



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Tuesday, January 18, 2022

3:00 PM

Historic Courthouse Courtroom

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#### Work Session - 3:00 PM - Historic Courthouse Courtroom

**Present:** 4 - Commissioner Mike Dasher, Commissioner Diana Hales, Vice Chair Franklin Gomez Flores and Chair Karen Howard

#### **PUBLIC INPUT SESSION**

*Melanie York*

*Ms. York spoke on behalf of the Chatham Homeless Advocacy Issue Network (CHAIN). The group seeks the Board's support in their efforts to collect information about unsheltered people in the county and simultaneously deliver care packages and connect those who need help to necessary services.*

#### **SPECIAL PRESENTATION**

[21-4164](#)

Vote on a request to adopt a resolution honoring Finance Officer Hope Tally for her over 20 years of service.

*Carolyn Miller read the resolution into the record.*

*Ms. Hope Tally thanked the Board, the staff in the County Manager's Office and the Finance staff. She said she was humbled to receive the reward.*

**A motion was made by Vice Chair Hales, seconded by Commissioner Gomez Flores, that this Resolution #22-40 honoring Finance Officer Hope Tally upon her retirement, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4165](#)

Vote on a request to adopt a resolution honoring Council on Aging Executive Director Dennis Streets upon his retirement.

*Carolyn Miller read the resolution into the record.*

*Mr. Dennis Streets thanked the Board. He said that he was blessed by the community partners and County employees.*

**A motion was made by Vice Chair Hales, seconded by Commissioner Gomez Flores, that this Resolution #22-041 honoring Council on Aging Executive Director Dennis Streets upon his retirement, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

## **BOARD PRIORITIES**

[21-4148](#)

Receive FY2022 Second Quarter Budget Update

**Attachments:** [FY22 2nd Quarter Budget Update](#)

*Budget Director Darrell Butts delivered a presentation to the Board.*

*Vice Chair Hales mentioned that Article 46 also covers education; she asked if there was a specified amount going into education. Mr. Butts replied to the question and stated one million. He said that last year the Board instructed staff to allocate the first million to education and to split every dollar after that amongst the other three.*

**This Agenda Item was received and filed.**

[21-4149](#)

Chatham County Affordable Housing Advisory Committee 2021 Annual Report

**Attachments:** [AHACAnnualReport2021.Jan18.2022](#)  
[ChathamCountyAnnualUpdate\\_Infographic\\_2021\\_Final](#)  
[FINAL2021AHACAnnualReport1.18.2022BOC](#)

*Stephanie Watkins-Cruz introduced AHAC Chair Susan Levy and said she would be presenting this item.*

*Vice Chair Hales asked for clarification on the eight units referenced in the presentation. Ms. Levy said those were the eight lots purchased by Habitat and that the actual units haven't been built yet.*

*Chair Howard noted that there was a slide missing from the presentation received by the Commissioners. Ms. Watkins-Cruz said she would send out the updated presentation.*

*At the conclusion of the prepared materials, Ms. Levy invited the Board to share any questions, concerns, or things they would like to see added to the AHAC toolbox.*

*Vice Chair Hales asked about the fifty units referenced. Ms. Watkins-Cruz said that it referred to the rehabbed and preserved units. She also clarified that because there is a lag between investing and the units coming up, showing the data can be challenging*

*Vice Chair Hales said that she is aware that AHAC has met with the UDO Committee. She stated that she knows one strategy for addressing affordable housing is tiny homes. She asked if this was an area of research being discussed and if it is a worthwhile area of research. Ms. Levy responded that the AHAC had not specifically talked about tiny homes but had looked at ways of building that don't prevent tiny homes. Ms. Levy thanked Vice Chairs for bringing it up and said that finding ways to build more or less is very important. Ms. Watkins-Cruz reiterated that considering ways to build that don't prevent tiny homes is a serious consideration as AHAC provides input to the UDO as it is finding ways to incentivize. She said that the tiny home model is very popular but also presents some challenges with regards to*

*lending and regulations. Chair Howard noted that there is also research emerging regarding the mental health costs of tiny home living. She said this is an important consideration, particularly in the pandemic landscape and the associated isolation. She said that she would like to see options for smaller homes but anticipates a move away from tiny homes. While the model lends itself to individuals, it is less practical for families.*

*Commissioner Dasher thanked AHAC and Ms. Watkins-Cruz for their work. He said that he would like more ways to encourage affordable housing and stop discouraging it and hopes that AHAC can work on policies to this end.*

*Vice Chair Hales commented that she knew the Chatham Housing Authority was working on transitional housing but was not aware of the current status. She noted that Ms. York had just submitted a public comment regarding homelessness in Chatham County. She said that Chatham still does not have a domestic violence shelter or any designated housing for the homeless. She said she wasn't sure what a strategy would be to address this, but she would like to see AHAC put some of their expert eyes on this issue.*

*Ms. Watkins-Cruz said that, from the staff side, this particular set of issues was something they had wrestled with from early on. She said now is a good time for AHAC to update their toolbox. She said that, in the past, when units come online, she alerts all service providers.*

*Chair Howard stated that male heads-of-households with children are in a particularly difficult predicament because there is often consideration for female victims of domestic abuse but there is very little conversation around males in the same circumstance.*

*Commissioner Gomez Flores asked if, instead of allocating this every year, if they might consider every two years. He said his thought process is that maybe waiting and working towards an apartment complex might make more units available in the same amount of time. He said basically he was thinking about how to get "the most bang for our buck." Ms. Levy responded that they are trying to fund projects that are ready to go on and need money now. She said that, to deny an application, or save it for the future, they might not be able to do what they want to do now, and the opportunity might be lost. She said it's a balancing act.*

*Chair Howard noting that the Board should consider the need for housing like they considered the critical need for education when apportioning funds from Article 46. She said she could see apportioning the million dollars to housing one year with the remainder being apportioned to other three areas. She said she thought this would be a good approach and would allow the Board to give the Finance Department a degree of predictability.*

*Ms. Levy said she thought that was a great idea and that knowing that funding was going to be there could potentially attract some really significant projects.*

*Ms. Levy noted that as the county continues to grow, so too will the affordability issue.*

*Chair Howard said that, as a parent of a special needs child and knowing that other communities are creating living opportunities for special needs adults that still require some level of support, she would love to see a focus on something like that in Chatham County going forward.*

Commissioner Dasher said that setting up separate loan funds had been discussed a couple meetings ago. He said that he thought that this might be a wise use of the unanticipated Article 46 revenue. He said that way, it wouldn't just be going to be a single project but could, this way, be invested and returned. Ms. Watkins-Cruz noted that consistency is key, and developers need assurances that the funds they expect to be available are. She said that Article 46 revenue has helped bring to bear some projects that may have otherwise been delayed. She noted that there are a lot of tools that can be used.

Chair Howard said she loved the collaboration with Vickers Village. She said she would like to find ways to proactively have conversations with developers and to make Chatham County attractive to developers that are mindful and invested in supporting the community. She thanked Ms. Watkins-Cruz and AHAC for the update and said she loved receiving updates like this because it gives the Board the opportunity to think about how best to help. Ms. Watkins-Cruz said she was pleased to have three years of data and thanked everyone for their support.

**This Agenda Item was received and filed.**

## 21-4155

### ARPA Prioritization Tool, Community Engagement, & Discussion

**Attachments:**     [APRA BOC Update 1.18.22](#)

Courtney Cooper-Lewter delivered this presentation to the Board.

Vice Chair Hales asked if there was a plan to commit the funds prior to 2024. Ms. Cooper-Lewter responded that is what the information gathering phase is about. She said the funds might not all be committed before then but it's possible. She said that there needs to be some flexibility to respond to the needs as they evolve.

Vice Chair Hales asked if the public engagement sessions Ms. Cooper-Lewter mentioned would be virtual. Ms. Cooper-Lewter responded that they were in-person at this time because there are concerns about internet connectivity throughout the county but that they are continuing to monitor cases.

Vice Chair Hales asked if they could use churches for public engagement sessions. Ms. Cooper-Lewter said yes, they are looking into having a few sessions in churches and are still gauging the comfort level of churches with regards to bringing additional people into their spaces. She said that they are hoping to have the February 10th session at a church and possibly the February 8th session as well.

Commissioner Dasher asked about how the funds are prioritized. Ms. Cooper-Lewter said that they want to have conversations with the people that have access to those funds to see if they are already planning on using them for this project and if not, how partnerships can be formed. She said that it would be taken on a case by case basis. Commissioner Dasher asked if these were COVID public health funds. Ms. Cooper-Lewter clarified and said if someone reached out and expressed testing needs in a certain area, ARPA would reach out to Mike Zelek and ask if there was a way to use his available COVID funds to prioritize. She said the process with Corona relief funds was basically to see if someone else has specific funds available to tackle the specific project and if they do not, dip into the ARPA funds.

County Manager Dan LaMontagne followed up on Ms. Cooper-Lewter's response and said there are different eligibilities and while all these funds fall under the American Rescue Plan Act, some have narrower parameters for fund usage. 01.31

Chair Howard asked about the Board of Commissioners

Ms. Cooper-Lewter said that during one on ones, they had talked a little bit about values regarding these funds and that they helped shape the criteria for prioritizing projects and the guiding parameters came largely from conversations with internal management and the guidelines provided by the federal government. Chair Howard asked about the Board values specifically. She asked if those were the values expressed specifically with regards to the ARPA funds. Ms. Cooper-Lewter said yes. Chair Howard said she was concerned that a lot of that conversation happened before they had guidance on how that money could be spent. She asked if there was still an opportunity for input from the Board on how those funds are going to be spent. Ms. Cooper-Lewter said she did think there was still room for that.

County Manager Dan LaMontagne said that he thought that some trends and projects would emerge through public input that staff could bring to the Board. He said he thinks it will be a good opportunity to check-in with the Board on their priorities after some public input and see if some of the guiding principles should be changed at that point. He said that he thinks the process can be easily adapted to meet needs. He said the values are very general at this point. He said they didn't want projects that would budgetarily tie them for years to come.

Chair Howard said she just wanted to make sure they would get further input now that they have additional guidance on how the funds can be used because the initial conversations were fairly early. She said she thinks there is room for collaboration with other municipalities that have received funding. She said, if there were things they could do that could be more impactful by pooling resources, she would like to see that. She said she felt like a lot of the "messages that come under the messages" from the public will revolve around mental health and general well-being and she wants the Board to be mindful of that. She said that the Board members are not professionals in that space at the local government level. She said she would like to see something done that will be impactful for a long time and that could not have happened without this money.

Commissioner Dasher asked if Ms. Cooper-Lewter knew what the municipalities would be receiving and how. He asked if the funds had already been allocated and if that would factor in the decisions made by the Board. Ms. Cooper-Lewter responded that she was not sure about the exact amount the towns had received but that the town of Goldston had reached out for support in administering their funds because they have a much smaller staff. Mr. LaMontagne said he could not recall the exact numbers but could get them for the Board. He said that he believed Pittsboro was around 3 million, which he thinks went to water and wastewater infrastructure projects. He said he wasn't sure about Siler City but thought maybe the focus was also on utilities. A said a lot of town managers were allocating the money for utility infrastructure.

Commissioner Dasher asked if that was considered to be related to Covid 19. Ms. Cooper-Lewter said it is eligible under ARPA. Vice Chair Hales said it would be a good idea to find out if towns are allocating all of their funds to one particular item or if there are other projects that Chatham might be able to work on with them. She said this would be important to verify.

Chair Howard thanked Ms. Cooper-Lewter and noted that she was glad to see such intentionality around getting public input on this. She said it would be helpful to see the ground-level impacts on people around the county.

**This Agenda Item was received and filed.**

## **RECESS**

*The Board of Commissioners recessed the meeting until 6:00pm.*

## End of Work Session

### Regular Session - 6:00 PM - Historic Courthouse Courtroom

**Present:** 4 - Commissioner Mike Dasher, Commissioner Diana Hales, Vice Chair Franklin Gomez Flores and Chair Karen Howard

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

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

### **CALL TO ORDER**

*Chair Howard welcomed those in attendance and called the meeting to order at 6:01pm.*

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

*Chair Howard noted that there were two items to be added to the consent agenda, one being the appointment of Hope Talley as Interim Finance Officer and approve the Deep River Financial Solutions contract.*

*Vice Chair Hales asked if those items had numbers. Clerk Lindsay Ray responded that they did not have numbers yet because they had not yet been entered into the system.*

**A motion was made by Vice Chair Hales, seconded by Commissioner Gomez Flores, that the agenda and consent agenda be approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

#### **[21-4048](#)**

Vote on a Legislative request to approve by the Chatham County Planning and Watershed Protection Departments to consider amendments to the Chatham County Watershed Protection Ordinance; specifically, Article 100 Section 103 (D) Exceptions to Applicability; Section 106 (A) Remedies; Section 109 General Definitions; Article 500 Section 501 Watershed Administrator and Duties; and updating department and division titles throughout the document.

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

**A motion was made by Vice Chair Diana Hales, seconded by Commissioner Franklin Gomez Flores, that this Ordinance was approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

#### **[21-4078](#)**

Vote on a quasi-judicial request to approve by Baker Donelson on

behalf of Cellco Partnership dba Verizon Wireless for a new telecommunications tower on Parcel No. 10843 located at 5914 NC 87 N. A waiver from the 199 feet maximum is also requested to increase the height to no more than 300 feet.

**Attachments:**     [More information available on the Planning Department website](#)

**A motion was made by Vice Chair Diana Hales, seconded by Commissioner Franklin Gomez Flores, that this Resolution #22-042 approving a special use permit, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4103](#)

Vote on a request to approve to award a service weapon to retiring Chief Deputy Charles Gardner.

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4136](#)

Vote on a request to approve by Dan Sears, P.A. on behalf of Fitch Creations, Inc. for subdivision **Final Plat** review and approval of **Fearrington P.U.D., Section X Area "D" Phase Three - Halifax**, consisting of 10 lots on 4.156 acres, located off Millcroft/SR-1817, parcel #18998.

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

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4140](#)

Vote on a request to adopt a resolution to approve an amendment to the Chatham County Criminal History Check Policy

**Attachments:**     [Resolution Amending Criminal History Check Policy](#)  
[Criminal History Check Policy - Updated 122121](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Gomez Flores, that this Resolution #22-042 to approve an amendment to the Chatham County Criminal History Check Policy, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4166](#)

Vote on a request to adopt a resolution Proclaiming February 2022 as We Love Seniors Month

**Attachments:**     [We Love Seniors Month 2022](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Gomez Flores, that this Resolution #22-044 Proclaiming February 2022 as We Love Seniors Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4141](#)

Vote on a request to approve a contract change order with Motorola in the amount of \$950,000.00 and authorize the County Manager to execute the agreement.

**Attachments:**     [Motorola Chatham County NC Change Order 3](#)

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4142](#)

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

**Attachments:**     [TUTTLE LANE PETITION](#)

[TUTTLE LANE MAP](#)

[TUTTLE LANE AREA MAP](#)

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4143](#)

Vote on a request to approve Tax Releases and Refunds

**Attachments:**     [12-6-21 to 12-31-21 Release and Refund Report](#)

[December 2021 NCVTS Pending Refund Report](#)

[December 2021 Manual NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Gomez Flores, 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:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4144](#)

Vote on request to approve a grant application to Governor's Crime Commission (Violence Against Women Act) and authorize County Manager to have final approval before submission.

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4145](#)

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 Gomez Flores, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

[21-4147](#)

Vote on request to approve a Grant Application: Chatham Family Violence Prevention Services and authorize County Manager to have final approval before submission.

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

### **Vote to appointment of Hope Talley as Interim Finance Officer**

**A motion was made by Vice Chair Diana Hales, seconded by Commissioner Franklin Gomez Flores, that this appointment was approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

### **Vote to approve Deep River Financial Solutions contract**

**A motion was made by Vice Chair Diana Hales, seconded by Commissioner Franklin Gomez Flores, that this contract was approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

### **End of Consent Agenda**

### **PUBLIC INPUT SESSION**

*Peyton Holland spoke in favor of strengthening the conservation subdivision guidelines as recommended by the Planning Board.*

**PUBLIC HEARINGS**[21-4138](#)

A legislative public hearing for a request by the Chatham County Board of Commissioners to consider amendments to the Chatham County Subdivision Regulations: amend Sections 2, Definitions, to modify the definitions for major and minor subdivision and 4(C), Exempt Subdivision, to add an exemption for the division of property for public right-of-way dedication for road widenings.

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

*Hunter Glenn reviewed the specifics of the request.*

*Vice Chair Hales asked if exempt subdivisions are aimed primarily at the tip site. Mr. Glenn said that right now there are five types of exempt subdivisions that are handled as minor subdivisions, but this would add a sixth category. He said the intent of this is for developers of the tip site so it would still be an administrative process at the discretion of planning staff. He said, if it needed to go through the major subdivision process it still could.*

*Vice Chair Hales asked if adding a street mattered on a major or minor subdivision. Mr. Glenn said currently, even changing a right of way creates a major subdivision process and application. He said this could deter some applicants and developers from pursuing a project. He said it is a fairly niche issue that has just arisen. Vice Chair Hales asked if it would impact very many applicants. Mr. Glenn said he wasn't sure exactly what brought about this change but really, it's only for the tip site and potential developers there.*

*The public hearing was closed.*

**This agenda item was referred to the Planning Board.**

[21-4139](#)

A legislative public hearing for a request by the Chatham County Board of Commissioners to consider amendments to the Chatham County Zoning Ordinance: amend Section 10.13, Table of Permitted Uses, to revise footnote 3 to include connection to Town of Sanford water, in addition to the county water system. This footnote only applies to the Triangle Innovation Point advanced manufacturing park in Moncure.

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

*Hunter Glenn reviewed the specifics of the request.*

*The public hearing was closed.*

**This agenda item was referred to the Planning Board.**

**BOARD PRIORITIES**[21-4047](#)

Vote on a legislative request to approve by the Chatham County Board of Commissioners to consider amendments to the Chatham County

Subdivision Regulations; specifically, Sections 1.13, Variances; 2.3, Meaning of Specific Words and Terms; 6.4, Final Plat, subsection B, Features; 5.2B Concept Plan; and 7.7 Conservation Subdivision - Alternative Standards for Development; and to the Chatham County Conservation Subdivision Guidelines for Conservation Space Selection to include an appeals process of staff decisions, remove the option allowing off-site septic systems for subdivision lots, require environmental impact assessments be reviewed by the Environmental Review Advisory Committee, and revise conservation subdivision development standards and guidelines.

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

*Planning Director Jason Sullivan reviewed the specifics of the agenda item.*

*Vice Chair Hales commended the Planning Board and Planning Department for taking this on and said that she expected more recommendations to come out of the UDO.*

*Commissioner Dasher said he had some concerns with some of the proposed elements. He said that he understands the reasoning but disagrees with some of the underlying elements. He said he does not understand lengthening an already lengthy review process another 45 days to have ERAC review prior to peer review. He asked if any of the other board members had a better understanding of the need for this step.*

*Vice Chair Hales responded that ERAC historically had a bigger role in subdivisions. She said that, while some members are from the general public, others have expertise. She said the environmental reviews are very long and it is good for them to be evaluated by some "county-centered" people.*

*Chair Howard followed up on Vice Chair Hales's comment and said that she did not believe the 45-day extension was the intent, but it gives advisory boards the time to revisit and review input and see how it can be incorporated into the planned document. She said the 45 days is unfortunate, but the impact of the projects is enduring so it's worthwhile to take the extra time to ensure the best outcome.*

*Vice Chair Hales asked Mr. Sullivan to clarify if the projects had to stop while in the review process. Mr. Sullivan said they did not. Other aspects of the application can be addressed while the review is in progress.*

*Commissioner Dasher asked Mr. Sullivan if he anticipated that ERAC would propose changes. Vice Chair Hales responded that, as she understood it, the recommendations would go to peer review.*

*Commissioner Gomez-Flores asked if applicants were typically from Chatham County or outside the county. Mr. Sullivan said that typically the actual applicants are attorneys or engineers from Chatham that are representing clients. Commissioner Gomez-Flores said he valued public input and said that, as the county grows, he expects more investors from outside of the county to invest in Chatham County and they might not always be the best fit.*

*Chair Howard said she would like to believe that there are developers that are interested in seeing that input.*

Commissioner Dasher wanted to note also the impact on the landowners of smaller parcels in Chatham County that own properties that might not be developable without being considered conservation spaces.

Chair Howard said that even though properties are owned by individuals, they affect everyone. Sensitive areas have to be protected for the benefit of all people while also still allowing for development. She says there should be a happy medium. Chair Howard said a lot of the county was owned by estates or people that reside elsewhere and are not deeply invested in the county. Commissioner Dasher responded that while that was true of some properties, others are owned by people who plan to sell their property to put their kids through college or to pass the land on to their grandchildren. He said that's how many Chathamites have been able to build wealth.

Chair Howard said that she feels that ERAC benefits everyone. She said they are lucky to live in a county with such a high level of expertise at the advisory board level.

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

## **SUBDIVISION FIRST PLATS**

### **[21-4137](#)**

Vote on a request to approve by Warren Mitchell, P.E. on behalf of Dr. Wyndell Merritt for subdivision **First Plat** review and approval of **Pyewacket**, consisting of 92 lots on 128.39 acres, located off Jones Ferry Road, SR-1942, parcels #90267.

**Attachments:** [More Information on the Planning department website](#)

Planning Director Jason Sullivan reviewed the specifics of the request to approve by Warren Mitchell, P.E. on behalf of Dr. Wyndell Merritt for subdivision First Plat review and approval of Pyewacket, consisting of 92 lots on 128.39 acres, located off Jones Ferry Road, SR-1942, parcels #90267.

Commissioner Dasher asked about the authority of staff. Sullivan replied that Rachael Thorn is the Watershed Protection Director, and her job is to work with the developer to get them what they think would produce the best outcome.

Commissioner Hales stated that she had attended the planning board meetings. She was hoping to have more developers like Warren Mitchell in the County because he worked hard to get to the intent of the conservation subdivision. She thanked Mr. Mitchell for his careful consideration. Chair Howard stated that she was also very impressed with his commitment to making the changes based on the input given.

Commissioner Dasher asked Warren Mitchell with the new ordinance, would this require a fifty foot buffer on the east side. Mitchell replied yes. Commissioner Dasher stated that those would be small lots. Mitchell replied that the size would be more compressed.

Mitchell thanked the commissioners for their praise. He said the praise really should go to staff, especially Rachael Thorn. They did lose a community area with a pool building but the natural areas/trails are going to be the best amenity. He is proud as a

*citizen to conduct business in Chatham County and gives of their time so freely. He thinks the outcome is a good result of the hard work.*

*No one signed up to speak.*

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

## **CLERK'S REPORT**

*Clerk to the Board Lindsay Ray introduced Lacey George, the new Deputy Clerk.*

*Ray stated that there was a vacancy on the Board of Adjustment and Peyton Holland has served as Chair twice and he has agreed to fill the vacancy for the remainder of that term.*

*Ray told the Board of Commissioners that she would be on vacation and she and Commissioner Gomez Flores would be going to the North Carolina Association of County Commissioners for new board chair training. Ray reminded the Board of Commissioners of the upcoming meeting.*

**A motion was made by Vice Chair Hales, seconded by Chair Dasher, that the appointment of Peyton Holland to the Board of Adjustment for the remainder of the term be approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

## **MANAGER'S REPORT**

*County Manager Dan LaMontagne updated the Board of Commissioners on the American Rescue funding for the towns, which includes Goldston receiving \$96,000, Pittsboro receiving \$1.4 million, and Siler City receiving \$2.6 million.*

*LaMontagne stated that the managers will be at the manger's conference from February 2nd to 4th in Winston Salem.*

*LaMontagne thanked the Board of Commissioners for the retreat and their time and guidance.*

## **COMMISSIONERS' REPORTS**

*Commissioner Gomez Flores stated that the Juvenile Crime Prevention Council will have a few new appointments coming up, the Board of Health meeting will be later this month, and he received a request from Randolph Communications for a letter of support.*

*Commissioner Hales asked if there will be Ag Fest this year. Assistant County Manager Carolyn Miller stated that it takes about six months to plan that event, and not all the partners were on board, but they are hoping to do it again in 2023. They will meet again and talk about whether there is any interest in moving it to fall.*

*Commissioner Hales stated today at the North Carolina Association of County Commissioners Environment Steering Committee there was a presentation on*

*roadside litter. Chatham County had a partnership with Keeping America Beautiful, but COVID derailed that. Maybe we can take a look at that again. Commissioner Hales stated that Durham has a nuisance ordinance for littering. Wendy Jacobs, the chair, will send that ordinance around. The Water Infrastructure Division is tasked with the distribution of federal funds to the state. The first round of applications will be April 1st. The money has to be spent by 2026. Hales asked staff to look into these grant opportunities.*

## **ADJOURNMENT**

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

**Aye:** 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard