



Chatham County, NC

Meeting Minutes

Board of Commissioners

Thursday, September 29, 2016

6:30 PM

CCCC Multipurpose Room

Special Meeting - 6:30 PM - CCCC Multipurpose Room

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

CALL TO ORDER

Also present from Chatham County were County Manager Renee Paschal and Deputy County Manager Vicki McConnell.

Present from the Board of Education were Superintendent Derrick D. Jordan, Chairman Gary Leonard, Vice Chair Jane Allen Wilson, David Hamm, Del Turner and Melissa Hlavac.

Present from the Town of Pittsboro were Town Manager Bryan Gruesbeck, Mayor Cindy Perry, Commissioners Pamela Baldwin, Michael Fiocco, Jay Farrell, Bett Wilson Foley, and John Bonitz.

BOARD PRIORITIES

[16-1848](#)

Update on Chatham Park

Attachments: [3 Board Presentation 9.29.16.without video.pptx \[Repaired\].pdf](#)

Tim Smith with Chatham Park presented a PowerPoint Presentation with an update on Chatham Park. (Presentation attached. Two videos were removed due to file size).

Some highlights from the presentation:

- UNC's medical offices are open and they are interested in expanding.*
- The Hospice center should be opening in a couple of weeks. It will eventually have twenty beds.*
- A site plan for a retail center near Bojangles has been submitted to the Town of Pittsboro. It will be a 14,000 square foot retail center with restaurants, offices, and other retail.*
- A site plan for another retail center will be submitted to the Town of Pittsboro in about eight months.*
- Thales Academy will submit its site plan to the Town of Pittsboro next month and they hope to be open by fall 2018. They will first build the elementary portion of the school and build the high school two years later.*
- The first residential area will be next to Thales Academy.*
- There will be a 300,000 gallon water tower built. It will be owned by the Town of Pittsboro. They plan to start on the tower in about six months. In about four years they will build a million gallon tower and the 300,000 gallon tower will become reuse*

water.

- There will be a 499,000 gallon sewer plant/water reclamation plant. Schools will be able to tour the facility. The site will also eventually be a trailhead.
- There will be a ten mega-watt solar farm with Strata Solar.
- They hope to have the road and the interchange constructed in twenty-four months and building homes in about eighteen months.

16-1849

Questions and Answers

Commissioner Hales asked where the wastewater plant is going to be. Mr. Smith stated at Old 64 and Eubanks Road.

Ms. Turner asked if the neighborhood by Thales Academy will be incorporated with the neighborhood already there on Fire Tower Road. Mr. Smith stated some lots will front Fire Tower Road.

Ms. Wilson asked if Thales Academy has multiple entrances. Mr. Smith stated yes. Ms. Wilson asked Mr. Smith to elaborate on the transportation plan near Northwood High School. Mr. Smith stated they have done a traffic study on Highway 15-501 and NCDOT came back saying they want super streets. The Town of Pittsboro does not want super streets. They are still working that out. Highway 15-501 will be widened to six lanes.

Commissioner Howard asked how many residences will be near the Bojangles and retail center. Mr. Smith stated there would be 320 residences over the retail.

Commissioner Howard asked how many residences would be age restricted. Mr. Smith stated 1,400 units would be age restricted to ages 55 and above. He believes 25% of Chatham Park will be age 55 and older.

Commissioner Hales asked if the forty-four acres will be the first residential part of the project. Mr. Smith stated the forty-four acres is mainly retail with 320 residential units. The first section of homes will be off Thompson Street.

Chairman Crawford asked if the residential near Thales Academy will come as the school comes. Mr. Smith stated the school wants to open in the fall of 2018 and Chatham Park would be selling houses about that same time. Chairman Crawford asked if that would be finished houses and not lots. Mr. Smith stated they will not sell lots. They will only sell to builders who will build houses.

Mr. Hamm asked if the water tank would say Chatham Park, Pittsboro, or Chatham County. Mr. Smith stated it could say all three.

Ms. Hlavac asked how many acres the first elementary school site is. Mr. Smith stated fifteen acres adjacent to a twenty acre park site.

Ms. Wilson asked which jurisdiction would be responsible for maintenance of shared property. Mr. Smith stated the Town of Pittsboro would maintain any park sites and the schools would maintain any school owned property.

Ms. Turner asked where the run off goes. Mr. Smith stated when it runs off the streets it goes in the basins and then the basins flow into the drainage system. If it overflows it goes into a pond.

Commissioner Fiocco asked what kind of road improvements will be made on Business 64. Mr. Smith stated there will be turn lanes and eventually a stop light.

Commissioner Farrell asked where Chatham Parkway will come out on the north side. Mr. Smith stated Russell Chapel Road.

Commissioner Bonitz asked when it would connect to Russell Chapel Road. Mr. Smith stated ten to fifteen years.

Commissioner Hales asked what the development horizon is for the forty-four acres. Mr. Smith stated they want to submit a site plan in the next three to nine months and start construction a year from now.

Ms. Turner asked if there were any other potential school sites besides the elementary school. Mr. Smith stated there are eight other sites in the southern end.

Ms. Wilson asked who they think will be buying the houses. Mr. Smith thinks 25% will be 55 and older. There will be 6,000 apartments.

16-1851

General Discussion

Commissioner Bonitz asked if the schools tracked how many of the staff commute each day. He also asked if there is some kind of stipend for staff to live in the county.

Dr. Jordan stated they don't track commuters and there is no stipend.

Chairman Crawford stated the local legislative delegation anticipates the special assessment district will pass in the next session. The County Manager stated the County will go ahead with Phase One of the due diligence.

Commissioner Bonitz asked about the progress of a memorandum of understanding between the School Board and Chatham Park. Dr. Jordan stated the schools sent a letter of support stating the School Board is committed to working collaboratively with representatives from Chatham Park to ensure the appropriate due diligence is taking place.

Mr. Hamm stated it would be great for the Town of Pittsboro to look at the aesthetics of Chatham Park and consider the aesthetics of the town. He believes the flags flying through town detract from the look and he doesn't believe Chatham Park will have those. Mayor Perry stated the town's Planning Department has grown and it is their hope the new person will become zoning enforcement or deal with a multitude of other things.

16-1850

Updates from jurisdictions.

Mayor Perry updated the group on what is happening in the Town of Pittsboro. They are currently involved with the Unified Development Ordinance which is the unification of ten to fifteen different ordinances. They have hired additional planning staff and they are looking at sewer improvements. The Chatham Park Advisory Committee had its first meeting. The Town is also committed to working with the County on affordable housing issues.

Chairman Crawford updated the group on what is happening in the County. Last week he did the State of the County and reported Chatham County is the fastest growing county in the state. The Board approved the formation of an affordable housing task force. Staff is working on the Comprehensive Land Use Plan. The ribbon cutting for the Joint Bus Garage was on Wednesday. The Board decided not

to go with geothermal for the CCCC health sciences building. A new county website will be launched soon and the Agriculture & Conference Center will open soon for staff and around the first of the year for the public. Revaluation is ongoing. The County is working diligently on broadband. He looks forward to seeing the jobs created by Mountaire. Commissioner Hales stated she went to the Triangle J Housing Summit and learned an individual must earn \$20 an hour to be able to afford to live in the Triangle.

Mr. Leonard recognized the leadership team for Chatham County Schools. They are in the middle of the accreditation process. The Board approved two school locations. Principal Pipeline grant is a 1.7 million dollar grant to help aspiring principals. Members of the leadership team lead tours for new teachers around the county. Their technology services group was able to use the combination of federal and state e-rate programs for a new wireless upgrade that didn't cost the County or the Schools any money. Sage is now the Chatham Center for Innovation. It houses both Sage Academy and the Early College.

Commissioner Baldwin asked if there were plans to expand Northwood. Dr. Jordan stated yes.

Commissioner Farrell asked when they would get middle school football. Mr. Leonard stated they have a study group looking into it.

Commissioner Petty stated there isn't a housing component for CCCC students. He asked Mr. Smith if Chatham Park would consider some student housing.

ADJOURNMENT