



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Wednesday, March 9, 2016

6:00 PM

Horton Middle School Multipurpose  
Room

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#### Joint Elected Officials Meeting

#### CALL TO ORDER

*Chatham County Board of Commissioner Chairman James Crawford called the meeting to order at 6:05 PM. Chairman Crawford presided over the meeting. He reviewed the agenda for the evening. The panel introduced themselves.*

*From the Chatham County Board of Commissioners: Chairman James Crawford, Vice Chair Diana Hales, Commissioner Mike Cross, Commissioner Karen Howard, Commissioner Walter Petty, County Manager Renee Paschal and Clerk to the Board Lindsay K. Ray*

*From the Board of Education: Superintendent Dr. Derrick Jordan, Board Member Del Turner, Chairman Gary Leonard, Board Member David Hamm, Board Member Melissa Hlavac, Attorney Rod Mallone, and Board Member Jane Allen Wilson*

*From the Town of Pittsboro: Mayor Cindy Perry, Commissioner Michael Fiocco, Commissioner Jon Bonitz, Town Manager Bryan Gruesbeck, Commissioner Jay Farrell, Commissioner Bet Wilson Foley, Commissioner Pamela Baldwin*

#### BOARD PRIORITIES

[16-1626](#)

Presentation by Chatham Park

**Attachments:** [Chatham Park Presentation 3.9.2016.pptx](#)

*Tom D'Alesandro, a consultant with Chatham Park, presented a PowerPoint presentation to the panel. (Presentation Attached)*

*Some Highlights of the Presentation:*

- *The UNC Medical Center will create 80 jobs and is opening Tuesday, March 15, 2016.*
- *The UNC Hospice will create 60 jobs and is opening this summer.*
- *Additional Elements being presented in April are*
  - o *Tree Protection*
  - o *Master Sign Plan*
  - o *Master Parking and Loading Plan*
  - o *Master Landscape Plan*
  - o *Development Phasing Plan*
  - o *Affordable Housing Plan*
  - o *Master Public Facilities Plan*
  - o *Master Stormwater Plan*
  - o *Master Public Arts Plan*

- In May, Chatham Park will present the Small Area Plan for the North Village.
- Chatham Park Way will be connected to Hwy 64 in eighteen months.
- Committed to providing up to eleven school sites to the Board of Education.
- Thales Academy, a private school, will get twenty acres of land and will open in 2018.

[16-1627](#)

## Question and Answer Session for the Developer

Chairman Crawford opened the floor for questions.

Commissioner Cross asked if there was an estimated year the 15 501 bypass will connect to anything south of Pittsboro. Mr. D'Alesandro stated he did not have an estimate.

Commissioner Petty asked if the negotiations with the internet providers included the outlying areas of the county. Mr. D'Alesandro stated they hope the internet providers will go beyond Chatham Park but Chatham Park will be what attracts them initially to the area.

Commissioner Hales asked if the business campus is all going to be south of the bridge. Mr. D'Alesandro stated that is just the first section opening up. There will be parts to the north of the bridge.

Ms. Turner asked what the projections were based on for the eleven school sites. Mr. D'Alesandro stated it is based on the housing they are projecting to build and population forecasting.

Ms. Turner asked besides Thales Academy, have there been any other requests for school sites from private schools. Mr. D'Alesandro stated there has been some interest but no requests.

Ms. Turner asked if Chatham Park would be asking some of the residents on Hillsboro Street to give up their property so that it could be turned into a commercial area. Mr. D'Alesandro stated they are looking for state money for improving main streets but they are not looking for anyone to move out of their homes.

Commissioner Howard asked if the downtown vision plan has been approved. The County Annex building is not shown on the plan which means the County would have to move. She wanted to know who approved that plan. Mr. D'Alesandro stated the plan is really more about finding the money to fix the paving, improving the aesthetics etc.

Commissioner Howard asked about the street plan and if there be an opportunity for input from the school district. She is concerned about how it will affect schools buses and students crossing the median. Mr. D'Alesandro stated there would be plenty of opportunity for input.

Commissioner Howard asked about the Luddy Institute of Technology. Mr. D'Alesandro stated it is an institute within Thales Academy available only to their students.

Dr. Jordan asked if Thales Academy is counting against the eleven school sites. Mr. D'Alesandro stated it is one of the eleven sites.

Dr. Jordan asked Thales Academy is considered an elementary, middle or high

school. Mr. D'Alesandro stated it should be all three. It is one elementary, one middle, and a portion of the high: it is all population related. Education is an important element to Chatham Park.

Dr. Jordan asked if they could offer projections for Thales Academy's enrollment. Mr. D'Alesandro stated 950 students.

Ms. Wilson asked if private schools could take some of the school sites if the County hasn't come to a decision about the site. Mr. D'Alesandro stated the goal is to incentivize the County and offer the sites to the County. However, if a private school really wants to come, Chatham Park has a population to serve.

Ms. Wilson asked for clarification as to whether or not school sites would be taken off the map based on the level of construction. Mr. D'Alesandro stated it will depend on who moves into the community. He said sites could be removed but he would find it unlikely.

Ms. Wilson asked if the Board of Education is going to go through the expense of assessing the site, what guarantees could they get that a private school wouldn't get the site while they were in the planning process. What commitment is needed from the schools to guarantee the site? Tim Smith, consultant with Chatham Park, stated Chatham Park wants a commitment; a letter of intent. It is binding. When construction starts they will deed the property to the schools. He said they worked with the school's consultants to come up with the projections. If they don't develop all the property, the school sites will reduce.

Commissioner Cross asked if there is any leeway to work with the County on the five year timeline considering the Capital Improvements Program is seven year plan. Mr. Smith stated they will work with the County as long as there is a letter of commitment.

County Manager Paschal stated a school takes much more than five years to plan. She asked if there is a projection of when the infrastructure will reach these school sites ahead of when the infrastructure is in place. Mr. Smith stated they will have a phasing plan.

Commissioner Fiocco stated he considers schools to be part of infrastructure. He asked if schools can be part of the special assessment district. Mr. D'Alesandro stated they are looking for the infrastructure to be structured around employment and they are purposefully limiting the amount of reimbursement so that they can keep costs competitive. Mr. Smith stated it would be hard to pay for schools through an assessment when people are already being asked to pay \$3,500 for an impact fee to fund schools.

Mayor Perry asked if the UNC Medical Center and UNC Hospice are tax exempt. Mr. D'Alesandro stated the UNC Medical Center will be a taxpayer. Hospice is owned by UNC. Mayor Perry asked if Thales Academy is taxable. Mr. D'Alesandro stated they would fall under whatever private schools policies are.

Mayor Perry stated she is happy the affordable housing is not going to be payment in lieu. She is hoping it will be well integrated into the community and not just in a particular neighborhood. Mr. D'Alesandro stated the lesson learned from Restin development was not to concentrate affordable housing.

Commissioner Hales asked if the water line extension and water tank are complete. Town Manager Gruesbeck stated town staff and the developer are going through the plan review. Commissioner Hales asked when they plan on construction. Mr. Smith

*stated in six months, in 2016.*

*Commissioner Cross asked if they had a percentage for affordable housing. Mr. D'Alesandro stated 2.5 % of apartments would be in the affordable program.*

*Commissioner Bonitz asked when they can expect to see additional elements. Mr. D'Alesandro stated they want to present them in April.*

*Commissioner Hales asked what the small area plan referred to. Mr. D'Alesandro stated it is one plan covering everything north of Hwy 64.*

*Commissioner Howard asked about housing for the younger population. Mr. D'Alesandro stated they are looking at a number of different things. The small house is becoming more popular and they are looking into it.*

*Commissioner Howard asked if there is any room for public input from Chatham Arts or Parks and Recreation. Mr. D'Alesandro stated the documents will be public documents and anyone can comment. She would like some more intentional involvement from some of these groups.*

*Commissioner Foley stated public art should be by local artists.*

*Ms. Turner asked if they have been talking to NCDOT about the traffic and asked what kind of impact assessment has been done. Mr. D'Alesandro stated they don't know everything yet. Thales Academy is on Thompson Road and there will be a traffic study. Every site plan will have a traffic study.*

*Mr. Leonard asked if there is going to be a park with Thales Academy. Mr. D'Alesandro stated Thales Academy will have a park next to it. Mr. Leonard asked who would take care of the parks. Mr. D'Alesandro stated the parks would be dedicated to the town.*

*Commissioner Bonitz asked about the 80 jobs at the UNC medical facility and wanted to know if that includes Pittsboro Family Medicine's 18 employees. Mr. Smith stated it does include those employees. Commissioner Bonitz stated they may want to change that slide because those are not new jobs. He also stated it would be good to get the word out that open burning will not be allowed.*

*Commissioner Hales asked if recreation is an element. Mr. D'Alesandro stated parks is one of the elements, which would include all kinds of recreation.*

*Commissioner Hales asked if they are anticipating having their own transit system, Mr. D'Alesandro stated they are not planning to set up their own, they will be working with Chatham Transit.*

*Chairman Crawford suggested forming subcommittees among the elected boards based on their areas of interest.*

## 16-1628

### Discussion of Items of Mutual Interest

*Mayor Perry asked the Boards to stay in touch with the Town of Pittsboro as they have the additional elements and Small Area Plan being presented soon.*

*Commissioner Baldwin stated she knows there are a lot of questions people have and they want to hear from everyone and want their input. She thanked Chatham Park for the presentation and thanked each board for participating.*

*Commissioner Howard thinks it is important for each board to be better informed as to what the other boards are doing. She would like each board to keep the others updated on what they are doing and to openly share information.*

*Commissioner Cross thinks the joint meeting is a good idea and it is important to be up to date on what Chatham Park is doing. He suggested having a joint meeting on a quarterly basis.*

*Chairman Crawford pointed out there was full attendance by all three boards.*

*Commissioner Fiocco stated he thinks it is a great Master Plan, but Chatham Park is not the only developer coming to Pittsboro. The Town is in the process of rewriting all of its ordinances. We can shape Chatham Park's additional elements and the Town's future ordinances such that the best ideas are taken from both. The Town would welcome everyone's input on the additional elements and the UDO so that it can be considered properly.*

*Commissioner Foley stated this is not just about Chatham Park. The entire county is going to change. The more the boards can work together as a team the more the whole county will benefit.*

*Commissioner Hales stated this was an excellent meeting and she likes the idea of meeting quarterly.*

*Mr. Smith thanked the boards and the staffs for coming to hear their presentation. There are over 58 nationally known consultants working on this project. The elements will be going through a public hearing, then to the Planning Board, and then back to the Town Council. The main purpose of this project is to create jobs.*

*Dr. Jordan stated he has heard multiple times that this is a multiyear project and the notion that the schools are behind in planning for schools is incorrect. He always appreciates hearing the message that the school system needs the housing and the students here in order to plan for a school. It is a 30 year or more maximum build out process; therefore the schools are not behind in planning.*

*Commissioner Petty thanked Mr. D'Alesandro for coming and sharing the information. He asked what the different boards can do to help make the project successful. He stated they didn't have to answer that today but that the boards are willing to help any way they can.*

*Chairman Crawford thanked the staff for putting in the extra time and coming to the meeting. He thanked the public for coming as well and said they may provide public input sessions at future meetings.*

## **ADJOURNMENT**