



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, November 18, 2024

4:00 PM

Historic Courthouse Courtroom

Work Session - 4:00 PM - Historic Courthouse Courtroom

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

ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the work session agenda was approved. The motion carried by the following vote:

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

RECOGNITION OF RETIREES

[24-5609](#)

Recognize retiree Captain Chris Cooper on his retirement from the Chatham County Sheriff's Office

Chair Dasher invited Captain Chris Cooper to the podium and read aloud the following statement:

Captain Chris Cooper has served the residents of North Carolina and the Chatham County Sheriff's Office for over eighteen years, contributing a remarkable total of over twenty-eight years of distinguished law enforcement service to the state. We extend our heartfelt gratitude and appreciation to Chris. Your commitment, hard work, and contributions have left a lasting impact. Congratulations on your retirement and best wishes for your next chapter.

The Board of Commissioners thanked Cooper for his service and congratulated him on his retirement.

Cooper thanked the Board of Commissioners for the recognition.

[24-5678](#)

Recognize retiree Roy Robinson on his retirement from the Facilities and Construction Department

Chair Dasher invited Roy Robinson to the podium and read aloud the following statement:

Roy Robinson has provided Chatham County with 17 years of dedicated service. We extend our heartfelt gratitude and appreciation to Roy. Your commitment, hard work, and contributions have left a lasting impact. Congratulations on your retirement and best wishes for your next chapter.

The Board of Commissioners thanked Robinson for his service and congratulated him on his retirement.

Robinson thanked the Board of Commissioners for the recognition.

This Agenda Item was received and filed

PUBLIC COMMENT SESSION

24-5656

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](#)

Julie Ann Lowery

Please pass a resolution to cap property taxes for homeowners who have owned a home for 10+ years and who have reached the age of 55. Good afternoon. My name is Julie Lowery & I live at 198 Norwood Road in Chapel Hill - in North Chatham County. I am 64 years old, and I have lived at my residence for 28 years. I do not want to move. I want to stay in my home until...well I will just leave it at that. I am here this afternoon to speak to each of you - the Chatham County commissioners, who have been elected by work for and represent the citizens of Chatham County. I am here today speaking as a retired senior citizen of Chatham County, a resident for over 30 years, concerned about the ongoing rise in property taxes while living on our fixed income. My property taxes went up by \$1000 for the 2024 tax bill which is due now and it is unclear to me as to what sparked this significant increase. I intend for my statements to be factual, and not political - but the proposed policies by the incoming Federal administration: taxes and tariffs on foreign products and the removal of Social Security, Medicare and Medicaid warrants big concerns and alarms. The markets and the Fed are already factoring in the proposed changes, with the Fed anticipating higher inflation after the transition. Combining all of this with the ongoing and increase in property taxes here in Chatham County is a situation which must be considered and addressed by this board. Retired seniors like me are living on a fixed income. At some point, the ability to pay property taxes by seniors will become challenging if not impossible. The current trend in County taxing, coupled with continuing and perhaps increasing inflation, and pending income and healthcare cuts as proposed by the incoming Administration, are not sustainable or survivable for us. I strongly believe and urge this board to consider adopting the following proposals for property taxes concerning seniors: 1. Capping property taxes for all senior citizens in Chatham county - those over the age of 62 2. Providing seniors who have well established residence in their home - who have lived in their home for at least 20 years or greater - kind of like a homestead exemption - give them a property tax break 3. The entire point that I am attempting to make is this - retirees are on a fixed income. We have worked hard to be where we are. If Social Security and Medicare are dissolved as the incoming Federal administration is proposing, many seniors will simply be without income and healthcare. Tariffs on products we need will raise prices, consume a larger portion of fixed income, making less available for living. 4. While I respect that there are a few provisions in the county tax code that provide retirees and seniors exemptions, this does not cover the majority of us and does not factor in long term residency for short-term home acquisition and developments. 5. The overall consequence - which in my opinion, is a very real scenario - is that many retirees and seniors will not be able to afford their property tax payments and be forced to sell or abandon their homes in a recession, possibly depression, economy. Several states in the US have some type of exclusion for seniors in regard to property taxes: 1) Hawaii - anyone over the age of 62 who owns

a home automatically qualifies for a 20% tax reduction on their property taxes. 2) California - many years ago but it is still in effect, Proposition 13 was passed which prevented property reassessment. This was a huge win for older citizens in California who had lived and remained in their homes for years. My parents were these people. They bought their home in 1959 and remained in that same home until both passed away. Their property value was never re-assessed so their property taxes did not result in huge hikes. This allowed them to remain in their home for 57 years. In summation: I strongly request this board to seriously and immediately consider adopting changes into the property tax provisions for all retirees and senior citizens in Chatham County. Retirees and seniors' homesteads must be protected and provided with every opportunity to remain in their homes until they choose not to. The sooner the better as the current market forecast for us in 2025 is ominous. Even aside from a forecast challenge for retirees, Chatham County should give a Homestead Exemption for those who have owned homes for 10+ years and have reached the age of 55 - cap property taxes for their properties effective at the time that those qualifications are met. A Reuters Markets writeup from this morning, attached. Please read what is expected to occur after the transition of power to the next administration. Please consider the effect on Chatham County citizens in 2025, with some urgency.

Peter Falotico

My name is Peter Falotico. I live at 45 Post Oak Road and have been a Chatham County resident for 10 years. I am against the rezoning proposal for parcels 18750, 18896 and 18897, because it makes 15-501 unsafe. On days when 600 to 900 cars are entering or exiting the proposed entrances and exits, Northbound traffic on 15-501 will not move. If the proposed parking lots are full, attendees will park on 15-501 road shoulders. The turn lanes at Vickers Road and Lystra Road will be backed up onto 15-501 causing further road problems. In an emergency, every second counts. Rezoning will create enormous traffic problems for emergency vehicles and block the 15-501 access corridor to UNC critical care. There will be slower and delayed response times for Police, Fire and Ambulance services. I personally knew a high school baseball player who during a league game was hit with a baseball in the chest. No one on the field could revive him and by the time the ambulance arrived nothing could be done for him. Delayed response time can be critical and in this case was. In an emergency, every second counts. The safety of all Chatham County residents is essential and must be considered in this rezoning proposal. Please remember, in an emergency, every second counts.

Shelley Colbert

I'm here today to speak on the UDO strictly as a citizen and taxpayer of Chatham County. I want to amplify three areas of personal concern, 1. Recommendation that the commissioners consider the need for additional staff positions in implementing the ordinance, 2. Recommendation to ensure the county has clear enforcement mechanisms to protect open spaces, 3. Recommendation to address signage content neutrality and to prevent placement of unregulated signs on school property in a manner inconsistent with the UDO. All three merit further consideration and action by the board of commissioners. First, when considering the need for additional staff positions in implementing the ordinance, factors should include the need to add technical expertise that does not exist as currently staffed, and the need for a more proactive enforcement stance to ensure county-wide compliance with the UDO during a period of significant change and growth. Second, the county continues to see larger-scale developments turn over the responsibility for protected open space to homeowner associations. I can report to the commissioners, after living for ten years in a major subdivision in Chatham County, that HOA compliance with open space requirements has been inconsistent, that citizen complaints are frequently referred to the HOA by county employees, and that citizen complaints to the HOA are referred back to the county, in a seemingly endless cycle of enforcement inaction. Additional

clarity for county enforcement responsibility, through the UDO or an adopted policy, would be helpful. Third, I urge you to reconsider the matter of regulation of signage on county-owned school property in terms planning requirements for placement, quantity, materials, size, and especially, content neutrality. I urge you to explore ways to address the inconsistent, inequitable and contradictory treatment of signage requirements vis a vis the Board of Education Policy 5240 adopted in 2007. That policy is not content neutral. In his November 4 comments to the commissioners, Mr. Mullis of the planning staff was not accurate in describing the conditions and associated issues concerning signage placed on school grounds at Pollard. Approximately thirty-five large commercial advertising banners, each measuring three feet by six feet, are still placed in locations visible to the immediately adjacent residential area. It needs to be said that the signage placement situation is impermissible everywhere else in Chatham under current ordinances and would be impermissible everywhere else in Chatham County under the UDO. Moving the signs to a different location on county property doesn't solve the problem of unregulated and inconsistent placement, and it doesn't address content neutrality. There is a real, existing and inequitable contradiction between planning standards and school district policy concerning the regulation of signage. I urge the board of commissioners to explore the matter further and find a way to address it. I am attaching additional written analysis and context for my concerns to my public statement for your consideration, since my time before you is limited.

James Coplan

My name is James Coplan, and I am a resident of Chatham County. I'm here to address wastewater and traffic concerns over the Summit rezoning request, and to ask that you deny that request. Refer to the scanned copy of Attachment D, "Flow Estimation, Mt. Summit Church," an internal communication between Summit and its civil engineering contractor Qunity (Figure 1). The spelling and grammatical errors are in the original. I have only overlaid colors for clarity. Figure 1. Scan of internal memo between Summit and Qunity. Errors in the original. "Assumption 1" (red arrow) states "Services at the Church will be held onl;y [sic] twice per week on Sunday Morning and Thursday evening," as reflected in the Total Occupancy row in the Flow Estimation chart (highlighted in green). Summit's presentation to the County does not mention a weekday service, but we know from the Summit web site that the Chapel Hill campus conducts Thursday evening services, plus three services on Sunday (see Table, p 2). If this application is approved, Thursday evening services – as per their original intent – seem likely. The Traffic Impact Analysis submitted by Summit does not consider this scenario, but even without formal analysis, the impact on traffic should be obvious. The second point of interest is Row 9 of the chart (highlighted in blue), which specifies 1000 gallons of wastewater per day, 7 days per week, as the "flow from other buildings" - the only other buildings being a small maintenance shed and a 20,000 square foot "Future Accessory Building" of undisclosed purpose (Figure 2). Figure 2: Summit Church, Site Plan North, 5/31/24, submitted by Qunity as part of its application. Pad for 20,000 square foot "Future accessory building" on the left. Using Summit's value of 3 gallons per day per seat in the sanctuary translates to a daily occupancy of 333 persons for the Accessory Building. This strongly suggests a school. As anyone who has driven Fordham Boulevard past St. Thomas More knows, the impact of student arrivals and departures on traffic can be considerable. • Finally, the applicant's wastewater management plan (highlighted in magenta) fails to address predictable increased demand due to growth in congregational size, number of services per week, and additional activities similar to other Summit campuses in the Triangle (Table). Table: Partial list of recurring activities at Summit campuses throughout the Triangle, including three services on Sunday and a service Thursday evening. Summit also holds joint events that bring members of all campuses across the Triangle together, drawing thousands of participants (for example, WinCon, a two-day event set for

January 24-25, 2025). Any one of these considerations should give pause; collectively they raise serious concerns about the wisdom and viability of this application. Thank you.

Stephanie Powell

My name is Stephanie Powell. I live at 114 Beacon Ridge Blvd., Chapel Hill. I urge you to deny the request for rezoning by Summit Church. The Planning Board recommended denial by unanimous decision. The critical question is - Is the Applicant's proposed change better for Chatham County than the current Conditional District -Compact Community Zoning currently in place? Consider this: 1. The property was rezoned in 2022, only two years ago. At that time the County thoroughly reviewed the request and determined that it met the goals of Plan Chatham and was good for the County. What has changed since then that would affect this decision? Nothing. 2. The applicant's proposed rezoning would result in a loss of property tax revenue of approximately \$6 million over the next ten years. This is calculated by taking the current classification 151 residential units vs. the applicant's 46 residential units using the median value of \$650,000 applied at the current tax rate without increase. Certainly \$6 million would go a long way to meeting the County's needs for all of its residents. Think schools, programs and infrastructure. 3. The current classification provides for 30 acres of open space vs. the 18 acres of open space proposed by the applicant. The loss of 12 acres of open space negates the goal of retaining the rural aspect of Chatham County. 4. The current mix of single family, condominiums and townhomes designed for seniors along with a care facility, office and daycare under the current classification much better addresses Chatham County's needs for affordable and senior housing and mixed use in this quadrant of Chatham County than simply a cluster of single-family homes per the applicant's rezoning request. So - Is there a compelling reason to rezone the property as requested? Absolutely not. The current zone classification is aligned with Plan Chatham's goals to preserve rural space while promoting compact growth. The applicant's proposal is not. The current zone classification was well reasoned and remains the best way to meet Chatham County's needs. The applicant's request for rezoning should be denied.

Amy Coughlin

Thank you for allowing me to speak today. I am here as a small business owner in Chatham County. My understanding is that one of the arguments for supporting the addition of Summit Church on 15-501, directly across the street from our business, Breakaway Cafe, is that it will provide revenue opportunity for small business owners in Chatham County. I think it would be helpful to understand this from the perspective of a small business owner (myself) who depends on our Sunday business between 8am and 2 pm. Sundays are currently our busiest day of the week, already serving many families in the area after church services as well as the broader surrounding community. We are at capacity on Sundays. We love the community that has been built at Breakaway Cafe over the past 8 years and we want to continue to serve our community. Having an estimated 3000 people traveling to and from church on Sunday mornings, directly across from our business, will only deter our customers from coming to our Cafe due to traffic congestion. At the same time, our parking lot is small and cannot adequately accommodate the current demand. So, given these constraints: 1. Parishioners will travel somewhere else to seek services but the businesses at the Veranda will be most negatively impacted due to the traffic congestion created, greatly impacting our Sunday business. or 2. Parishioners will come to the Veranda after service but there will be no parking or they will fill the parking lot, which will not allow us to serve our current community. What would benefit small businesses the most in Chatham County is if we had a steady stream of business throughout the 7 days of the week, not just a large influx on one day that we can't currently support. If the parcels across from Breakaway were developed as they

were intended - addition of homes and senior living centers, small businesses (and the Chatham economy overall) would benefit from a consistent stream of revenue throughout the week. Our business and our 29 staff members depend on our Sunday business revenue. The County also benefits from the sales tax we generate on our busiest day of the week. I hope that you take into consideration the impact on small businesses from a small business owner's perspective.

Melisa Semenov

To the County Commissioners, thank you for all you do in support of the citizens of Chatham County. In 2007 a moratorium was implemented. There are several petitions circulating around the county asking the county commissioners to implement a moratorium on new development until the UDO is approved, adjusted and finalized, thus putting the UDO in practice. Although this petition was started this past Thursday, there are already hundreds of signatures on it. I respectfully ask that the Chatham County Board of Commissioners support this request by the people of Chatham County and declare a moratorium on new development until the UDO is adopted, adjusted and effectively put in place per GS § 160D 107. Let's have smart development in Chatham County and allow all the hard work, time and money spent on developing the UDO to do its job, allowing growth with larger lot size, in keeping with the rural character of Chatham County. To many it appears that developers are rushing to the finish line to get their packets in before the UDO is put in place. Let's make this a marathon of growth rather than a sprint to the finish line for the developers. In closing, please support and implement a moratorium for new development in Chatham County.

This Agenda Item was received and filed

BOARD PRIORITIES

24-5649

Receive a presentation on the Dairy Program with Cooperative Extension

Attachments: [Cooperative Extension Dairy Presentations 11-18-2024](#)

NC Cooperative Extension Agent Ashley Robbins presented an update on the Dairy Program with Cooperative Extension.

Robbins update included program goals and activities.

The Board of Commissioners thanked Robbins for the update.

This Agenda Item was received and filed

24-5650

Receive a presentation on the 4-H Program with Cooperative Extension

Attachments: [Cooperative Extension 4H Presentation 11-18-2024](#)

North Carolina Cooperative Extension Agent Rachael Blazzard presented an update on the 4-H Program with Cooperative Extension.

Blazzard's presentation included participation numbers and program updates.

The Board of Commissioners thanked Blazzard for the presentation.

This Agenda Item was received and filed

End of Work Session

RECESS

The Board of Commissioner recessed until 6:00pm.

Regular Session - 6:00 PM - Historic Courthouse Courtroom

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

CALL TO ORDER

Chair Dasher called the meeting to order at 6:00pm.

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Dasher asked for a moment of silence and lead the Pledge of Allegiance.

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Chair Dasher called for any adjustments to the agenda.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the regular session agenda was approved. The motion carried by the following vote:

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

APPROVAL OF CONSENT AGENDA

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

[24-5626](#)

Vote to reappoint Larry Miller to the ABC Board with a term ending June 30, 2027

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to reappoint Larry Miller to the ABC Board with a term ending June 30, 2027. The motion carried by the following vote:

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

[24-5679](#)

Vote to appoint Allison Bolin to the Chatham Economic Development Corporation Board of Directors with a term ending 2028

Attachments: [Allison Bolin CEDC 2024-Board-Application](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to appoint Allison Bolin to the Chatham Economic Development

Corporation Board of Directors with a term ending 2028. The motion carried by the following vote:

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

[24-5676](#)

Vote to award the Glock 9mm Model 17 side arm and badge to Chris Cooper pursuant to North Carolina General Statute Chapter 17F-20

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to award the Glock 9mm Model 17 side arm and badge to Chris Cooper pursuant to North Carolina General Statute Chapter 17F-20. The motion carried by the following vote:

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

[24-5621](#)

Vote to approve the naming of two (2) private roads in Chatham County listed as Cobbleston Creek Way and Herdon Acres Drive

Attachments: [Cobblestone Creek Way Petition](#)
[Cobblestone Creek Way map](#)
[Cobblestone Creek Way area map](#)
[Herdon Acres Drive Petition](#)
[Herdon Acres Drive map](#)
[Herdon Acres Drive area map](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve the naming of two (2) private roads in Chatham County listed as Cobbleston Creek Way and Herdon Acres Drive. The motion carried by the following vote:

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

[24-5630](#)

Vote to approve the naming of one private road in Chatham County listed as Rainforest Place

Attachments: [Rainforest Place Petition](#)
[Rainforest Place map](#)
[Rainforest Place area map](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve the naming of one private road in Chatham County listed as Rainforest Place. The motion carried by the following vote:

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

[24-5677](#)

Vote to approve grant proposal for NC Department of Environmental Quality Food Waste Grant to conduct a food waste drop off pilot program

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve grant proposal for NC Department of Environmental Quality Food Waste Grant to conduct a food waste drop off pilot program. The

motion carried by the following vote:

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

[24-5628](#)

Vote to approve CDM Smith Task Order #1 to the On-call Engineering Contract in the amount of \$143,768.00 for water line extensions

Attachments: [FY25 CDM Smith Task Order 1 - Wicker Drive Old Farrington Road Water Extensions](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve CDM Smith Task Order #1 to the On-call Engineering Contract in the amount of \$143,768.00 for water line extensions. The motion carried by the following vote:

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

[24-5631](#)

Vote to award the bid for fire hydrant replacement to Hunter Contracting for \$726,651.41 and approve the contract

Attachments: [Hunter Contracting Contract for Fire Hydrant Replacement 11-18-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to award the bid for fire hydrant replacement to Hunter Contracting for \$726,651.41 and approve the contract. The motion carried by the following vote:

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

[24-5632](#)

Vote to approve contract with DCS Pharmacy, Inc DBA Datascan pharmacy inventory software platform for the Chatham County Public Health Department

Attachments: [Datascan Contract 2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve contract with DCS Pharmacy, Inc DBA Datascan pharmacy inventory software platform for the Chatham County Public Health Department. The motion carried by the following vote:

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

[24-5652](#)

Vote to approve the Candid subscriber license service agreement for a database of public information for the libraries

Attachments: [Candid Terms of Service Agreement 11-18-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve the Candid subscriber license service agreement for a database of public information for the libraries. The motion carried by the following vote:

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

[24-5653](#)

Vote to approve the ConnectWell subscription service agreement for Library database

Attachments: [ConnectWell Library Services Proposal Chatham County](#)
[ConnectWell Master Subscription Agreement Chatham County](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve the ConnectWell subscription service agreement for Library database. The motion carried by the following vote:

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

[24-5658](#)

Vote to approve a Memorandum of Agreement with North Carolina Administrative Office of the Courts for the installation courtroom audio visual system to be used to aid in Chatham County remote court proceedings

Attachments: [CRAVE Equipment MOA AMENDED FINAL 4252024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve a Memorandum of Agreement with North Carolina Administrative Office of the Courts for the installation courtroom audio visual system to be used to aid in Chatham County remote court proceedings. The motion carried by the following vote:

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

[24-5634](#)

Vote to amend the Fee Schedule to implement a sliding scale fee for well water sampling fees up to the currently established fee

Attachments: [EH Well Testing Sliding Fee Scale](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to amend the Fee Schedule to implement a sliding scale fee for well water sampling fees up to the currently established fee. The motion carried by the following vote:

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

[24-5636](#)

Vote to confirm designation of Child Fatality Prevention Team/Community Child Protection Team as a single-county team

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to confirm designation of Child Fatality Prevention Team/Community Child Protection Team as a single-county team. The motion carried by the following vote:

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

[24-5647](#)

Vote to approve Fiscal Year 2024-2025 Budget Amendments

Attachments: [Budget Amendment 2024-2025 Nov 18](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve Fiscal Year 2024-2025 Budget Amendments as

presented. The motion carried by the following vote:

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

[24-5633](#)

Vote to authorize the purchase of six Ford Police Interceptor Utility vehicles in the amount of \$243,298.20 on State Contract NC70A-STC2510A as included in the FY2025 budget

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to authorize the purchase of six Ford Police Interceptor Utility vehicles in the amount of \$243,298.20 on State Contract NC70A-STC2510A as included in the FY2025 budget. The motion carried by the following vote:

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

[24-5645](#)

Vote to approve Tax Releases and Refunds

Attachments: [October 2024 Release and Refund Report](#)
[October 2024 NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve Tax Releases and Refunds as presented. The motion carried by the following vote:

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

[24-5646](#)

Vote to approve Chatham County's 2025 Schedule of Values

Attachments: [Chatham County Schedule of Values 2025 Final 11-18-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve Chatham County's 2025 Schedule of Values as presented. The motion carried by the following vote:

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

[24-5648](#)

Receive the Tax Collector's Departmental Report for July-September 2024

Attachments: [July to September 2024 Tax Collector's Report](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to receive the Tax Collector's Departmental Report for July-September 2024. The motion carried by the following vote:

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

[24-5675](#)

Vote to approve a subaward agreement with Chatham County Schools for ventilation system improvements to existing gymnasiums using American Rescue Plan Act funds totaling \$2 million.

Attachments: [Chatham County and CCS ARPA - Nov 2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve a subaward agreement with Chatham County Schools for ventilation system improvements to existing gymnasiums using American Rescue Plan Act funds totaling \$2 million. The motion carried by the following vote:

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

[24-5635](#)

Vote to adopt a resolution approving a Interlocal Agreement for the American Tobacco Trail and Development of Park Facilities with the Town of Cary

Attachments: [Resolution for Maintenance of the American Tobacco Trail with Town of Cary 11-18-2024](#)
[American Tobacco Trail Maintenance Agreement with Town of Cary 11-18-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to adopt a 24-56 resolution approving a Interlocal Agreement for the American Tobacco Trail and Development of Park Facilities with the Town of Cary. The motion carried by the following vote:

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

[24-5637](#)

Vote to adopt a resolution for the legislative request for a revision to the existing Conditional District Compact Community for Vicker's Village, to be located at US 15/501 N and Jack Bennett's and Vicker's Roads, that was approved on November 15, 2021, to modify Condition Numbers 5, 6, 7, and 8 to modify the phasing of the project and Condition Number 22 to expand the requirement for the first building permit for three more years from a new approval date, Williams Township

Attachments: [More information from the Planning department website](#)
[Vickers Village Resolution Supporting Consistency Statement](#)
[Vickers Village Amended Approval Ordinance \(November 2024\)](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to adopt a 24-57 resolution for the legislative request for a revision to the existing Conditional District Compact Community for Vicker's Village, to be located at US 15/501 N and Jack Bennett's and Vicker's Roads, that was approved on November 15, 2021, to modify Condition Numbers 5, 6, 7, and 8 to modify the phasing of the project and Condition Number 22 to expand the requirement for the first building permit for three more years from a new approval date, Williams Township. The motion carried by the following vote:

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

[24-5638](#)

Vote to approve a request by Van Finch on behalf of Fitch Creations, Inc for subdivision **Final Plat** review of **Section X Area "F" Currituck**, consisting of 6 lots on 3.755 acres, located off Millcroft, (SR-1817), parcel 18998

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

A motion was made by Vice Chair Karen Howard, seconded by Commissioner

Katie Kenlan, to approve a request by Van Finch on behalf of Fitch Creations, Inc for subdivision Final Plat review of Section X Area "F" Currituck, consisting of 6 lots on 3.755 acres, located off Millcroft, (SR-1817), parcel 18998. The motion carried by the following vote:

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

[24-5639](#)

Vote to approve a request by Jeff Foster, P.E. on behalf of Maurice Nunn for subdivision **First Plat** review of **New Hope Overlook**, consisting of 22 lots on 45.115 acres, located off New Hope Church Road (SR-1733), parcels 75213 & 19704

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

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve a request by Jeff Foster, P.E. on behalf of Maurice Nunn for subdivision First Plat review of New Hope Overlook, consisting of 22 lots on 45.115 acres, located off New Hope Church Road (SR-1733), parcels 75213 & 19704. The motion carried by the following vote:

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

End of Consent Agenda

SPECIAL PRESENTATION

[24-5654](#)

Present and vote to adopt a resolution honoring Commissioner Mike Dasher

Attachments: [Resolution Honoring Mike Dasher 11-18-2024](#)

Vice-Chair Howard presented and read aloud a resolution honoring Chair Mike Dasher of his years of service to the community.

Chair Dasher thanked the Board of Commissioners for the honor.

A motion was made by Commissioner Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to adopt a 24-58 resolution honoring Commissioner Mike Dasher. The motion carried by the following vote:

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

PUBLIC COMMENT SESSION

[24-5657](#)

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](#)

Deborah Sparma

My name is Deborah Sparma and reside on Add Rd, in Hickory Mountain Township. First, I'd like to thank the members of the County Planning Board and the Board of Commissioners for their hard work, discussions, and decisions over the past 4 years while drafting the Unified Development Ordinance. Tonight, could be a pivotal start to considering a responsible growth plan for Chatham County as approving the UDO and hearing concern for a rezoning request for a Dollar General where one doesn't need to go, are on tonight's agenda. As a passionate and concerned resident of Chatham County who moved here a decade ago, I was drawn to the simplicity and peace of the county's rural nature. However, in merely 10 years, I have witnessed the population rise from 63,000 to 83,000, and with developers like Preston Development, Greenhawk Corporation, Disney and Pulte Homes (just to name a few) could drive our population up to an alarming 300,000 in the next 2 decades, a turn of events transforming this serene rural area into a rapidly expanding urban center. Land-use policies play a critical role in shaping the character of an area, and their effects are long lasting. Therefore, rezoning decisions should not be made hastily. Based on my understanding, the issues are complex and controversial, requiring time to prepare proper plans, and include broad public input in the debate. It is critical that our local government understand these complexities and challenges, and drive decisions that preserve our values and lifestyle. A careful and deliberate course needs to be adopted by our local government when they begin implementing the UDO. It is with this in mind that I am requesting the Board to consider placing a moratorium on new subdivisions, multi-family housing and commercial development during the period of implementation of the Unified Development Ordinance. It is projected that implementing the UDO will take approximately 5 – 7 months. Therefore, it is requested that the moratorium be effective for 7 months from approval date. By pausing review and approval of these types of uses, the County will be able to implement conditions of the UDO to meet approved and future needs without the concerns of new developments being initiated during that timeframe. Lastly, it is my understanding to initiate a moratorium, there are 4 statements that need to be addressed, and a public hearing needs to be set. To help speed up the process, I have drafted a proposal with the 4 statements and started a petition for concerned residents to sign. Both are attached for the Board's review.

GENERAL STATUTE REQUIREMENTS - NCGS§160D-107 outlines the law associated with Moratoria in North Carolina. It outlines local Governmental authority to adopt moratoria, the hearing process required, the projects which are exempt from moratoria, required findings, limit of renewal and extension, and the judicial review proceedings should a moratorium be challenged.

FINDINGS - In accordance with NCGS§160D-107(d) Required Statements, the following findings have been identified: A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate. According to the Northeast Chatham County Wastewater study published in September 2022, it was determined that Chatham County's strategy, at the time, for managing wastewater in the Northeast study area was not sustainable for the long-term. Additionally, the town of Pittsboro has been dealing with water quality issues for years. In June 2022, the Pittsboro Commissioners voted unanimously to investigate and potentially pursue litigation against industries for repeated discharges of PFAS and 1,4 Dioxane into the Haw River and by January 2023, voted to pursue litigation. In February 2024, it was reported that Attorney General Josh Stein, House Democratic Leader Robert Reives, and Pittsboro Mayor Kyle Shipp are working to ensure there is clean water. Additionally, for the past 4 years, the county has been developing a Unified Development Ordinance, creating a structure for Chatham County's revised zoning and land development ordinances and combining 13 ordinances into one. A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium. It is being proposed to stop approvals on any new

subdivisions, multifamily and commercial developments. These users have traditionally been the highest users of drinking water and wastewater, and by pausing review and approval of these types of uses, the County will be able to transition to TriRiver Water and implement conditions of the UDO to meet approved and future needs. It is noted in accordance with NCGS§160D-107 (c) Exempt Projects, "Absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section does not outstanding, to any project for which a special use permit application has been accepted as complete, to prior valid development approval, or to preliminary or final subdivision plats that have been accepted for review by the local government prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium." A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium. It is projected that the time for completing the merger to TriRiver water and implementing the UDO will take approximately 5 – 7 months. Therefore, it is requested the moratorium be effective for 7 months from the date of approval, noting that it could be rescinded earlier should conditions allow. A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium. Chatham County has invested substantial funding in preparing documents for the UDO as well as completing the negotiations with TriRiver water. The plans were developed by hiring a consultant – White & Smith LLC – and has taken 4 years to complete. On November 4, 2024, the Chatham County Board of Commissioners approved the merger of Chatham County water utilities with TriRiver Water, and on November 18th the County Board of Commissioners will be voting on the Unified Development Ordinance. Both actions are geared toward addressing the above issues, but both will take time to implement. The ability to provide adequate water & wastewater services will be quickly outpaced by the construction of new residential properties, putting a pause on development will allow implementation to take place without adding additional burden to the already stressed water and wastewater issues. **RECOMMENDATION** - It is recommended that the Planning Board recommend to the Board of Commissioners approval of a 7-month moratorium on new subdivisions and multifamily developments as a result of limited water production and wastewater treatment capacity as well as to ensure implementation of the UDO. Sparma shared a Moratorium Petition with a list of names.

Erin Carter

Thank you for giving me an opportunity to speak today. My name is Erin Carter, and I live at 34 hunters' way. Chapel Hill, address. Fortunately, Chatham County. I'm here representing the Vickers Road community. As we express our concerns regarding the Summit Church, an 88,000 square foot. Megachurch, within a block of our neighborhood. Vickers Road is a vibrant, active, pedestrian area, cherished by residents for its safety and slow pace of life. Every day you see children on hoverboards, families with strollers and neighbors walking their dogs on our street. This is not just a street, it is a vital space for exercise, play, and community interaction. The proposed Megachurch, with its capacity to generate 3,000 trips at peak hours each Sunday multiple times and numerous events throughout the week poses a significant threat to our environment. The increased traffic will lead to congestion for everyone in the area. But for us neighbors the highest risks will be borne by our most vulnerable residents. Our children, who should be able to play outside on the weekends. Our neighborhood infrastructure consists of a single turn at 15 5. 0, 1! And it's not designed to handle such an influx of cars for a massive event center such as the Summit Church. The turn lane onto our street, where 85% of the

3,000 trips at peak hour will be making a U-turn only has room for about 3 to 5 cars. Even a 10th of that traffic would create a huge issue in this location, impeding the flow of traffic in the left lane in a way that has never before been seen in Chatham County. We lack the infrastructure to support vehicular or pedestrian safety with this enormous volume of traffic, and with no crosswalks available, you can expect to see even more pedestrian fatalities. As this traffic hits an unprepared neighborhood used to crossing 15501 to visit the shops and restaurants of the veranda. While the church may serve its members well, it offers little to no benefit to the surrounding community. So far all but one of the proponents of this plan who have attended planning board public comment sessions have identified themselves as current Summit Church members. The dozens of people who've spoken against the Church at these meetings prove that the needs and interests of the churchgoers don't align with those of residents. We're not opposed to religious institutions or to development. But the scale and impact of this project are disproportionate and detrimental to our neighborhood. Land is currently designated for compact community. Aka, mixed, residential and commercial under compact community ordinance, and we support increased housing and employment in Chatham County. We're looking forward to the Vickers Village Compact Community, which we know, will also increase traffic moderately, but it will have a park and retail which all of us can enjoy as it brings jobs and badly needed tax revenue for our schools. This land should not be rezoned for a giant event center, benefiting only a small group. The noise and pollution from thousands of cars will degrade all of our lives, for everyone in the vicinity, and kids will lose their safe, safe haven for outdoor activities. I urge you to consider the well-being of our residents and oppose rezoning for the Summit Church and be a community. Thank you.

Janice Parker

I have two concerns regarding the request by the Summit church to rezone property alongside Highway 15/501 to accommodate an 88,400 square foot structure and associated facilities. It is estimated that the building would increase trips to the area of some 3,000 vehicles on Sundays. My first objection is that the rezoning request, if granted, would remove the property from the tax rolls. Chatham County would receive no taxes while at the same time bear providing services and infrastructure necessary to accommodate the applicant's land use and associated structure and facilities. This would not benefit Chatham County and would work against the goals set forth in Plan Chatham, which expresses as a primary goal, to "diversify the tax base and generate more high quality, in-county jobs to reduce dependence on residential property taxes, and create economic opportunity." (Plan Chatham, pg. 53). Secondly, it is not clear whether there is sufficient infrastructure capability to support an increase in traffic, as well as electricity, running water, sewage removal, and other necessary services and utilities. When Plan Chatham was crafted, public input indicated that Chatham residents want to preserve "the rural character and lifestyle of Chatham County" (p. 40). Current zoning is in line with a key goal of Plan Chatham: "to promote a compact growth pattern by developing in and near existing towns, communities, and in designated well planned, walkable mixed-use centers" (p. 40.) The land chosen by the applicant for its structures lies almost equidistant from Pittsboro and Chapel Hill, in direct contradiction to the stated goals of Plan Chatham. In conclusion, the application to rezone does not align with the needs and goals of Chatham County residents. I ask the County Commissioners to think carefully about the most advantageous and least harmful ways to foster responsible land use in Chatham County in accordance with the goals set forth in Plan Chatham.

Jim Shamp

I'm one of the many Chatham County residents seeking your support for an understandably difficult, but what we consider a common-sense rejection of the Qunity request to rezone more than 50 acres, Parcels 18750, 18896, 18897, from

CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional, on 15-501 in northeast Chatham County. As a recently retired economic development professional who still has a spoon in that pot, I speak for many neighbors who are seriously concerned. We're incensed by what we hope was an inadvertent yet self-serving and sadly destructive attempt by the applicant to circumvent or undo our hard-wrought Plan Chatham vision for this area. Qunity wants to locate a grossly out-of-scale, public-resource-consuming, traffic-generating nonprofit (and therefore non-taxable) enterprise in the heart of our well-constructed Compact Community zone, smack-dab on 15-501 between Chapel Hill and Pittsboro. That kind of taxation giveaway would immediately upend and forever diminish the vibrant possibilities that await us in this beautiful, fragile corridor that serves as a primary artery feeding this beautiful, fragile county. We can't afford this waste of opportunity. Let's keep our hand on the plow. Let's commit this land to the values we espouse in Plan Chatham. Let's rise to the call on Page 53 of Plan Chatham, to "Diversify the tax base and generate more high quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting." I've spent the past two decades immersed in North Carolina's incredible life science economic development renaissance. I'm still involved, even after my retirement last year. I was delighted last week when we were able to announce Gilero's \$6.4 million expansion. As you well know, Gilero is one of Chatham County's important life science companies. Its Pittsboro facility is within walking distance of the iconic courthouse roundabout where you routinely meet. But Gilero's newly announced 60,500-square-foot manufacturing facility will be creating 37 new jobs in Greensboro. Not in Chatham County. Meanwhile, neighboring Triangle suburban communities like Holly Springs, Sanford, Wilson, Clayton and Garner are eating us for lunch in the life sciences. Why is Gilero's expansion not Chatham County? Obviously because we have work to do. We need affordable housing. Infrastructure. Site development. Outreach. An understanding and commitment to the life science ecosystem that is redefining North Carolina as a global leader of this important sector. Fortunately, we now have Wolfspeed in Siler City providing globally recognized next-gen chip technology. We must get in front of this smart transportation opportunity to connect the dots across this complicated county, in every way possible. As I've suggested before, let's coordinate with Wolfspeed to create an electric bus transit system to mutually highlight and demonstrate the possibilities for using Wolfspeed technologies, and our combined talent and creativity, to deliver a diverse workforce efficiently from every corner of Chatham County. We have a limited time window for amazing possibilities. It simply requires imagination, fortitude and collaboration. Bottom line: we don't have time or bandwidth to dither away a prime parcel of our heritage that would irreversibly compromise Chatham's growth potential. I urge you to reject this Qunity request to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional. We need to get on with the pressing business at hand.

Bonnie McCarthy

My name is Bonnie McCarthy and I live at 73 Tyner Loop Circle in Chapel Hill. I am here to provide a summary of the presentations you've heard so far opposing the Applicant's proposal. We started this process in August with presentations at two different Planning Board meetings and have already spoken at both sessions of your Oct. 21 meeting underscoring the depth and breadth of opposition. So far, a number of people have provided detailed analysis on the traffic impact of this project and directly challenged Qunity's TIA report. NC DOT crash data was analyzed and showed the already high incidence of accidents at intersections affected by this project including the 3rd highest frequency intersection in Chatham County, 15-501 and Manns Chapel Rd. Traffic flow analysis showed how the inadequacies of U-turns would cause hazardous backups in the left lane of 15-501 and will prompt unsafe

shortcuts through Briar Chapel. Our only corridor to critical care services will be blocked during traffic surges related to church services and events. 85% of traffic will come from outside Chatham County. The figures provided by the applicant fail to account for the increase in traffic from the proposed structure (yet to be determined) as well as additional services and activities planned for the future. Common sense dictates that the traffic would be the same disaster if the facility were for a music or sports venue. The Applicant's proposal does not reflect the Plan Chatham #1 goal of preserving the rural character. In fact, under the current rule, (not new UDO) 30% of land would have to be designated as open space, 30 acres for the combined 100-acre site. The proposed project would only have 18 acres of open space, which is a net loss of 12 acres. Their proposal would tear up the dense concentration of trees, construct play areas near power lines and locate a large parking area under power lines which when fully illuminated will be seen along the corridor. I spoke to you earlier about the potential increase in tax revenue if this same piece of land was zoned commercial generating possibly \$500,000. in additional annual tax revenue amounting to potentially 5 million over a 10-year period. In addition, you heard earlier today of the loss to the County of approximately 6 million of property tax revenue over ten years if the property were rezoned from its current classification to the Applicant's proposal. The Applicant's request for rezoning is inconsistent with Plan Chatham. The current zoning is far superior for future growth of Chatham County.

Perry James

In September 2022, the Northeast Chatham Wastewater Study Commission recommended further review of several public wastewater solutions for the northeast county area. As best we know, no actions have occurred to date on the recommendations of the Report. As I review the new UDO document pending approval of the Board, I mostly see a continuation of the Compact Community development concept for meeting the northeast area's growth needs. To do this without providing for a reliable, public wastewater system only increases what are already significant problems: As reported by the Study Commission, the current private wastewater systems are aging, have many failures, and likely will not be able to adequately add needed future improvements; A number of planned commercial and residential development plans in the northeast area sit stagnant and can't receive final approval because of their not having access to wastewater service; There is an inadequate balance between the residential and commercial property bases; Valuable quality of life amenities, including affordable housing, are not being sufficiently provided to residents. Given our close proximity to Chapel Hill, Durham, RTP, and the quickly growing Town of Pittsboro, all of which are served by public wastewater systems, these problems have very real ramifications, including: 1. Health and environmental risks will increase from the continued degradation of the northeast area's aging package plants and on-site septic tanks. 2. "Out of balance" situations between commercial and residential property bases almost always mean higher property taxes, particularly as school funding requirements increase. 3. Planning for smart and attractive development just can't occur until there is an adequate utility infrastructure for meeting this growth. The Plan Chatham Report entitled "15-501 Corridor Market Profile and Analysis", spoke to many of these same observations. A key finding of that Report was that a public wastewater system was the best choice to prevent environmental degradation from antiquated or failing on-site sewer systems. In conclusion, I believe that the combination of growing health and environmental risks, likely higher taxes, and need for additional quality of life features in northeast Chatham provide ample justification for the Board to find consensus in responding to this situation while still respecting the County's overarching vision. As the starting point for this, it is requested that you approve a demand and feasibility study that includes the 15-501 corridor as well as the impacts of replacing or modifying the current private package plant systems. Hopefully, beneficial discussion with other jurisdictions on possible wastewater solutions could

quickly follow. As a long-time North Carolina municipal finance officer, I am very confident that a public wastewater solution for Northeast Chatham can be reasonably funded by this area's residents, commercial entities, and new development. A wastewater service district is one possibility for this, but funding options can be developed further as the study continues. Thank you for your consideration.

Liz Rolison

Plan Chatham lays out a vision for Chatham County. The recently approved Tri-River Agreements between Town of Pittsboro, Town of Siler City and now Chatham County address an important piece of that vision by transferring management and operation of the water utilities for the entire county and wastewater utilities for the municipalities to Town of Sanford. Unfortunately, this agreement does not include plans to expand public wastewater to NE Chatham County despite this area being the most densely populated portion of the county not within a municipality. Approval of the UDO is the next major step to realizing the vision of Plan Chatham. As part of the implementation of the UDO, portions of the county will be rezoned to align with the updated Land Use map, including a significant expansion in compact development zoning in NE Chatham County. As public wastewater in this unincorporated area is not yet addressed by the Tri-River Agreement, the proposed wastewater solution in the UDO requires developers to provide their own privately owned wastewater treatment plants. This strategy has been in place since 2004 and has created significant problems for the communities in NE Chatham County, including numerous sewage spills and repeated discharge into local surface waters that do not meet regulatory requirements. This is not a long-term solution and needs to be addressed. While I applaud these initiatives for what they are doing to prepare our county's municipalities for the future, the shortcoming of these plans as it does not address NE Chatham County. With Chapel Hill and Durham growing to our north and Pittsboro exploding to our south, it is inevitable that the area along 15/501 will grow. If you expand your rezoning for more compact development in NE Chatham County, you are encouraging this growth – without addressing the wastewater infrastructure that is needed to do this responsibly. I encourage you to develop public wastewater plans for NE Chatham County. This would involve a Demand and Engineering Feasibility Study that is scoped to consider not only future growth but the demand available from retiring existing aging private wastewater and septic systems requiring costly upgrades or replacement. We understand that Tri-River has indicated this could be done at a cost of \$50,000. If the Demand and Engineering Study shows positive results, then we should reopen discussions with Durham County's Triangle system and Sanford's Tri-Water system. A force main along 15/501 to extend service could be financed by establishing a sewer district in NE Chatham County. Developers could then pay to connect to this service to further offset these costs. Developing this infrastructure gives Chatham County control over where development is located. It also provides opportunities to address affordable housing and resolve the environmental issues as the existing private systems age. Growth along 15/501 between two high growth areas is inevitable. Let's prepare for it and use it to our advantage.

Written Comments received:

John Graybeal

At its meeting on November 4, 2024, the Board of Commissioners was presented with a document that included discussion of the tree planting requirement that was included in the draft UDO. That document indicated that the requirement might be vulnerable to legal challenge if a developer was required to plant trees on a lot, or lots, to meet the 20 – 30% TSA requirement if the lot had very few or no trees. The document provided three options for dealing with this problem and it is our understanding that the discussion produced a consensus of the Board that the second option be used. That option states that the developer would not be required to

plant the trees but would be offered incentives to do so. We do not know what those incentives would be. We are concerned that this outcome threatens to produce subdivision lots with fewer trees than they should have. Our concern about trees arises obviously because of the critical role they play in sequestering carbon from the atmosphere. Initially we are actually of the view that this "barren lot" problem would only rarely arise and, therefore, that the existing UDO language need not be changed. We are also concerned that an incentive system might not produce many trees since the developer might not be tempted by the incentives. Moreover, we are doubtful that the existing language would be legally vulnerable, and, as far as we know, no basis for that view has been provided. The tree planting requirement is just another regulatory device among the many that a subdivision developer confronts. However, if the Board feels that this is a problem that must be addressed, instead of an incentive system, we would propose a solution more like this: if the developer has a lot, or lots, that has less than 10% of the trees required by the current TSA standards (as stated in Table 6.3.3-1, or its successor), then the developer should plant enough additional trees that would result in 50% of the tree coverage that would otherwise be required. This plan would ensure that all lots would have at least a minimum number of trees, providing shade and carbon uptake in a warming world.

This Agenda Item was received and filed

PUBLIC HEARINGS

24-5655

Hold a public hearing to receive public comment on the Recommended FY2026-2032 Capital Improvements Plan (CIP)

Attachments: [CIP Presentation 2026-2032](#)
 [FY2632 Recommended CIP](#)
 [Click Here To Speak During The Public Hearing](#)

Chair Dasher opened the public hearing for the Recommended FY2026-2032 Capital Improvement Plan. Chair Dasher asked Clerk to the Board Jenifer Johnson if anyone was signed up to speak. The Clerk stated that one person submitted written comment. Chair Dasher closed the public hearing.

Written Comments:

Gretchen Smith

During the FY 2026-2032 CIP approval process, I hope the Board of Commissioners will pursue funding options for trail projects described in the attached document. This document was provided to the BOC by the Budget department at your August 19th meeting. I appreciate the work the Budget department has put into researching these funding options and creating this thoughtful analysis of options available to local governments for investing in trails and open space. Chatham County has historically relied on grants to fund its Parks & Recreation capital projects, but grants are highly competitive and not easy to get. Relying on grant funding has resulted in very slow progress in implementing the multitude of master plans, expansion plans, redevelopment plans, and trails and greenway plans that go back as far as 2008 and have an estimated total cost of over \$57 million, which has certainly increased significantly with inflation. As the attached document points out, Article 46 sales tax is a relatively recent funding source for Parks & Recreation, but development of the new Parker's Ridge Park in Moncure is utilizing most of that Article 46 revenue designated for parks. As a long-time Chatham County resident and advocate for more trails and open space in our county, I would like to encourage the BOC to pursue two of these funding options in particular: General Obligation Bonds and a concept known as Penny for Parks & Trails. General Obligation Bonds (GO Bonds)

have a high success rate of getting voter approval. Many county and municipal governments in North Carolina use GO Bonds for parks, trails, and open space because this tool can provide substantial, immediate funding for projects. Both Chapel Hill and Durham have park bond voter referendums on the ballot this November. Some examples of other local government's parks, trails, and open space bonds include Buncombe County's \$30 million passed in 2022, Matthews' \$14 million passed in 2022, Wake Forest's \$22.4 million passed in 2022, and Lee County's \$25 million passed in 2020. If Chatham County would like assistance with exploring bond referendums, Buncombe County Board of Commissioners engaged the nonprofit Trust for Public Land for providing feasibility research, public opinion surveys, and technical advice prior to putting its bond referendum to voters. A concept known as "Penny for Parks" or "Penny for Parks & Trails" is being used by Chapel Hill, Durham, and Raleigh. These local governments are successfully using this type of dedicated funding stream in a way that is popular, easy to understand, and shows visible results to the public. It also helps that it has a catchy name like Penny for Parks & Trails! This year, during your consideration of the recommended CIP, I urge you to take advantage of these additional funding options for trail projects. Let us help make North Carolina the Great Trails State by making Chatham County a great trails county that both county residents and visitors will love.

This Agenda Item was received and filed

[24-5640](#)

A legislative rezoning public hearing requested by Glandon Forest Equity on Parcel 68537, being on 2.40 acres out of the 5.527 total acres, located on NC 87 N, from R-1 Residential to Conditional District Neighborhood Business (CD-NB), for a retail business, Hadley Township

Attachments: [More Information from the Planning Department Website](#)
[Click Here To Speak During The Public Hearing](#)

Chair Dasher opened the legislative rezoning public hearing requested by Glandon Forest Equity on Parcel 68537, being on 2.40 acres out of the 5.527 total acres, located on NC 87 N, from R-1 Residential to Conditional District Neighborhood Business (CD-NB), for a retail business, Hadley Township.

Zoning Administrator Angela Plummer presented the request. Plummer reviewed the zoning map, proposed business, Appearance Commission recommendations, lighting, signage, and other reports.

The applicant's representative Tiffany Bylow with Glandon Forest Equity shared plans for the site and reports.

The following individuals spoke during the public hearing:

Ronnie Vaughn

My reasons for supporting the proposed Dollar General Store on Hwy 87 North: This store is in compliance with the county's plans for this area. Currently, for people in this area to buy personal items, groceries, or other household items, they must drive 8-10 miles in any of four directions. During weekdays, a number of people use the Castle Rock/ Hwy 87 and Hwy87/Chicken Bridge Road route to and from work in Chapel Hill and Durham, currently there is no retail store between Pittsboro and Eli Whitney. Thank you for your consideration in this matter.

DL Lucero

Good evening. Thank you. Commissioners, ladies and gentlemen. My name is DL Lucero. Yes, just one second. Yes, sir. There's 12 people who signed up. Okay, so

we're going to stick tight to the 2 min. Okay, sir, thanks. Thank you for your evening tonight. My name is DI. Lucero. I'm a United States Air Force veteran with my family. We own a small farm over on Castle Rock Farm Road. I'm referencing select answers that glen and forest equity provided to the county on a rezoning application. Additional information sheet dated, and on October 3, 2024, in claiming that their project preserves the rural character of Chatham County by installing a store architecturally designed in a country store architectural style similar to the pictures you have here. This is not true. The design posted to the county website that is part of the formal submittal, does not indicate a store with country store architectural style. In fact, if this is their definition of country store architecture, then they're completely out of line and in reality, any dollar general of any proposed design has no connection with rural character preservation of woodlands for us and wildlife. The developer communicated one idea of a country store like you see here and submitted a completely different design to the county, which is completely out of line. So, I ask you, please keep them out of Chatham, out of Chatham County. These decline their rezoning applications. Thank you.

Melissa Frey

As an informal representative of a group of community members opposed to the rezoning proposal for a Dollar General in Hadley Township, I submit to you the attached document for the record. The document is the original Additional Information Sheet submitted by Glandon Forest Equity, LLC (GFE), to the county regarding this proposal. Our group has imbedded it responses to GFE's additional info answers in red. (Glandon Forest Equity's answers are in bold black; Opposed County resident's responses are in red below) Section A 1. Errors in the ordinance: Answer: There are no known errors in the existing ordinance that would be remediated by this zoning amendment if approved. 2. Promotion to public welfare: a. Need and Desirability i. Question: The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning? Answer: The subject property is well suited for the proposed use, due to its proximity to residential houses, access and lack of household and grocery items in the area. This request will improve the present and future uses available to this neighborhood in that along with adding household and grocery items, it will spur additional businesses to the area that will also be helpful to the neighborhood. NO DG Response: It is this "spurring of additional businesses" which is exactly what residents of this area do not want. This is our concern with a rezoning request, it will set precedent for additional rezoning requests and ultimately destroy this rural area. There is no lack of household and grocery items nearby...everything a Dollar General might provide is readily available 7 miles away in downtown Pittsboro or at the larger, 4-way intersection at Eli Whitney to the north. b. Survey of Similar Uses i. Question: How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful? Answer: There are a few other similar uses in the area, and this would add to the convenience for residents. It will provide the following: Accessibility to everyday essentials. Affordability to low priced goods helping families on a budget. Job Creation – creating local jobs and contributing to the community economy. Convenience – store hours and variety of products would make it a convenient stop for residents. Community Hub – it could foster a sense of community and social interaction among residents. NO DG Response: A community

hub is a physical or virtual space where community members come together to connect, share resources, collaborate on projects, and engage in activities that benefit the community as a whole. The proposed DG store will not, in any way, become a community hub. The company itself describes its core customer as low and fixed income households, while paying the lowest wage of any retailer, at an average of \$9.88 per hour. This is not community. Dollar General preys on those with a household income of less than \$40,000 a year, promising value while making available the equivalent of food garbage to those that need quality food the most. They truck in produce from thousands of miles away while local farmers burst with produce in need of distribution. This is not community. Dollar General has been the subject of class action lawsuits in multiple states for dishonest price disparities at the register, wage theft, and misclassifying employees as managers to avoid paying overtime, further exploiting the communities they claim to serve. This is not community. The chain is a magnet for crime by understaffing stores to the point that robbing them is a simple matter. Between 2016 and 2021, 6 DG employees died in armed robberies. 32 customers and employees were injured in violent robberies at the stores in a single year. This is not community. A Dollar General Store, regardless of its application's "coulds" and its "we mights" and its assertions that we need a Dollar General far more than we are smart enough to realize, is not now and will never be a community hub. The residents of Chatham County - and Hadley Township specifically - know what community is and you, Dollar General and your escort Glandon Forest Equity, are not it. This property is zoned R-1 Residential, and the residents of Hadley and Chatham County urge the commissioners to deny this request for re-zoning as incompatible with the vision of the county as a whole and the intent of the UDO and Land Use plan. Please see all the resources showing what Dollar Generals really do to communities at

<https://www.hadleync.org/resources-for-community-action>. c. Public Provided Improvements i. Question: Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case. Answer: The county would not be required to provide any public improvements if this site were to be approved. 3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plans giving reference to page number and section. In support of the Comp Plan, include the following references at a minimum: a. CHAPTER TWO: (begins on page 13) i. Issues and Opportunities Answer: This facility will create an opportunity for employment for Chatham County residents, and provide access to consumer goods. NO DG Response: Dollar General has a documented record of providing non-living wages to less than a dozen people per store. With other areas in the county growing, there are already plenty of entry level jobs, many better paying. Dollar General's are also notoriously unsafe locations to work at as they have higher incidences of robberies and other crimes on-site, not to mention many workplace safety (OSHA) violations, like blocked aisles and unsafe product storage. Their products are often deceptively priced to appear as bargains and are low-quality imported goods. Their foods are ultra-processed shelf stable items from out of state and country and any fresh foods are from large factory farms from out of the area. Thankfully, Chatham County with its over 1100 family farms has more than sufficient access to high quality foods and easy access 7 miles away to a selection of full-service grocery stores. b. CHAPTER THREE: (begins on page 39) i. Goals and Objectives Answer: This project preserves the rural character of Chatham County by installing a store architecturally designed in a "Country Store" architectural style. NO DG Response: This is a false statement. The designs on the county website that are part of their formal submittal do NOT indicate a store with "country store" architectural style. And clearly, a Dollar General store of any design has no connection with rural character or preservation of natural spaces. This project follows compact growth patterns, project location is within

a future Land Use Area Designated as a Crossroads community center. NO DG Response: On the Future Land Use and Conservation Plan map of the county, this intersection is designated as a "crossroads community." Although we cannot find a dimensional definition of crossroads community or a number of commercial establishments allowed, surely this 3 way intersection and the surrounding areas would not be served well or have their rural/agricultural nature preserved with the addition of any kind of chain or franchise store. In fact to the extent that any county document does currently define "crossroads community", the UDO states that they are: • Smaller than villages, these communities are within rural areas and typically have a minimal amount of retail and institutional uses. • Mix of uses include single-family residential, some agriculture support services, limited supporting retail, and institutional uses. A Dollar General or any store of its kind is not "minimal or limited amount of retail" nor is it supportive of agricultural activities. ii. Land Use Descriptions – select the correct designation for your submittal and support the various bullet points as outlined. Answer : Land will be used as a general retail store in a crossroads community center area c. CHAPTER FOUR: (begins on page 51) The minimum strategies to address are the following. You may include others as you deem supportive of your application. i. Economic Development (page 53) Answer : Project will create employment opportunities – staff to be hired to operate store. ii. Land Use (page 61) Answers: 1. Site design has been prepared in a way to minimize the land area purchased and used for the retail store. There will be no excess land cleared or developed for this store, compressing the footprint of development to the maximum extent possible. 2. Site is located in a crossroads community area. There is a commercial business directly to the south of the project parcel. Development in this style will create a "small community/small town" feel in this area. NO DG Response: Per the Appearance Committee Meeting in September, the Dollar General representative confirmed that the entire lot would need to be cleared to complete this project. Though the Appearance Committee proposed to utilize native plants or minimize clearing all together, the developer still submitted the original plan which will clear the entire lot. It also must be acknowledged that if this plan gets approved, it will set precedent allowing nearby lots to easily get rezoned and unleash commercial development in this rural area. A Dollar General will not create a "small town feel" in this area. We are a community of farmers, local business owners, artists and animal rights advocates that have created the "feel" we desire through investing in our community and maintaining the rural character that makes this area so cherished. In fact, the construction of a Dollar General will take away from any sort of small town/rural feel by introducing harsh lighting into night time hours, increasing traffic and crime, clearing native landscapes, and detracting from local businesses. It also must be pointed out that although the developer suggests a "country store" style DG Market, the plans that were submitted contained a classic style which would even further detract from the rural, small town nature of the area. iii. Natural Resources (page 103) 1. Permanent stormwater wetland will be installed to treat and attenuate stormwater runoff 2. Clearing limits will be minimized to the extent possible to, existing trees will be preserved to the extent possible on the entire site. 3. Energy management will be implemented for site lighting, lights to be turned down/turned off in parking areas between hours of 11 PM and 5 AM to increase energy efficiency. NO DG Response: Again, per the Appearance Committee Meeting in September, the Dollar General representative confirmed that the entire lot would need to be cleared to complete this project. Though the Appearance Committee proposed to utilize native plants or minimize clearing all together, the developer still submitted the original plan which would clear the entire lot. It also must be acknowledged that if this plan gets approved, it will set precedent allowing nearby lots to more easily get rezoned and unleash commercial development in this rural area. Construction of a Dollar General will take away from any sort of small town/rural feel by introducing harsh lighting during night time hours, increasing traffic and crime, clearing native landscapes, and detracting from small, locally-owned businesses. iv. Parks and

Recreation (page 117) 1. This project will have no negative impacts to any existing parks and rec centers. 2. The project site is in a rural area with close proximities to greenways, natural trails, and blue ways located at Gum Springs (Greenway) and Chicken Bridge Rd (Canoe Access/Blueway). Residents of Chatham County visiting/hiking/canoeing/etc. in these existing natural resource areas will have closer access to everyday essentials and nutrition after this store is operational, increasing the well being of the community and reducing fossil fuel consumption by reducing travel distance from these natural area to other retail centers. NO DG Response: None of the products sold at a Dollar General Store (mass produced imports and factory farmed food from out of state and country) increase anyone's well-being. The point of getting out into nature in the above described locations is specifically to NOT have stores like a Dollar General nearby. Thankfully people can plan for their adventure and shop a mere 7 miles away at existing stores for any of their needs. 4. The requested amendment is either essential or desirable for the public convenience or welfare. (i.e tell how and for what purpose/s the amendment would provide to the county as a whole) a. Traffic <Required> Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc..) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements? i. Projected Traffic Generated by the use – 677 Daily Trips ii. Current Capacity of NC Hwy 87- 5,000 vehicles per day iii. Type of Traffic – (Car/bus/truck)- Mainly passenger vehicles with occasional truck iv. Peak Time – 4:00 PM – 6:00 PM v. Speed Limit Changes – None Expected vi. Roadway Modifications – Turning Lanes Will Are Anticipated to be required. Extend will likely include a “left in” turning lane to be added in the center of NC Hwy 87. Min 50’ storage with a 200’ deceleration length (this includes a 150’ taper). Final Turning Lane to be designed and approved by NCDOT prior to construction. b. Visual Impact & Screening <Required> Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation? Answer – A Type B Buffer will be provided on all property boundaries and along the existing road frontage of the project parcel. c. Lighting <Required> Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated? Answer: Site lighting is proposed. Please see the site lighting plan included with this submittal. d. Noise <Required> Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements. Answer: The Project will not have any outdoor sources for noise – no speakers or drive thru equipment. The Project will not generate outdoor noise through its operations. e. Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed of? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the

potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources. Answer – N/A – this is a general retail use store. f. Signs <Required> Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site. Answer Yes, there will be a Pylon sign at the road frontage ii. There will be a storefront sign with channel lettering. iii. LIGHTING – Site lighting plan has been included in the submittal. iv. Please see sign exhibits included with this submittal. NO DG Response: A pylon sign is also not consistent with a “market store” (A monument sign is the type that is lower to the ground and less obtrusive.) 5. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. (i.e. watershed classification, impervious surface, utilities, infrastructure, etc. a. Water Source and Requirements <Required>. i. How much water will the use require? 1. 260 Gallons Per Day ii. What is the source of the water (county water or private well)? 1. Private Well b. Wastewater Management <Required>. i. What is the wastewater capacity needs for this use? 1. 260 Gallons Per Day ii. Specify the treatment and disposal methods to be used. 1. Private septic. (If individual septic, provide septic improvements permit letter from the Chatham County Environmental Health Department) c. Water/Sewer Impact Statement <Required>. Answer: This development will utilize a private well and septic system. d. Access Roads <Required>. Describe the access to and from the site to public highways or private roadways. If the requested use will require a new driveway or enhancement to existing highway(s), address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)? If the site is located on a road designated as a “major collector”, is the site accessed by an existing or proposed service road? Describe any upgrades of public or private roads necessary to serve the property. Answer: This site will have one access point to NC Hwy 87. NCDOT has preliminarily reviewed the proposed driveway location and has given a requirement of a left turn lane into the site. NCDOT Driveway permit will be obtained after rezoning approval. Please see attached email statement from NCDOT. e. Stormwater Runoff <Required>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties. Answer: A stormwater wetland will be proposed to capture and treat the runoff from the 1” rainfall event. Attenuation volume will be provided in the stormwater wetland to ensure the site reduces the post development runoff rate to below the pre- development runoff rate of the 1, 2, 5, 10 and 25 year – 24 hour storm event. Full stormwater design will be included in the construction drawings after rezoning approval. Clean water diversions will be proposed on the perimeter of the site to bypass offsite stormwater. Pre-Development Drainage patterns will not be altered. All site stormwater currently discharges to the north near the center of the site and will discharge to the same location in the post-development conditions.

Marinne Frey

Thank you to all that are here listening. Thank you for taking our voices into consideration. This proposal is not in line with my vision for our future. Three generations of my family now live on a farm in Hadley township. I came home to the land and family, and I hope many more generations of my line will thrive in this rural area that we are caring for. We need to protect these places they are the lifeblood of the country. We do not need a large corporation in our midst. We do not want to be portrayed as an impoverished community incapable of providing for our necessities. We are flourishing, we have everything we need. Why are we flourishing? Because we don't have places like Dollar General around the corner. Because we remember what it is to be happy and healthy and this vital state of being is intertwined with the

natural world. Please do not harm our land any more than it already has been. Please do not take our surrounding beauty. Please do not destroy any more of Creation with your stores. We do not want your poison, and we do not want your technocratic gadgets whose factories kill the water, the air, the Earth, and in turn kill us. We have everything we need. God has already given it all to us. We do not want your food; it really cannot be called as such. We do not want your genetically modified produce and factory farm meat full of toxins. We do not want your lifeless and harmful canned, bottled, and packaged poisons. Many of us grow our own food, real food, and we will continue doing so since we have the land, this wonderful land that has been made for us. Please leave us in peace on these patches of paradise that still remain.

Whitney Schmidt

Good evening. I'm Whitney Schmidt. I live in Hadley Township as well. In Section 2, Part 7 of Glendon Forest Equities application. They reference the formation of a community hub at this location, something that could happen. There is no doubt that Hadley Township, which you see here in this room, is already a strong community. The proposed Dollar General store will not in any way become part of that community. The company itself describes its target customers as low-and fixed-income households, while at the same time paying the lowest wage of any retailer, and an average of just \$9 and 88 cents an hour in 2021. This is not community dollar. General promises value while making available equivalent food garbage to those in need of good food. The most their primary sales, according to their annual report, are shelf, stable snacks and processed foods and sodas. They truck in a minimal amount of fresh food from thousands of miles away while local farmers burst with produce in need of distribution. This is not community Dollar General has been the subject of class action lawsuits in multiple states for dishonest price disparities at the register, wage, theft and misclassifying employees as managers to avoid paying overtime, further exploiting the communities they claim to serve. That is not community. The chain is a magnet for crime by understaffing stores to the point that robbing them is a simple matter. Between 2016 and 2021 \$6 general employees died in armed robberies, a dollar general store, regardless of its assertions that our community needs their help far more than we are smart enough to even realize we know what community is. And you, Dollar General, and your escort, Glendon Forest Equity, are not it? This property is zoned r. 1 residential, and the residents of Hadley and Chatham County urge the Commissioners to deny the rezoning as incompatible with the vision of this county. Thank you.

William L Cummings

My neighbors are very eloquent, and I'm proud of them and I'm smiling because I spent the last 3 h there, outside. And you know, we set up a little crime scene, because that's what this looks like to us up in the community. 52 years since I 1st came to Chatham. I live on East Perry Road, near the Hadley recycling center, and I guess I'm in the target zone of this crossroads community which no one really knows what it's going to shape up to be. But I do think it's a crime against community, and that's what I have been listening to. My friends and neighbors tell you it's a crime against our future. It's a no brainer decision. If you ask me. It's not consistent or compatible with plan, Chatham. It's about the worst example of a retail operation that you could find bringing in a dollar store. We don't want it. We don't need it, as you've heard, and I have got 1 min left. Oh, I got plenty of time then. Chatham is getting torn up, and you know it, and we've got to draw a line. I think on this side of the river we've got to hold on to what we have left. This proposal is incompatible with preserving the rural character of our county. It's a crime against the future. And I heard you pause. I've been gratified also to hear a little bit. You know the need to pause a little bit and take stock of where we're headed before the Udo comes in before us. I think it would be a mistake. It would be reckless. It would be imprudent to approve this rezoning application, and I hope you'll stand firm on that and listen to the

incredible outpouring that we're seeing. I mean, standing around the corner. Lots of peace signs, lots of fist bumps, lots of horn honking, and I think our county is aroused, and I think they want to see you all represent us. And I thank you very much for your time. Thanks.

Mary Gillogly

Good evening, Commissioners, I want you to know...the complexities of your roles are not lost on me. I appreciate and acknowledge that there is A LOT that goes on behind the scenes that you deal with. Thank you to everyone who's here today about an issue that's important to you. My plan is to tell you about the working conditions at Dollar General, but in case I run out of time, I want to say this. I want to believe that, when it comes to any issue you vote on, part of your decision is based on who's showing up to the table. Regarding the proposed Dollar General: Developers came to the table with a proposal and money. But here we are (turns around) standing together, using what we have: our voice, our sense of community and camaraderie, and, of course, our iconic signage. Here's my point: If we can agree on the importance of preserving historical buildings like the one, we're in right now, why aren't we also prioritizing the protection and preservation of the land surrounding our rural areas and working farms? Is there a point where commissioners will draw the line? Approving this Dollar General at such an early stage of development suggests that the balance between preserving our rural character and allowing commercial growth was never given serious consideration. Finally, we're not here to oppose the inevitability of commercial development. Being mindful and rezoning a rural area for a store that has MORE DG locations than McDonald's. Starbucks or Walmart's in the US. It's been mentioned the county has 3 Dollar Generals in the area. Did you know when Dollar General Employees clock into work they are also accepting the liability of intended injury or death, and these liabilities are imposed by no other than the same corporation signing their paychecks. Let me explain. This is from a CNN Business article, May 2023: Link to Article Since 2014, there have been 49 people killed and 172 people injured at Dollar General Stores. Question Would you knowingly endorse a new company to our area that is a repeat violator of Occupational Safety Health Administration, or OSHA, standards? Unfortunately, the answer for Chatham County is yes. Put OSHA before each of these words. Complaints, incidents, high-hazard environment, employer history. Now combine these terms with the evidence that these terms are synonymous with all Dollar Generals. Not case-by-case incidents. This is actually the business model of how they set up their new stores! Where's what OSHA inspectors commonly site them again and again. Multiple aisles, emergency exits, fire extinguishers, and electrical panels significantly blocked by merchandise and boxes stacked unsafely. I encourage you to walk into a Dollar General, and you will see this. This risks employee welfare. But what about the customers? These are the residents of Chatham County. By voting yes to a fourth Dollar General, you are also continuing to condone a corporation that is a proud member of OSHA's "Severe Violator Enforcement Program." The program devotes agency resources to employers cited for "willful repeated or failure-to-abate violations and for showing indifference" to provide a safe and healthy workplace. Notice I say "proud"? Well, I suppose they should be? They've continued to prove that if you have enough money, power, and influence, you can violate safety standards even up to up to the point of multiple deaths and get municipalities in rural America to look the other way. When Dollar General's been asked over and over to change these conditions the response. Dollar General's board of directors has called on shareholders to reject the proposal, calling it unnecessary. But the problem continues to be so prominent that a nonprofit "Step up Louisiana" was formed to fight for better standards. Their requests are also very telling: At least two staff in the store at one time to avoid deaths from robberies, store accidents from unsafe conditions, and unrealistic work expectations. Paid time off and mental resources after violent or dangerous incidents in the store. More input in safety policies. Finally, the median pay for a Dollar General worker is \$13,490

annually—below the federal poverty line. With the lack of affordable housing and insufficient pay, anyone who works at this Dollar General won't be able to live in this county. By supporting another Dollar General, we're endorsing a business model that risks lives and neglects basic worker safety and fairness.

Georgia Schmidt

Hi, there! My name is Georgia Schmidt. I'm 17 years old, and I've lived on a farm in Hadley all my life. I drive on the already dangerous turn from Highway 87 to Castle Rock Farm Road frequently, and soon my little sister as well. That turn will be the most impacted by the addition of a dollar general, even with the addition of a left turn lane, while Hadley may be a remote area. It is robust in its resources. My sisters and I grew up eating eggs and meat from our chickens, vegetables from our garden, and drinking water from our well. Anything we can source from ourselves. We can count on our neighbors, for the self-sustaining nature of our community is precisely why we love Hadley as is. It is why I and my family plan our roots there, and it is why I plan on staying there. A dollar general in the area would keep our community from thriving at. This property is currently zoned R1 residential, and we urge the Commissioners to deny this rezoning request from Glendon Forest equity. Say no to Dollar, General, and please say no to rezoning my home. Thank you.

Emily Johnson

I am no economics, Einstein, just a tired teenager. I get tired of seeing all this weird development going on. My name is Emily, and I've been a Pittsburgh resident. My whole life. I have some thoughts about this development that's proposed. I've lived in Chatham my whole life and moved to downtown Pittsboro when I was around seven, right where Andrew Store Road is, and then I lived, and then I lived here in downtown until I moved to Mont Cure last year as a kid and teenager. My favorite thing to do was walk around town. I'd window shop with chore money, grab a snack from Carolina cravings, lounge and read a book over at town, lake, Park, over and walk to the walk, the library trail and ride bikes with my brother, visit my mother at a print shop. Even today I still do some of these things. All the things I love to do involve nature and local business. I could just as easily have gone to a refuel, a McDonald's, Walmart, or Hardee's. But I chose to spend my money and time locally, because in my life that's what counts. Developers have been lining up in Chatham to build apartment complexes and shopping centers left and right. Why spend months putting in another ugly cookie cutter store where it doesn't belong? That does nothing positive for our residents. It attracts armed robbery like you heard, and my boyfriend, he works at the subway there in town. He's the only one there. Come on, I'm sorry. Armed robbery and all that stuff. My personal fear is that soon we'll become a suburban purgatory. I'm afraid that my town, where I've lived most of my life and will stay, will be gentrified. This is a county of farmers, small business owners, and good hearts. Often when I drive, every route is a scenic route, especially at this time of year, please don't put a stain on it. I got to go feed my dog. Thank you.

Dennis Kochler

Good evening, ladies and gentlemen, commissioners off topic. I would like to say, Thank you for the declaration last week for us veterans. When I came back in 1970, things are a little different than that. As I turned on to 87 at a chicken bridge road tonight, and absolutely no reason or intent to talk tonight. But as I turned on to the road. I decided to count the cars going northbound from 87 to 64. There are a hundred 24 cars. That's 7 min on 87 north, one half of the road at 5, 30 at night. Now they were mostly cars or a few commercial vehicles as well, but during the day I travel at 2, 3 times a day, and there are multiple commercial vehicles on that road. It's getting denser and denser as we live out there, we've moved in about 7 years ago, and you might car might hit 3 or 4 cars on the way. There's an engineering study that needs to be done before any decisions are made. As it relates to 87. It's a main

quarter from 64 to 40 and it's going to do nothing but get worse. and I think ingress and egress with any commercial establishment really needs to be thought out and worked with the State relative to what the intent and design is going to be of 87 in the next near future. So please consider that as part of this I hadn't heard any of that up until now. So, it is something to consider. Thank you.

Esta Colen

I am Esta Cohen live on Van Thomas Road, off Castle Rock, always coming down Castle Rock Road. The same reasons that Mr. Vaughn thinks it's a great idea for a dollar store is the same reasons that I'm opposed to the location of it. Come, spend a little bit of time at 87 in Castle Rock and you'll know why that has become an absolute major artery. We've got logging trucks, chip trucks, 18 wheelers hauling every equipment ever since Chatham Park's been developed except it's a 2-lane country road. What we're going to have been a tremendous number of accidents with the gentleman that preceded me said, there really needs to be a study there, or just come, hang out for a while. People turning left onto 87, and mostly what you're going to have, are people slowing down to get into the dollar store except those tractor trailers. All in those logs do not slow down and they're going to be on their tails. That's what the nature of 87 has become major artery on a 2 Lane Road, two lane country road. Thank you.

Kimmel McDiarmid

Thank you all for being here, congratulations and thank you all for your public service. I appreciate it. We all do. I had no intention either of speaking tonight, and I won't take a lot of your time, because pretty much everything I've heard is something that, were I in a different pew, would have gotten an Amen from me. I live there with my husband. We have a mere 16 acres that we have built a house on a 3rd of a mile back in the woods, and we have dedicated the rest of the land to the woodpeckers and the deer and the turkeys that we're hoping to see back, not because we hunt them, but because we love them, and I often tell them how safe they are there. As long as they stay out of my garden. I am gratified to hear a younger generation here also speaking because what that says to me, and what I hope it says to you is that this is a long-term value that we place on this land, and the way that it is there, the way that it is rural. I've lived here for 22 years. I hope, many years from now, to die there in a place that is as beautiful as it is now. We trust that you all will honor what you have heard here. Everything that I would say has been said. The string of cars exactly. The people who are coming by have been somewhere else where they could have gotten their food. They're not going there for their groceries. I just implore you to honor what you've heard here tonight, and I'm grateful for your time. Thank you.

Written Comments Received:

Robert Rockett

As a nearby property owner, I am strongly opposed to allowing rezoning of this land. There is no community need for this type of business here, as there are options just a few miles away in either direction. The traffic and litter that will come along with a store here would be most unwanted. It would also detract from the rural setting that so many of us enjoy about the area.

Thomas H. Smith, Jr.

Please do not approve a Dollar Store on 87 N at Castle Rock Rd. These things are a blight on the landscape and that particular location would cause dangerous traffic problems. There are already Dollar Stores nearby in Pittsboro and Eli Whitney.

James Davis

I am opposed to allowing the construction of a Dollar General at or near this

intersection. Here are my reasons for opposition: It will create a leaving/ entering traffic hazard near an already busy intersection. The traffic on Rt 87 has greatly increased in recent years, and drivers consistently exceed the speed limit. There is a blind hill when approaching from the north. The Hadley collection center is just north, across from Brown's Chapel Rd, which also is seeing increased traffic. Plainly, adding this nuisance will increase traffic risk, a Dollar General is not in keeping with the current neighborhood. There is no other retail shop on Rt 87 or feeder roads in any direction until one gets to Pittsboro or into Alamance County. However, none of the neighborhood is a food desert, or a services desert or any such thing. It is instead a lovely rural neighborhood with homes and farms. A cheap retail store would adversely change the neighborhood, the proposed location would adversely affect the work of the Piedmont Farm Animal Refuge. The all-night lights, the constant in/ out traffic, the noise of vehicles and people (including large delivery trucks) and the trash certain to be generated would harm the animals, the people, and the mission of this charitable organization. This organization fully supports the nature of the neighborhood, unlike a Dollar General. Please do not grant permission for this Dollar General.

Allen Jones

I am opposed to allowing the construction of a Dollar General at or near this intersection. Here are my reasons for opposition: It will create a traffic hazard near an already busy intersection along with heavy logging and trucking traffic on a narrow roadway. The traffic on the narrow Hwy 87 has greatly increased in recent years, and without a traffic light, traffic will be backing up along a speedy two-way roadway. There is a blind hill when approaching from the north. The Hadley collection center is just north, across from Chicken Bridge Rd, which also is seeing increased traffic. Most importantly, without a traffic light and with several side roads, this business location addition creates a traffic hazard. A Dollar General is not in keeping with the pleasant appearance of the current Hadley Township neighborhood. There is no other retail shop on Hwy 87 or feeder roads thanks to the previous moratorium of building businesses along Hwy 87 that preserved the beautiful nature of this Hadley township community. None of the neighborhood will be positively affected by this retailer and cheap food grocer. Hadley Township has existed as a lovely rural neighborhood with homes and farms. A cheap retail store would adversely change the neighborhood's positive growth. In fact, the proposed location would adversely affect the work of farmers, Equine and livestock and farm produce production in the many nearby farm locations to this proposed location. The farming community in Hadly Township supports the healthy nature of the neighborhood, unlike a Dollar General. Please do not grant permission for this Dollar General on the basis of this business negatively affecting the Hadley Township appearance, Hwy 87 traffic hazards and deterring farming and ranching activities and negative community association.

Robert Hickey

I am in FAVOR of having a Dollar General. It fulfills a need to the public.

Joy Hewett

Preserving Chatham's rural character (and Pittsboro's ETJ) requires rejecting rezoning proposals that undermine it. Please have a moratorium on rezoning until after the Unified Development Ordinance has been approved, and a land use plan implemented that prioritizes the preservation of our natural resources and rural character which community members strongly urged in the 2017 Comprehensive Land Use Plan input. Zoning protects residents, farms, wildlife habitat, and woodlands as it accommodates commercial interests in areas reserved for business. In order to provide a measure of safety and security for all in planning their lives or businesses, people need to be able to trust the government to provide good

regulations and keep those commitments. Pittsboro has an important responsibility in protecting the rural character of the land surrounding it, and preserving the scenic beauty so many enjoy as the town grows. Chatham county has a responsibility to protect our natural areas, ground water, and farmland. Rezoning agricultural and residential areas for the interests of developers jeopardizes the lifestyles of long-time members of the community as well as those moving in to neighborhoods expecting them to remain protected. Rezoning threats to areas like the woods near a farm animal sanctuary for a Dollar General on Hwy 87 on tonight's agenda, others like X Campbell Road at Hwy 87 in Pittsboro's ETJ, the woods on Alston Chapel Road, the hillside along Buckner Clark Road, which would allow over 100 septic systems near local landowners, show how fragile the Chatham Comprehensive Land Use Plan of 2017 might be if people who do not live in those neighborhoods can persuade county commissioners, planning boards, and their planning staffs to change the zoning and pull the rug out from under neighbors and their communities. We have plenty of development already approved for building homes, apartments and mixed-use sectors. We need the benefits of well protected watersheds for the Haw, the Rocky, and the Deep Rivers. We need to preserve the rural character of country roads where sheep, goats, cows and horses can still be a familiar and comforting sight. We need woods and contiguous natural areas for wildlife habitat and corridors. Zoning is supposed to protect us. If Chatham rezones to suit developers against the wishes and concerns of longtime residents, how can rural areas remain safe? If Chatham County rezones areas for outside development interests, how can it foster healthy communities and preserve the rural character so many of us cherish? Dozens of us have spoken at town and county meetings, written letters, participated on boards urging you to protect our environment for the good of all. I've been writing and speaking for tree ordinances, better conservation of our natural heritage areas, and protection of our environment to mitigate against climate change for nearly 15 years as board members and staff come and go. I thank those of you who have tried hard to help with substantial contributions for the common good. Your hard work is appreciated. This is one final plea to all of you not to rezone any more residential and agricultural areas. It is time to heed the concerns of those who have chosen Chatham County to live peacefully, raise families, or grow farms and stop rezoning our countryside and woods for random development.

Jim Sughrue

Do not change zoning on the Parcel 68537. We want to keep Highway 87 rural/residential and restrict additional Commercial/Industrial development. Keep the Commercial/Industrial development on 15/501 corridor. Restricting business and industry on Highway 87 corridor in Chatham County will not adversely affect the quality of life for those that live and travel on Highway 87 corridor north of Pittsboro.

Susan Lowe

I am a resident in Hadley Township. I work for a major retail company who has products in the Dollar General stores. Because of this I have seen the way DG does business, treats its employees and maintains its facilities. The attached photos show a gap in the floor of the DG 4587 in Siler City. The gap has been there for a while and runs the width of the store, although it does narrow as it comes closer to the store front. It's at least an inch wide and several inches deep. If a shopping cart tire got stuck or a senior's cane, it could cause someone to possibly fall. A small child could get their hand or fingers caught in it. This presents a definite safety hazard. In the majority of DGs I'm required to be in, the aisles are frequently blocked by the large shipping containers that are on the floor for restocking purposes. The DG 3015 in Carrboro was closed several times by the Carrboro Fire Department because the aisles and stockroom were so cluttered and blocked, it was considered a fire and safety hazard. The employees of DG are frequently asked to work alone for 6-8 hours before they are allowed another person to be scheduled to work. Because of this

scheduling policy, I have been asked, on occasion by the working employee, if I would mind standing at the checkout aisle to tell customers the employee would be right back, just so they can go to the bathroom. The trucks that deliver the DG products are large, loud and show up at all hours. The unloading process is also very noisy. This would not only be disturbing and disruptive to surrounding residents it would also be disturbing to the animals at Piedmont Farm Animal Rescue and any other domesticated or wild animals in the surrounding area. It would destroy the habitat of the animals who live in the woods where they want the DG to be built. This would disturb the peace of the area and also increase the traffic flow. Hadley is a residential, rural farm community and we do not want this rezoning.

Chair Dasher closed the public hearing.

This Agenda Item was referred to the Planning Board.

BOARD PRIORITIES

24-5651

Review and vote to adopt Recode Chatham Unified Development Ordinance

Attachments: [UDO Final Changes 11-18-2024](#)
[UDO Draft Redlined 11-18-2024](#)
[Resolution Approving the UDO 11-18-2024](#)
[Ordinance Adopting the UDO 11-18-2024](#)
[UDO Web Link](#)

Assistant Planning Director Chance Mullis presented the final changes to the Unified Development Ordinance along with a resolution to approve and an ordinance to adopt.

The Board of Commissioner discussed the final changes.

A motion was made by Commissioner Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to adopt the 24-59 resolution for the Recode Chatham Unified Development Ordinance. The motion carried by the following vote:

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

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, vote to approve the Recode Chatham Unified Development Ordinance as presented. The motion carried by the following vote:

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

CLERK'S REPORT

Clerk to the Board Jenifer Johnson updated the Board of Commissioners on a few upcoming events.

MANAGER'S REPORT

County Manager Dan LaMontagne congratulated the Board of Commissioners on the

approval of the UDO. LaMontagne expressed to Chair Dasher that it had been a pleasure working with him for the past eight years.

COMMISSIONERS' REPORTS

Commissioner Delaney stated that this feels like a period of transition as a new board begins with new priorities and activities. We need to take time and give ample opportunity, and he looks forward to doing more in the next couple of months.

Vice-Chair Howard thanked Chair Dasher for his service to the community. Howard stated that she attended the Love Chatham groundbreaking, Web Squared event, and the Legislative Goals Conference.

Commissioner Gomez-Flores shared a few highlights about the Health Department. Gomez-Flores invited others to attend the Mountiars Farms Annual Thanksgiving for Thousands event.

Commissioner Kenlan also thanked Chair Dasher for his service, she attended the Naloxone vending machine unveiling, the Web Squared event, and the Legislative Goals Conference.

Chair Dasher expressed his gratitude for all of the kind words.

ADJOURNMENT

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the meeting was adjourned. The motion carried by the following vote:

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