



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, August 18, 2025

2:00 PM

Historic Courthouse Courtroom

Work Session - 2:00 PM - Historic Courthouse Courtroom

Present: 5 - Chair Karen Howard, Vice Chair Katie Kenlan, Commissioner David Delaney, Commissioner Franklin Gomez Flores and Commissioner Amanda Robertson

CALL TO ORDER

Chair Howard welcomed everyone to the August 18, 2025 meeting.

ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

Chair Howard called for a motion to approve the work session agenda.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that this was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

SPECIAL PRESENTATION

[25-0353](#)

Vote to adopt a resolution recognizing Payroll Week during the week of September 1st through 5th, 2025, in Chatham County

Attachments: [Resolution Recognizing Sept 1-5 as Payroll Week in Chatham County](#)

Chair Howard read aloud the Resolution recognizing Payroll Week.

Chair Howard called for a motion to adopt the resolution.

The Board of Commissioners paused for a photo.

A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that this 25-48 resolution recognizing Payroll Week during the week of September 1st through 5th, 2025, in Chatham County was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0381](#)

Vote to adopt a resolution proclaiming September 2025 Healthy Aging Month in Chatham County

Attachments: [Healthy Aging Month - September 2025](#)

Chair Howard read aloud the Resolution proclaiming 2025 Health Aging Month.

Chair Howard called for a motion to adopt the resolution.

The Board of Commissioners paused for a photo.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that this 25-49 Resolution proclaiming September 2025 Healthy Aging Month in Chatham County was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

PUBLIC COMMENT SESSION

[25-0416](#)

The Public Comment Session is held to give residents an opportunity to speak on any item. The session is no more than thirty minutes long to allow as many as possible to speak. Speakers are limited to no more than three minutes each and may not give their time to another speaker. Speakers are asked to sign up in advance. Comments are always welcome in writing

Attachments: [Click Here To Sign Up For Public Comment](#)

Chair Howard reminded the speakers that they have three minutes to speak. Chair Howard called on the Clerk to the Board to read the name of those who signed up to speak. The following public comment was received by the Board of Commissioners.

Shelley Colbert

Good afternoon, Commissioners, I'm Shelley Colbert and I live in Baldwin Township. I'm here today to state my concerns about the July 28 administrative determination in the Sam's Express Car Wash (SXCW) matter, and to ask the commissioners to consider three things: 1. Consideration of an appeal by the county to the board of adjustments, 2. A thorough review of the planning department's record of decision, and 3. Consideration of a text amendment or administrative measures to ensure better disclosure, better oversight, and better protections for citizens' rights to public input and due process in administrative decisions. Since the public record on the Briar Chapel development has over twenty years of relevant documents, I have submitted written public comments discussing the administrative determination and possible basis for appeal. My intention in those comments is to play Devil's Advocate by raising issues that are unaddressed in the extraordinarily brief administrative determination. Based on the information currently available to me in the public record, I ask the commissioners to consider an appeal. At a minimum, I'd ask the Board to review the planning department's documentation and record of decision not merely for legal sufficiency but for administrative opportunities for improvement, including better disclosure. I would invite you to review the public record in the preliminary plat approval for Special District East (SD East), including the staff report, as a starting point of comparison. The preliminary plat approvals are subject to robust standards, opportunity for public input, commissioners' oversight of planning decisions, and transparency in public meeting votes. As a practical matter, all managers of large

concerns must delegate some decisions and actions to subordinates, and I willingly concede that it's no different for the Board of Commissioners. That doesn't mean, however, that the Board should relinquish its duty for administrative oversight. When a novel determination is being made eight years after the Board's public vote for plat approval, the situation suggests changes to administrative determinations appear to be necessary. The current delegated process is deeply unfair as a matter of transparency and due process; it incentivizes unethical bait-and switch tactics, and most importantly, it undermines the confidence of citizens and business concerns alike if they have no opportunity for input and cannot rely on the County's decisions for long-term planning. It's difficult for me to make specific suggestions, at this point, because the record of the decision is not available to me, but I urge you to consider revisiting the administrative process for improvements that might be accomplished through a text amendment, or revised standards to ensure better administrative transparency and due process safeguards in Chatham County. Thank you.

Elaine Chiosso

Good afternoon, my name is Elaine Chiosso, I live in Hadley Township. I saw that on the evening's agenda is a vote from you for approval of two new trails in Chatham County, and I wanted to speak to the one about the George Pauley Nature Trail in Northeast District Park. George Pauley was an amazing environmentalist and conservationist here in Chatham County, and we lost him too soon in 2021. He lived near where Northeast District Park is now and was instrumental in his role on the Chatham County Parks and Recreation Advisory Committee to help the county acquire that property for Northeast District Park. He also served on the board of the Haw River Assembly and left the Haw River Assembly a very generous donation upon his death. The Haw River Assembly felt it would be fitting to use part of that money to help Chatham County create a nature trail in Northeast Park, which was always a dream of George's that he did not get to see fulfilled. So, the Hall River Assembly is funding the work for this nature trail in Northeast Park, and has those funds already provided the new wildflower meadow that the trail will go through. So, I just wanted to give you that little bit of information about George Pauley, who, will be able to honor this way forever. Thank you.

Marva Price

Good afternoon, Commissioners. My name is Marva Price. Thank you for giving me time to present. I am here to let you know my husband, Lawrence, and I were shocked at the July 21, 2025 Commissioner's Meeting when you were told that you had no authority to hear or make decisions regarding the pump and haul waiver that had been requested by Sam's Car Wash. Property owners did not get any information regarding the unilateral decision by the SXCW and the Chatham County Planning Board. You are legislated to make decisions for what is important to Chatham County, in this case, with input from concerned citizens and other official bodies, but not to be divorced from your oversight role. We urge you to look at what happened on July 21, without your discussion and input. I am including an email I received today from Jason Sullivan. I had to request this information. Again, as a very concerned landowner with property adjoining the SXCW plant, we were totally ignored in SXCW, Sam's Car Wash, and Planning Board's decision as to who is being affected by unilateral decisions. We urge you to exercise your right to appeal in this matter. Thank you.

This Agenda Item was received and filed.

BOARD PRIORITIES

[25-0383](#)

Receive a presentation on the Housing Programs in Chatham County

Attachments: [Housing Programs Presentation 8-18-2025](#)

Housing Director Jason Smith and Salvation Army Executive Director Becky Sommer-Peterson presented the Chatham County Housing Programs.

Smith and Sommer-Peterson's presentation included updates on the emergency housing assistance program, low-income tax relief program, emergency housing fund, Salvation Army, street outreach, transitional housing, and the Chatham Housing collective.

The Board of Commissioners asked questions and thanked Smith and Sommer-Peterson for the update.

This Agenda Item was received and filed.

[25-0406](#)

Receive a presentation on the recovery from Tropical Depression Chantal in Chatham County

Attachments: [Chantal Status Update Presentation 8-18-2025](#)

Emergency Management Director Steve Newton shared the executive summary of Tropical Depression Chantal and its impacts on Chatham County.

Newton shared the event summary, list of reported damages, and the recovery status.

The Board of Commissioners asked questions of Newton and thanked him for the presentation.

This Agenda Item was received and filed.

[25-0413](#)

Receive a presentation and vote to approve the agenda and format for an upcoming Board of Commissioners climate retreat

Attachments: [Climate Retreat Planning Presentation 8-18-2025](#)

Environmental Quality Director Kevin Lindley updated the Board of Commissioners on the Climate Retreat Planning efforts. Lindley shared the background, scope of the retreat, agenda outline, and possible dates.

Lindley stated that staff have been working with the Central Pines Regional Council as a pathway to a potential climate action plan. The Central Pines staff would lead a one-day retreat and facilitate the discussion. The retreat would be commissioner focused, similar to the annual budget retreat and open to the public, but not public comment.

Lindley shared the agenda outline which would include:

- 1. Local effects of climate change with expert guest speakers, current observed effects and predicted future effects, and specific data for Chatham County will be presented, where available.*
- 2. Climate Action Planning includes elements of an effective climate action plan, examples of plans from other jurisdictions, including neighboring governments, and discussion of integration with current plans.*
- 3. Budget and Funding with cost centers of planning development and potential for phasing plan across multiple budget years.*

Lindley review potential dates with the Board of Commissioners.

The Board of Commissioners discussed the retreat including public engagement, a progress report or dashboard, list of speakers and local experts, and adding an additional day to provide input on where the county currently stands with existing strategies and educational opportunity for the community.

The Board of Commissioners thanked Lindley for the update.

This Agenda Item was received and filed.

[25-0412](#)

Receive the quarterly update on American Rescue Plan Act Funds

Attachments: [ARPA Quarterly Update 8-18-2025](#)

Assistant Budget Director Will Curvin presented the American Rescue Plan Act quarterly update. Curvin reviewed the deadlines, project updates, and expenditures.

Curvin stated that Parks, Recreation, and Cultural Resources have been awarded two grants requiring matching funds for Deep River State Trail feasibility study with a \$75,000 match and the Pegg Tract Improvements for the Haw River State Trail with a \$152,294 match.

Curvin stated that staff is requesting the Board of Commissioners approve the use of the American Rescue Plan Act enabled project funds to be used for the match for both projects.

The Board of Commissioners thanked Curvin for the update.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the ARPA Enabled Project funds be used for Deep River State Trail feasibility study \$75,000 match and the Pegg Tract Improvements for the Haw River State Trail \$152,294 match. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

CLOSED SESSION

[25-0410](#)

Vote to go into closed session pursuant to § 143-318.11(a)(3) to consult with an attorney retained by the County in order to preserve the attorney-client privilege

A motion was made by Commissioner Amanda Robertson, seconded by Commissioner Franklin Gomez Flores at 4:38pm, to go into closed session pursuant to § 143-318.11(a)(3) to consult with an attorney retained by the County in order to preserve the attorney-client privilege. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0419](#)

Vote to come out of closed session

A motion was made by Commissioner Amanda Robertson, seconded by Commissioner Franklin Gomez Flores at 5:17pm, to come out of closed session. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0418](#)

Vote to go into Closed Session § 143-318.11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations

A motion was made by Commissioner Gomez Flores, seconded by Vice Chair Kenlan at 5:20pm, to go into Closed Session § 143-318.11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0411](#)

Vote to come out of closed session

A motion was made by Commissioner Amanda Robertson, seconded by Commissioner Franklin Gomez Flores at 6:05pm, to come out of closed session. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

End of Work Session

RECESS

Regular Session - 6:00 PM - Historic Courthouse Courtroom

Present: 5 - Chair Karen Howard, Vice Chair Katie Kenlan, Commissioner David Delaney, Commissioner Franklin Gomez Flores and Commissioner Amanda Robertson

CALL TO ORDER

Chair Howard called the meeting to order at 6:10pm.

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Howard asked for a moment of silence which was followed by the recitation of the Pledge of Allegiance.

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Chair Howard asked for any agenda adjustments, hearing none, Howard called for a motion to approve the Regular Session agenda.

A motion was made by Commissioner Amanda Robertson, seconded by Commissioner David Delaney, that the regular session agenda was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

APPROVAL OF CONSENT AGENDA

Chair Howard called for a motion to approve the consent agenda.

25-0420

Vote to approve the November 16, 2021 Capital Improvement Plan Work Session Minutes

Attachments: [11-16-2021 Minutes Draft as of 8-12-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the November 16, 2021 Capital Improvement Plan Work Session Minutes were approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

25-0405

Vote to approve the November 21, 2022 Work and Regular Session Minutes

Attachments: [11-21-2022 Minutes Draft as of 8-4-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the November 21, 2022 Work and Regular Session Minutes were approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

25-0408

Vote to approve the July 21, 2025 Work and Regular Session Minutes

Attachments: [7-21-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the July 21, 2025 Work and Regular Session Minutes were approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

25-0409

Vote to adopt a resolution approving the 2026 Board of Commissioners Meeting Schedule and FY 2027 Budget Calendar

Attachments: [Resolution approving the 2026 Board of Commissioners meeting schedule 8-18-2025](#)
 [2026 BOC Meeting Calendar Final](#)
 [FY27 Budget Calendar](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the 25-50 resolution approving the 2026 Board of Commissioners Meeting Schedule and FY 2027 Budget Calendar was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0395](#)

Vote to adopt a resolution for the NCDOT Road Addition - Briar Chapel Subdivision

Attachments: [Resolution for NCDOT Road Addition - Briar Chapel Subdivision 8-18-2025](#)
 [NCDOT Request Letter](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the 25-51 resolution for the NCDOT Road Addition - Briar Chapel Subdivision was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0398](#)

Vote to adopt a resolution amending the Chatham County Personnel Policy

Attachments: [Resolution Amending Personnel Policy 8-18-2025](#)
 [Personnel Policy Amended 8-18-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the 25-52 resolution amending the Chatham County Personnel Policy Policies and Procedures was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0180](#)

Vote to approve the lease agreement with Love Chatham, Inc. for the operation of the transitional housing facility located at 57 Camp Drive in Pittsboro

Attachments: [Love Chatham Lease - 57 Camp Drive 8-18-2025](#)
 [Public Notice Love Chatham Lease 8-7-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the lease agreement with Love Chatham, Inc. for the operation of the transitional housing facility located at 57 Camp Drive in Pittsboro was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0414](#)

Vote to authorize the County Manager to execute and submit all necessary participation forms and future documents related to Sandoz Inc., Purdue Pharma, and other opioid settlements, as needed, to preserve the County's eligibility for any associated funds, and to dismiss the Henry Schein Company settlement and any other opioid settlements upon the recommendation of Chatham County's legal counsel.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, to authorize the County Manager to execute and submit all necessary participation forms and future documents related to Sandoz Inc., Purdue Pharma, and other opioid settlements, as needed, to preserve the County's eligibility for any associated funds, and to dismiss the Henry Schein Company settlement and any other opioid settlements upon the recommendation of Chatham County's legal counsel. was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0393](#)

Vote to endorse the Preliminary SPOT 8 Project Submittal List provided by the Central Pines RPO

Attachments: [Central Pines RPO SPOT8 Project List 2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, to endorse the Preliminary SPOT 8 Project Submittal List provided by the Central Pines RPO . The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0401](#)

Vote to approve Tax Releases and Refunds for July 2025

Attachments: [July 2025 Release and Refund Report](#)
[July 2025 NCVTS Pending Refund Report](#)
[July 2025 Manual NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the Tax Releases and Refunds for July 2025 were approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0382](#)

Vote to approve a contract with Second Bloom of Chatham, Inc for an emergency shelter and grant reimbursement cashflow assistance for \$450,000

Attachments: [FVRC Contract 12-16-2013](#)
[Second Bloom Funding Agreement 8-18-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the contract with Second Bloom of Chatham, Inc for an emergency shelter and grant reimbursement cashflow assistance for \$450,000 was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0336](#)

Vote to approve a contract with Black Diamond Designs, Inc for \$146,723.02 for the Pokeberry Tributary Trail construction at the Park at Briar Chapel and for \$39,132 for the George Pauly Nature Trail at Northeast District Park

Attachments: [Black Diamond Designs Contract 8-18-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that a contract with Black Diamond Designs, Inc for \$146,723.02 for the Pokeberry Tributary Trail construction at the Park at Briar Chapel and for \$39,132 for the George Pauly Nature Trail at Northeast District Park was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0388](#)

Vote to approve a contract renewal with EPlus for Arctic Wolf, a comprehensive network monitoring and vulnerability management services for \$150,396.00 for one year

Attachments: [EPlus - Arctic Wolf Contract 8-18-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that a contract renewal with EPlus for Arctic Wolf, a comprehensive network monitoring and vulnerability management services for \$150,396.00 for one year was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0399](#)

Vote to accept \$13,500 in NEHA grant funds for CCPHD Environmental Health retail food program Retail Program Standards

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, to accept \$13,500 in NEHA grant funds for CCPHD Environmental Health retail food program Retail Program Standards. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0400](#)

Vote to accept \$216,608 for the five-year Public Health Infrastructure Workforce Development funding from the CDC through NC DHHS to support staff development, communications, and other department needs with a focus on the public health foundational capabilities (carryover funds)

Attachments: [NC Public Health Agreement Addendum - Infrastructure Workforce Development](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, to accept \$216,608 for the five-year Public Health Infrastructure Workforce Development funding from the CDC through NC DHHS to support staff development, communications, and other department needs with a focus on the public health foundational capabilities (carryover funds). The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0402](#)

Vote to approve \$91,578 in additional Aid to County funding from NCDHHS (ARPA Temporary Savings Fund for Public Health Services) to support delivery of essential public health services (carryover)

Attachments: [NC Public Health Agreement Addendum - ARPA Temporary Savings Fund for Services](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, to approve \$91,578 in additional Aid to County funding from NCDHHS (ARPA Temporary Savings Fund for Public Health Services) to support delivery of essential public health services (carryover). The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0403](#)

Vote to approve state funding in the amount of \$26,436 for Communicable Disease Response (carryover)

Attachments: [NC Public Health Agreement Addendum - Epidemiology Communicable Disease](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the state funding in the amount of \$26,436 for Communicable Disease Response (carryover) was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0404](#)

Vote to approve state funding in the amount of \$6,000 for Communicable Disease Response to implement the Electronic Test Ordering and Results (ETOR) system

Attachments: [NC Public Health Agreement Addendum Communicable Disease Response](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the state funding in the amount of \$6,000 for Communicable Disease Response to implement the Electronic Test Ordering and Results (ETOR) system was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0392](#)

Vote to approve an ordinance and adopt a resolution approving the consistency statement for a rezoning and a conversion of an existing Conditional Use Permit by Kent Dickens dba Dickens RV Park, from R-1 with CUP, R-1, and Ind H to Conditional District Neighborhood Business (CD-NB) on portions of Parcels 5176, 5177, 5636 (9.73 ac), a portion of 5143 (2.009 ac) and conversion of Parcel 5749 (35.121 ac) of existing campground. Parcels are located at 0 Corinth Rd and 2501 Corinth Rd., Cape Fear Township

Attachments: [More information from the Planning department website](#)
[Dickens RV Ordinance](#)
[Dickens RV Park Consist Stmt Resolution](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that an ordinance and 25-52 resolution approving the consistency statement for a rezoning and a conversion of an existing Conditional Use Permit by Kent Dickens dba Dickens RV Park, from R-1 with CUP, R-1, and Ind H to Conditional District Neighborhood Business (CD-NB) on portions of Parcels 5176, 5177, 5636 (9.73 ac), a portion of 5143 (2.009 ac) and conversion of Parcel 5749 (35.121 ac) of existing campground, parcels are located at 0 Corinth Rd and 2501 Corinth Rd., Cape Fear Township was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0391](#)

Vote to approve an ordinance and adopt a resolution approving the consistency statement for a rezoning by Stephen Stafford on Parcels 9815 and 64619, located at 14897 US 421 S, from R-1 Residential to CD-RB Conditional District Regional Business, on approximately 3.91 acres, for a self mini warehouse storage facility, Gulf Township

Attachments: [More information from the Planning department website](#)
[Stafford Mini Storage Ordinance Apprvg Rezoning](#)
[Stafford Mini Storage Consist Stmt Resolution](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that an ordinance and 25-53 resolution approving the consistency statement for a rezoning by Stephen Stafford on Parcels 9815 and 64619, located at 14897 US 421 S, from R-1 Residential to CD-RB Conditional District Regional Business, on approximately 3.91 acres, for a self mini warehouse storage facility, Gulf Township was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0390](#)

Vote to approve an ordinance and adopt a resolution approving the consistency statement for a general use rezoning by Oscar Guarin, from R-1 Non-conforming to Light Industrial on Parcel 5067, being 9.278 acres, located at 4920 Old US 421 S, Bear Creek Township

Attachments: [More information from the Planning department website](#)
[Guarin Ordinance](#)
[Oscar Guarin Consist Stmt Resolution](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that an ordinance and 25-54 resolution approving the consistency statement for a general use rezoning by Oscar Guarin, from R-1 Non-conforming to Light Industrial on Parcel 5067, being 9.278 acres, located at 4920 Old US 421 S, Bear Creek Township was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0389](#)

Vote to approve an ordinance and adopt a resolution approving the consistency statement for a general use rezoning by Vikas & Gunsan Laad, from CD-NB to R-1 Residential on Parcel 96061, being 19.43 acres, located at 2676 Farrington Point Rd., Williams Township

Attachments: [More information from the Planning department website](#)
[Vikas Laad Whistling Woods Ordinance Apprvg Rezoning](#)
[Vikas Laad Whistling Woods Consist Stmt Resolution](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that an ordinance and 25-55 resolution approving the consistency statement for a general use rezoning by Vikas & Gunsan Laad, from CD-NB to R-1 Residential on Parcel 96061, being 19.43 acres, located at 2676 Farrington Point Rd., Williams Township was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0396](#)

Vote to approve a request by Robb Harrison, on behalf of Fitch Creations for subdivision Preliminary Plat Revision and Final Plat review and approval of Fearington Section X, Area "G" Guilford, consisting of 13 lots on 3.71 acres, located off Millcroft, (SR-1817), parcel 18998

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

A motion was made by Vice Chair Kenlan, seconded by Commissioner Robertson, that a request by Robb Harrison, on behalf of Fitch Creations for subdivision Preliminary Plat Revision and Final Plat review and approval of Fearington Section X, Area "G" Guilford, consisting of 13 lots on 3.71 acres, located off Millcroft, (SR-1817), parcel 18998 be approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

[25-0397](#)

Vote to approve a request by Ashton Smith, P.E., on behalf of Gilberto Lopez-Ponce for subdivision First Plat review and approval of Eden Parcels, consisting of 10 lots on 14.87 acres, located off US 15-501 N,

parcel 2949

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

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that a request by Ashton Smith, P.E., on behalf of Gilberto Lopez-Ponce for subdivision First Plat review and approval of Eden Parcels, consisting of 10 lots on 14.87 acres, located off US 15-501 N, parcel 2949 was approved. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

End of Consent Agenda

PUBLIC COMMENT SESSION

[25-0417](#)

The Public Comment Session is held to give residents an opportunity to speak on any item. The session is no more than thirty minutes long to allow as many as possible to speak. Speakers are limited to no more than three minutes each and may not give their time to another speaker. Speakers are asked to sign up in advance. Comments are always welcome in writing

Attachments: [Click Here To Sign Up For Public Comment](#)

Chair Howard reminded the speakers that they have three minutes to speak. Chair Howard called on the Clerk to the Board to read the name of those who signed up to speak. The following public comment was received by the Board of Commissioners.

Laura Nell Gasaway

I'm Lolly Gassaway, a resident of Chatham County. I live at 24 Brown Bear in the Preserve at Jordan Lake. I'm a retired associate dean and law faculty member from UNC, and the most recent past president of the board of the Carolina Tiger Rescue. The nonprofit sanctuary has been in existence for 52 years in the same location. We know of no other time we've come before this body. I will briefly describe our current situation at the Center, and how then Chris Marino, our Executive Director, will discuss our plans for the future and how it affects the lives of the residents of Chatham County. Originally, the center was a breeding facility started by a UNC professor to preserve small, endangered carnivores, and our mission has now evolved to a no-touch, no-breeding care facility for non-domestic, abused, and unwanted animals. We have become a leader among wild animal sanctuaries in the country. Some of our big cats were used in television and stage productions. Others were in private homes and were surrendered when the owners discovered that wild animals do not make good house pets. We have rescued 115 animals from 20 states and 2 countries. We have U.S. Department of Agriculture certification, accreditation from the Global Federation of Animal Sanctuaries, and we are a founding member of the Big Cat Sanctuary Alliance. Over time, our mission has evolved into four prongs. First of all, animal care. We currently have 13 species living at the center, with a population of 55 animals. Once we rescue an animal, we care for them for the rest of their lives. The second prong is education. We use this awareness that wild animals do not belong in homes. We have summer camps for over 80 primary and secondary students. We have college groups who come and visit and study each year. There are school field trips from across the

region that come to tour and learn. And two groups of college students spend their spring break every year working for us. And we have a group of summer interns who come and use this experience to prepare for careers in animal care, like veterinary medicine. Conservation is our third prong. Carolina Tidal Rescue is part of the Red Wolf Replenishment Program, and currently we have two in residence. In the recent past, we had two females who left to meet their mates before being reintroduced into eastern North Carolina. I guess we are sort of housing debutante wolves. The fourth prong is economic development. With our approximately 20,000 visitors annually, we contribute to the economic development of the county as they visit restaurants and stores and stay at the Hampton Inn. There have been 80 countries represented, 48 states, and 8 foreign countries among our visitors. We have over 150 volunteers and 22 staff members. We have 30 major companies in the area that send work groups to come and do physical labor for us as they bond with one another. This includes companies like Cisco, Fuji, and Blue Cross. Through the volunteer program and generous supporters, we've been self-sustaining, bringing value to Chatham County with no support from the government. We are a well-run nonprofit organization, solvent and have oversight from an engaged and active board. Our leadership sees the opportunity to become more engaged to help build a balanced Chatham County for our citizens. Thank you.

Kristine Marino

Good evening. My name is Chris Marino, I'm the Executive Director of Carolina Tiger Rescue, and thank you for having me here this evening. I live in Pittsburgh. I chose to live in Pittsboro. I moved to Chatham County in 2020, after carefully considering many options in the Triangle area. I chose Pittsburgh because of the many amenities located in Chatham County, as well as the growth that was predicted for the area. I'm here tonight to talk about the plans for the future and impact on Chatham County. We currently have over 20,000 visitors per year. And the number continues to grow. Each person that visits Carolina Tiger Rescue has an economic impact on Chatham County. They eat at the restaurants, they buy gas, they shop in Pittsboro. Our mission is saving and protecting wildcats in captivity in the wild. We are highly regarded across the United States. Our operations currently occupy 55 acres, with additional 12 acres for a new 16,000 square foot facility for the Visitor and Education Center. The center will house an exhibit hall, indoor and outdoor classrooms, a tour briefing and media room, and gift shop, as well as provide office and storage space for staff and volunteers. The project plan calls for a second handicapped accessible tour path. With that, this addition will be able to accommodate over 40,000 visitors each year. And reach many more through the use of live camera feeds from the sanctuary, as well as pre-recorded educational programs that can be accessed by schools and community organizations. The live cams are already being tested, and programs for several schools have been completed. Plans for the land surrounding the center include a pollinator garden that will teach children about native flora and fauna, and picnic area for school groups and visitors. Inside the center will be opportunities for local artists to exhibit their work. The staff of Carolina Tiger Rescue are active participants in the Chatham County community. Staff participate in Leadership Chatham. I'm on the board of the Chamber of Commerce and active in the Rotary Club in Pittsburgh. We are connected to the Chatham County Convention and Visitors Bureau and actively seek ways that we can work together. Our education team is active in the local schools, providing program and on-site tours. Protect Magnificent is currently underway. With commitments of 50% of the \$9 million goal for the building and education center. With many individuals and businesses already committed to the project. The public sector will benefit greatly from this project as our tourism numbers rise and per capita spending increases. With the completion of the new hotel, we anticipate Chatham County will no longer be a day trip, but instead will become a vacation and residential

destination, with Carolina Tiger Rescue and Piedmont Animal Refuge, historic opportunities, restaurants, vineyards, breweries, and downtown Pittsboro, all welcoming visitors. We are currently working with the Chatham County Department of Tourism, as well as the North Carolina Department of Tourism, to increase our presence. Our goal is to drive business to local small businesses to help lift all of Chatham County. Studies show that tourism decreases taxes per Chatham County resident \$76.75 each year. This will increase as we expand operations at Carolina Tiger Rescue. I'm before you tonight asking for your support going forward with our plans to build our new campus and the economy of Chatham County. This is a one-time ask, as we are self-sustaining on an operational basis. I ask that you consider an investment of \$250,000 over 5 years to fund Protect Magnificent. We are not a charity looking to sustain, but an engine helping drive the economy and quality of life of the county's residents. Thank you for your time and attention. I'm happy to answer any questions that you may have now or in the future. Thank you.

Heather Johnson

My name is Heather Johnson, I'm a Pittsboro resident. This is my son, Trevor, who also is a Pittsboro resident, and he's a Special Olympics athlete in Orange County. I'm coming before you today to speak about the fundraising activities on behalf of the Chatham County Sheriff's Department for Special Olympics. I would like to say, first, my criticism here is not about the sheriff, his heart, or the heart of anyone raising money for Special Olympics. My concern is that the Chatham Sheriff is spending Chatham County resources to raise unbelievable amounts of money and send it away from Chatham. Chatham County does not have a Special Olympics program. Chatham County Sheriff's Department is behind multiple fundraisers now, and raising upwards of \$100,000 annually. I don't know what the total amount is, but every fundraiser is approximately \$50,000. That could mean that they're raising in excess of \$200,000 a year and sending it away from Chatham. It is time that the county compel the sheriff to keep the money in Chatham so that we can build a program for Chatham County residents and individuals with special needs. Sheriff Robeson response to my concerns have been that he will guide some of the funds to Chatham when we get an active program. But there are a couple of issues with this. First is that we need a program coordinator. This should be a paid position. The Town of Chapel Hill has such a paid coordinator through the Parks and Recreation. That's the program my son, participates in. The training and managing of volunteers is a massive effort and requires a funded role to do. That is how you get an active program. So, I find his comments to me to be disingenuous, that we're going to be tripped up on this. When you get an active program, I'll throw you some of this money that we're raising with your tax dollars. Asking exhausted parents to volunteer to lead this, parents who are desperate for activities for their children and adult children, is not the way to build a program. We need a professional. And you won't have to find money in the budget, because Sheriff Robeson is already raising almost, you know, between \$100,000 and \$200,000 a year. My son, Trevor, is an athlete in Orange County Special Olympics. He thrives in the program. With multiple sports year-round, there are consistent opportunities for him to participate with his peers. The caveat is that we spend a lot of time in the car. The opportunities to participate requires him go to Chapel Hill, Hillsboro, Durham, and beyond, and Trevor has direct care staff that help him get there, but what about his local friends that don't have that kind of support? They're just out of luck. We'd like to see this change by building a local program. You know that we're also working with the Department of Health on a day program for adults, which is maybe going to happen. We've been working on it for years, we're so excited. But those types of programs are not for everybody, just like the Special Olympics programs are maybe not for everybody. It's important to note that Special Olympics is a whole-person program. How many of our tax dollars and how much time and

resources of the Sheriff Department is being spent on this type of fundraising activity that's going away from Chatham? I know he's counting on me to call this out and let it go, like I have done many times, but I don't think I should do that now. I think now is the time for us to direct the money to Chatham. Thank you so much.

Paige Greene

Hi, my name is Paige Green, and I live at 84 Shagbark, one of the adjacent properties to the parcel owned by Sam's Express. I was here for last month's meeting when it was determined that the proposed pump and haul plan can be approved administratively and does not require Commissioner approval, but I still do not understand why. On the county website, all the emails between Sam's Express and the county from 2023 are made available, but the ones for this year are lacking. I request a copy of the public records on August 1 and received them today at 2:24. The emails date back to June, and I do not think it's fair that they were not made public earlier. In the email on the county website dated 7-28, Jason Sullivan says he agrees with the lawyer's analysis, and if she had any questions of the interpretation, to let him know. I do not feel like the public is getting the same courtesy. What was her analysis, and where is the documentation it meets Section 7.2 of the CCO? There is no documentation to justify this approval. We have one email telling them they are good to go. Judging by the emails I received today, and were able to glance at only, it sounds like there were several phone conversations, but nothing in writing to say why this was approved. In fact, it sounds like it was approved, or representatives of SAMS assumed it was approved on July 14th. I kindly ask the Commissioners to appeal the Board of Adjustments. I also think the Planning Department interpretation of Section 7.2 of the Compact Communities Ordinance should require further review. I also think the public should have 30 days to appeal after receiving the requested documents. So if we just get them today, we need time to look through them. Thank you for your time.

Bill Arthur

My name is Bill Arthur, and I'm a Chatham County resident. As you know, the Summit Church is suing you, claiming your rejection of its rezoning request violates a federal law, a law of dubious constitutionality, by placing a substantial burden on the Church's religious exercise. By placing an unreasonable limitation on religious institutions, by treating the church on less than equal terms with non-religious institutions, and by discriminating on the basis of religion. This is utter nonsense. There is no substantial burden on their religious exercise. They are carrying it on in several other venues in the region. You have placed no unreasonable limitation on those religious assemblies. As one lawyer has written, neither expense nor inconvenience is sufficient to prove a substantial burden. You certainly aren't treating them on less than equal terms with non-religious entities. In fact, it's the opposite. They are claiming favored treatment. I'll give you an example. Several years ago, the Publix grocery store chain wanted to build a store next to Polk's Village. Residents there protested vehemently. The Planning Board and the commissioners unanimously rejected the rezoning request, saying it was just not the right time or place for another grocery store. Publix's, being reasonable people, picked up their marbles and left. Now we have a similar situation. Residents near the proposed church don't want it, but Summit says because they're a religious institution, you can't keep them out. But if Summit gets better treatment than Publix, that violates the separation of church and state. They would place church above the state. Finally, you aren't discriminating on the basis of religion. Summit misunderstands the issue here. It isn't about their theology. We all drive past churches every day whose theology we may not agree with, but we don't interfere with them. And nobody with the county government is interfering with Summit where it already conducts its services. In many cases, those churches were here first. But they don't have 1,200-seat sanctuaries that disrupt traffic flow and hamper the health, safety,

welfare, and quality of life of the local community. Yet Summit wants to oppose this traffic problem on the community and place their theater on land they don't even own yet. The opposition would be the same if someone wanted to put a movie theater or sports venue of that size on the land. It's just not the right place. Boiled down, this is a traffic and safety issue. Theology has nothing to do with it. Summit is unfairly trying to impose its will against the judgment of the duly elected officials of the county, against the wishes of the community. Please do not succumb to this church's egregious complaint.

Geoffrey Neal

My name's Geoffrey Neal, I live at 84 Shagbark, immediately adjacent to the parcel owned by Sam's Express, and only recently determined to be eligible to accept a car wash using a pump and haul system to remove and treat the industrial waste generated by the business. As one of the county residents who stands to lose much in the future should this short-sighted use of commercial land go ahead as described, I'm here today to respectfully request that you, our elected commissioners, take advantage of your right to appeal this rather unilateral decision that was announced only less than a month ago. Assert your right of oversight, or at least counsel. The decision by Mr. Sullivan was made quickly. Without sufficient interpretation, and, in the opinion of many, in a manner sufficiently opaque as to question its validity. Those of us immediately adjacent to the property do have standing, and we can exercise our right to appeal this decision. This right, however, comes with costs, financial and temporal. I have to ask if it should fall to us to do this when the right similarly sits with your group. A board elected by the citizens of this county to promote the mission of the county to build a thriving community through services and solutions that are innovative, sustainable, and financially responsible. In light of the fact that requests for public records have gone ignored up until just a couple of hours ago, and we citizens on the other side of this information wall are still ignorant of certain details, I request you take your right to appeal forward before the quickly approaching deadline. Please help us understand how one person in this bureaucracy can strip you of your ability to carefully consider the matter with all the facts available to you. Please help us by showing this solution fulfills something of the mission statement that our county is committed to. Thank you all for your time, your service to this wonderful place that we have called home for over 30 years.

Lawrence Price

Good evening, Commissioners. Hi, I'm Lawrence Price, I live at 85 Shag Park in Fearrington Village, and I also am directly adjacent to the proposed sound car wash, SD East on parcel 93106. I'm here tonight to ask our county leaders to file an appeal against the Planning Director's recent action. This is not just about the car wash, it's about the fundamental breakdown in our county process that only you have authority to control. The Director's decision is a dangerous decision to our community. Because it gets an entire approval process backwards. The county's job is to be the gatekeeper for the purpose of keeping us safe. From their decisions that may not necessarily befitting. A developer's process must prove their project complies with our conditional use permit and the ordinances before it can move forward. State agencies like NCDEQ are the final checkpoint, not an alternative entrance for pump and haul, always. Both pump and haul away industrial contaminants should be studied to determine where it fits in Chatham County. The director's actions soon set the potential future state permit can be a way to move around a violation of our local legally binding rules. This is a profound failure of local leadership. It sends a message that Chatham County own laws, the ones passed by the very board. Are now secondary to what state agencies might do later. This sets a precedence. This will haunt the county for years. If you let the decision stand, you're creating a new playbook for every developer. One, ignore the

conditions this board set. Two, provides loopholes to get around out the on-site treatment system. Three, allow pump and haul approaches to be a viable option with state support. This is not governance. This is chaos. It erodes the public's trust, it makes the work you do in negotiating development agreements essentially meaningless. The true leadership means defending the integrity of the system. It means ensuring that the rules apply equally to everyone, and that the authority of this elected board is the final word on Chatham County's land use. Therefore, I ask you tonight to first appeal and second look at solutions to see how this will not happen again. Thank you for listening.

Tom Glendenning

I'm Tom Glendenning, I live in the Russels Chapel community. I just want to express my disappointment, you only have twenty-six items on this agenda. And you've had all day to do this. What do you do in your spare time? Honestly, I just want to say thanks for your service. You're very intelligent and dedicated, and I appreciate that very much. With everything that you do, you show your competence, and I know from serving on the tax board and the planning board that we have excellent support from the departments. I'm just here to say thanks.

This Agenda Item was received and filed.

County Attorney Update on the Sam's Carwash Waiver Request

Chair Howard called on County Attorney Bob Hagemann to share the decision of the Board of Commissioners and provide some legal background and explanation on the Sam's Carwash Waiver Request.

Hagemann stated that the board has asked me to address the issues, some of the issues that were raised, and explain, some of the legal parameters around, that car wash. First and foremost, I think we need to understand the role of the board and its authority and certain lack of authority that the board has. The board is a policy-making board, primarily. It passes ordinances, it also approves conditional use permits, which is a quasi-judicial decision. But state law gives the power to make what are called determinations, which are decisions under the policies that the board adopts to the zoning administrator. Jason Sullivan, the Planning Director, is the Zoning Administrator, and the decision concerning the waiver that folks are speaking to that he made back in July was a determination that the existing ordinance and existing approvals that date back to September of 2020. Under those documents, a car wash can proceed, including pump and haul for some of the industrial waste. That is a determination under state law, and the power to make that is vested in the Zoning Administrator, not with the Board of Commissioners. The Board does, as some of the citizens who addressed the board, have the power to appeal that determination to the Board of Adjustment, as does any citizen with standing to appeal to the Board of Adjustment. The board had, and they've given me permission to disclose this, had extensive, good, deep discussion on whether to appeal, and ultimately the votes were not there. A majority did not vote to, in fact, file an appeal to the Board of Adjustment.

Hagemann continued: I understand some citizens concerned about this property being used for a car wash. And what I will tell you is that legally, it is zoned for a car wash. And to change that would require a legislative process, but legally, more importantly, Senate Bill 382 from last year prohibits the board from down-zoning property. The Board of Commissioners could not change that zoning to take away the rights to have a car wash, even if it wanted to do so. On the wastewater disposal question, the board does have some limited role in dealing with utilities like that. For example, they can

zone where a wastewater treatment plant is located. But the ultimate decision of how wastewater is treated in North Carolina rests with the Division of Environmental Quality with the State of North Carolina. The car wash will be required to obtain all necessary permits from the state and can only dispose of wastewater at facilities that are permitted by the state of North Carolina. In addition, as they operate, they will have to comply with all environmental regulations, and violations are subject to enforcement, including civil penalties and notices of violation from the state of North Carolina. Jason Sullivan, the Zoning Administrator, made a determination, it's his role, statutorily, to make determinations, and I would point out that the staff makes thousands of interpretations every year. There's nothing new about that. It is his role to make that determination, and he's made it. Anybody who disagrees with his determination can appeal to the Board of Adjustment. One of the speakers asked the Board of Commissioners to extend that time. The Board of Commissioner can not do that. The time to appeal is set in state law and the county doesn't have the right to extend that time period. I cannot advise anybody on when that deadline is. I would refer you, if you want to look at the relevant statute that sets out the time period. It's General Statute 160D-405d. That statute speaks about the time to appeal to the Board of Adjustment. If you are interested or inclined to appeal, I direct you to that statute. The last thing I would say, unless the Board of Commissioners has any questions for me. I'm free and happy to talk to any citizens to clarify what I've just said. I cannot give you legal advice. I'm the county's attorney, but to the extent that you would like clarification on what I just explained, I'm happy to do that.

Chair Howard added on behalf of the Board of Commissioners that none of us, regardless of where we landed on this issue, none of us ran for office thinking that there would be this sort of a definitive place where our power was so limited, to do something that we might personally believe in. But this is the landscape that we serve in, it is as difficult to accept that as you can imagine. But I think the one thing that this Board of Commissioners can commit to is that our process can be clearer and there is perhaps a better way of us going about having these conversations in public, so that we are all aware of the very clear and specific limitations, particularly in a state like North Carolina, where our powers are specifically granted, and anything that is not granted to us as a power is prohibited.

Chair Howard stated that each member of the board had a hard time with this. And I thank the Board of Commissioners for the thought, and the work, and the commitment and the time that this has taken.

This Agenda Item was received and filed.

PUBLIC HEARINGS

[25-0349](#)

Hold a public hearing to receive public comment on authorizing refunding of limited obligation bonds and adopt an approving resolution regarding series 2025 limited obligation bonds refunding

Attachments: [Approving Resolution- Chatham 2025 LOBs - v.2](#)
[Official Statement-Chatham County-2025 LOBs- BofA Securities 4931-7129-3271 v3](#)
[Purchase Contract-Chatham County-2025 LOBs --BofA Securities 4931-5591-6633 v2](#)
[Second Contract Amendment - Chatham 2025 LOBs - v.2](#)
[Second Supplemental Indenture - Chatham 2025 LOBs - v.2](#)
[Click Here To Sign Up For The Public Hearing](#)

Chair Howard opened the public hearing to receive public comments on authorizing refunding of limited obligation bonds and adopting an approving resolution regarding series 2025 limited obligation bonds refunding.

Finance Officer Roy Lynch stated that Chatham County is seeking financing in an amount not to exceed \$30,000,000 to refinance a portion of the County's existing debt obligations. Lynch stated at the July 21, 2025 Board of Commissioners meeting, a resolution was approved to authorize the County Manager and Finance Officer to proceed with the interim refinancing as follows:

- 1. Negotiate with advice from the County Attorney and Bond Counsel on behalf of the County for the refinancing for a principal amount not to exceed \$30,000,000.*
- 2. File with the Local Government Commission an application for its approval of the amendment and all relevant transactions.*
- 3. Retain the assistance of Parker Poe Adams & Bernstein LLP, Raleigh, NC, as bond counsel; DEC Associates, Inc., Charlotte, NC as financial advisor; BofA Securities, Inc., Charlotte, NC as underwriter.*

Lynch stated that the next step in the process is to hold a public hearing to obtain public input on the proposed borrowing.

Chair Howard stated that no one was signed up to speak, so she closed the public hearing and called for a motion to adopt an approving resolution regarding series 2025 limited obligation bonds refunding.

A motion was made by Commissioner Amanda Robertson, seconded by Commissioner Franklin Gomez Flores, that the 25-56 Resolution regarding series 2025 limited obligation bonds refunding was adopted. The motion carried by the following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson

25-0415

Continue a legislative public hearing requested by the Chatham County Planning Board for amendments to the Chatham County Ordinance Establishing a Planning Board; Specifically, section 1 A, B, and C; section 2 A, B, C, D; section 3 A, B, C, E; and sections 4, 5, 6, 7, and 8 to modernize the terminology and change the initial member appointment date. Additional changes may also be made to include amendments required from a recent update to the Chatham County Advisory Committee Policy and continue the public hearing to September 15, 2025

Attachments: [More information from the Planning department website](#)
[Click Here To Sign Up For The Public Hearing](#)

Chair Howard continued the legislative public hearing requested by the Chatham County Planning Board for amendments to the Chatham County Ordinance Establishing a Planning Board; Specifically, section 1 A, B, and C; section 2 A, B, C, D; section 3 A, B, C, E; and sections 4, 5, 6, 7, and 8 to modernize the terminology and change the initial member appointment date. Additional changes may also be made to include amendments required from a recent update to the Chatham County Advisory Committee Policy to September 15, 2025.

This Agenda Item was tabled

[25-0385](#)

Hold a legislative public hearing requested for a Conditional District rezoning from Residential R-1 to CD-IL (CD-Light Industrial) for a major utility, Wastewater Treatment Plant, to be located within the Conservancy at Jordan Lake subdivision, Parcel 97325, being approximately 21.417 acres, Cape Fear Township

Attachments: [More information from the Planning department website](#)
[Click Here To Sign Up For The Public Hearing](#)

Chair Howard opened the legislative public hearing requested for a Conditional District rezoning from Residential R-1 to CD-IL (CD-Light Industrial) for a major utility, Wastewater Treatment Plant, to be located within the Conservancy at Jordan Lake subdivision, Parcel 97325, being approximately 21.417 acres, Cape Fear Township.

Zoning Administrator Angela Plummer stated the Conservancy at Jordan Lake subdivision located in Moncure New Hill area off of Old US 1 has recently gone through some approval processes over the last year. When this project started, their wastewater treatment plant is and continues to be internal to the development. And the first phase of that treatment facility is underway. They are constructing a 120,000 gallons per day to support the subdivision itself. What has transpired since then is they have decided to apply as a regional wastewater treatment plant, which requires a rezoning, as you have before you today. The plan for this treatment facility to only serve the properties that are currently owned by the current owner that are adjacent to the subdivision.

Nick Robinson, the attorney for the applicant presented. Engineer Mark Ashness presented.

The Board of Commissioners and Staff asked questions of the applicant's representatives.

Chair Howard called forward those that wished to speak during the public hearing.

Brad Ring

My name's Brad Ring, 998 New Elam Church Road. I would like to start my talk by expressing extreme disappointment on how the last public meeting about wastewater plant was handled. For those who are unaware, the Conservancy counted out a new parcel surrounded by their existing properties. That way, the only adjacent property owners were themselves. They had one person at their lawyer's office, which was their lawyer, at that meeting. I find that to be very underhanded and inexcusable. I would hope these devious behavior will stop immediately, and the future meetings will be public, honest, and transparent. That being said, I'll reiterate that some utilities,

especially those as dangerous as wastewater treatment, are much better suited to municipalities for a multitude of reasons. As an 8-grade service operator, I know this firsthand. The obvious advantage is municipality are funding, manpower, materials, and equipment. However, experience and education are of equal or greater importance. We have hundreds of years of combined experience with the Army and municipalities, not to mention collaboration with our sister municipalities that we can draw on. When you mix privatization and profit. You end up with subpar equipment, personnel service, and a much higher rate of infractions. Briar Chapel is a shining example of this. I also know for a fact that these facilities are required to have redundancy. If their system has three 120 gallon per day clarifiers, and they plan to be at 230,000 gallons a day at full build-out, they are already maxed out. One system must be serviceable while the others keep up with peak demand. This is common sense, and any season to operate would know this. All this being said, and if you insist on letting them build their own private plant, please stop this insanity from growing any bigger. They haven't even proven they can handle their own wastewater, and they want to expand their reach and increase their profit. I could almost guarantee their next step will be to try an eminent domain or land for lift stations and piping as quietly as possible. To sum up, I've been uncomfortable in my home over these people's annex for a decade now, and I'm about fed up. The Conservancy has ample land, so there's no acceptable reason to encroach on our property to do their business. Keep in mind, personal profit is not an acceptable reason to take from one and give to another. They are already being allowed to plop a sewer plant in the middle of our homes and spray nasty, potentially dangerous water all over us. Please try to remember current constituents' wishes when making decisions in the future, so that we can try and have some level of peace in our homes. The developer's goal is pure profit. It is up to you to look after your current residents' safety and well-being. Thank you. And you might want to do the math on that 230,000 gallons. Because your average person uses 100 gallons a day. You have 1,524 homes. Okay, thank you.

Peyton Holland

Hey, good evening, Commissioners. Thank y'all so much for your time tonight and your service. I'm here to speak in opposition to allowing the Conservancy developers to rezone and expand their reach of their treatment facility. This is yet another attempt by this development to exploit the county's conservation subdivision guidelines to match their profits at the community's expense. From the beginning, our community has opposed this subdivision, especially to plan to place a waste treatment facility in the Shattucks Creek Haw River Watershed Protection Area, near Jordan Lake Critical Protection Zones, and adjacent to wetlands and wells. They propose using the same system that leaked 87,000 gallons of sewage in Briar Chapel. Expanding the service scope increases the risk of contamination in these sensitive areas. And beyond the environmental threat, this proposal continues to abuse the spirit of the county's conservation subdivision guidelines. During the prior approval process, this board unanimously criticized these developers for exploiting these guidelines. A rezoning to light industrial for a private regional utility clearly violates the intent of a conservation subdivision and should be denied. They fought hard to get recognized as a conservation subdivision. They should be held to it. I asked the county to deny this zoning request as it continues to go against the intent and designation of a conservation subdivision that's already been abused at the expense of our community. It possesses increased environmental risk, and I encourage you to go back and look at the prior comment and public submissions, and the original platen map. The 65% of open space that they talk about, large portions of that are wastewater spray fields. So, when you look at their map. The conservation areas border around it. It's very strategic how to maximize the buildable space in an area while minimizing the amount of conservation to get what they need from expanding a regional facility. On principle

alone, this does not meet the standards of a conservation subdivision, which has already been abused in the original approval of this facility, in which our county's hands were tied, but now we have an opportunity to do something to stand up for the residents who have spoken out about it. So I thank you for your time, I thank you for your consideration and looking into this.

The applicant's representatives addressed items brought up by the speakers and answers additional questions by the Board of Commissioners.

Chair Howard closed the public hearing.

This Agenda Item was referred to the Planning Board.

[25-0386](#)

Hold a legislative public hearing requested for a revision to an approved CD-CC (Conditional District - Compact Community), Vickers Village, to modify the phasing schedule for Condition Numbers, 5, 6, 7, 8 and 22 of the last modified phasing schedule approved in November 2024, located off US 15-501 N and Jack Bennett Road, Williams Township

Attachments: [More information from the Planning department website](#)
[Click Here To Sign Up For The Public Hearing](#)

Chair Howard opened the legislative public hearing requested for a revision to an approved CD-CC (Conditional District - Compact Community), Vickers Village, to modify the phasing schedule for Condition Numbers, 5, 6, 7, 8 and 22 of the last modified phasing schedule approved in November 2024, located off US 15-501 N and Jack Bennett Road, Williams Township.

Zoning Administrator Angela Plummer presented the requested revision.

Nick Robinson, the attorney for the applicant presented.

The Board of Commissioners asked questions of both Staff and the applicants attorney.

Chair Howard closed the public hearing.

This Agenda Item was referred to the Planning Board.

[25-0387](#)

Hold a legislative public hearing requested for a Zoning Ordinance text amendment to allow automobile and automobile accessory sales and service to the Table of Permitted Uses, Section 10.13 as "P" Permitted in the Light Industrial zoning districts

Attachments: [More information from the Planning department website](#)
[Click Here To Sign Up For The Public Hearing](#)

Chair Howard opened the legislative public hearing requested for a Zoning Ordinance text amendment to allow automobile and automobile accessory sales and service to the Table of Permitted Uses, Section 10.13 as "P" Permitted in the Light Industrial zoning districts.

Zoning Administrator Angela Plummer presented the text amendment request.

Chair Howard called forward those that signed up to speak during the public hearing.

Ronnie Vaughn

My name is Ronnie Vaughan. I do appreciate the board giving me the opportunity to address this. I will admit to having limited hearing. Is it my understanding that what has been presented is a request to add automobile, automobile accessory sales and service to them. So that request, this is not a site-specific request, but it's in general. So, having said that, I think everything has been pretty much taken care of. I would like to give a little history, since I am the owner of the site in question. And prior to that, my deceased wife's family owned that site for in excess of 60 years. So, I do appreciate the ability. This guy, it's light industrial classification when the county had its corridor rezoning, what, approximately 20 years ago? I think that's this is in the county's corridor, so it was granted, light industrial then for me, I did not realize there were limitations on that, so it has been used for in its time, country store, automobile repair, and that type of thing. I do appreciate the board's consideration and approval for this property to continue with that. Thank you.

The Board of Commissioners asked questions of Staff and Chair Howard closed to public hearing.

This Agenda Item was referred to the Planning Board.

BOARD PRIORITIES

25-0407

Receive a presentation on the new Chatham County Information Hub platform and goal tracking initiative

Attachments: [Information Hub Presentation 8-18-2025](#)

Policy Analyst Brenton Hart presented the new information hub website to the Board of Commissioners. Hart stated at the January 7, 2025 Board of Commissioners Budget Retreat, the board directed staff to develop a visual representation to track adopted goals and progress over time.

Hart stated that the public platform for communicating adopted goals and administrative information and was developed as a partnership between Manager's Office and GIS using the Hub Premium application funded during FY24. Built with department input on metrics and data relevant to their functional areas. Designed for continuous updates to keep information current and accessible.

Hart shared details of the platform including the homepage, County Government 101, Commissioners' Goals which are grouped into four focus areas: environment and land use, economy and infrastructure, resilience & well-being, and governance & public safety, budget, boards and committees, and Plan Chatham tracking hub.

Hart shared the platform with the Board of Commissioners and answered questions.

The Board of Commissioners thanked Hart for the creation of the website and look forward to reviewing.

This Agenda Item was received and filed

25-0428

Receive an update from the Intergovernmental Relations Manager

Attachments: [Intergovernmental Relations Update 8-18-2025](#)

Intergovernmental Relations Manager Lindsay Ray updated the Board of Commissioners on updates from the North Carolina General Assembly, impacts of federal legislation, executive orders, and funding cuts including the effects on Chatham County.

The Board of Commissioners thanked Ray for the update.

This Agenda Item was received and filed.

CLERK'S REPORT

Clerk to the Board Jenifer Johnson stated that the deadline for advisory boards and committees is approaching and she will send out the applications. Johnson stated that members of the board and staff will be traveling to the North Carolina Association of County Commissioners meeting this week and this would be her first time attending.

MANAGER'S REPORT

County Manager Bryan Thompson thanked the Board of Commissioners for the continued meeting today without a break. Thompson stated that Assistant County Manager Carolyn Miller had recently come in sixth place at the national senior games in corn hole. Thompson thanked the Finance Department for the hard work in applying for triple a with Moody's. Thompson thanked Brenton Hart for all the work on the HUB site.

COMMISSIONERS' REPORTS

Commissioners Gomez Flores shared some information concerning challenges with the permitting process, exposed piping, Habitat for Humanity eligibility, and ARPA funding.

Vice Chair Kenlan shared information on the entrepreneurial nonprofit The Right Village. Kenlan attended the black business month celebration hosted by Web Squared, the real estate even hosted by Triangle Business Journal, and the Bryant Family Reunion which is Margaret Pollard's family.

Commissioner Robertson stated that she toured the Emergency Operations facility, attended a event by Valarie Foushee in Carrboro and the National Association of County Commissioners conference in Philadelphia, where she has volunteered to join the Environment, Energy, and Planning Steering Committee.

Chair Howard stated that she attended the Love Chatham ribbon cutting and the Web Square event. She is looking forward to attending the Chatham County Schools convocation and the North Carolina Association of County Commissioners conference where she will be hosting a panel for the North Carolina Association of Black County Officials with Representative Reives, Senator Mudock, and Senator Smith.

ADJOURNMENT

With no further business, Chair Howard called for a motion to adjourn.

A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the meeting was adjourned. The motion carried by the

following vote:

Aye: 5 - Chair Howard, Vice Chair Kenlan, Commissioner Delaney, Commissioner Gomez Flores, and Commissioner Robertson