable.

Mr. LaMontagne also stated that the Chatham County Payment Center went online today.

### **COMMISSIONERS' REPORTS**

Commissioner Howard stated she was sorry she missed the retreat but she did attend the Association of County Commissioners Legislative Goals meeting and there was a lot of discussion about the removal of the option to sue for easement funds and about Medicaid.

Commissioner Hales stated that she will be attending the Chatham Conservation Partnership meeting about the Cape Fear River Basin study on Thursday.

Commissioner Gomez Flores stated he attended a JCPC meeting where providers discussed concerns for the mental health of youth in the county due to the COVID-19 pandemic.

Commissioner Crawford announced that Tommy Glosson recently passed away. Mr. Glosson was a long time fixture in Chatham's agriculture community. Commissioner Crawford expressed his condolences to the Glosson family.

### **ADJOURNMENT**

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

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