



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, July 21, 2025

2:00 PM

Historic Courthouse Courtroom

Work Session - 2:00 PM - Historic Courthouse Courtroom

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

CALL TO ORDER

Chair Howard welcomed everyone to the July 21, 2025 meeting.

ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

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

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

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

SPECIAL PRESENTATION

[25-0339](#)

Vote to adopt a resolution recognizing Overdose Awareness Day

Attachments: [Resolution Overdose Awareness Day 7-21-2025](#)

Chair Howard read aloud the Resolution recognizing Overdose Awareness Day.

Chair Howard called for a motion to adopt the resolution.

The Board of Commissioners paused for a photo.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the 25-40 resolution recognizing Overdose Awareness Day was adopted. The motion carried by the following vote:

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

[25-0281](#)

Vote to adopt a resolution proclaiming August as National Breastfeeding Month and August 1-7 as World Breastfeeding Week in Chatham County

Attachments: [Resolution Proclaiming Breastfeeding Month and Week 7-21-2025](#)

Chair Howard read aloud the proclaiming August as National Breastfeeding Month and August 1-7 as World Breastfeeding Week in Chatham County.

Chair Howard called for a motion to adopt the resolution.

The Board of Commissioners paused for a photo.

A motion was made by Commissioner Amanda Robertson, seconded by Commissioner Franklin Gomez Flores, that the 25-41 resolution proclaiming August as National Breastfeeding Month and August 1-7 as World Breastfeeding Week in Chatham County was adopted. The motion carried by the following vote:

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

PUBLIC COMMENT SESSION

[25-0377](#)

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](#)

No one signed up to speak.

This Agenda Item was received and filed.

BOARD PRIORITIES

[25-0367](#)

Receive an introduction of the North Carolina Association of County Commissioners Youth Voice Delegate Joseph Wetherell from 4-H Youth Development

North Carolina Association of County Commissioners Youth Voice Delegate Joseph Wetherell from 4-H Youth Development introduced himself and shared some questions with the Board of Commissioners.

The Board of Commissioners paused for a photo.

This Agenda Item was received and filed.

[25-0323](#)

Receive a presentation on 2024 Chatham County Health Community Assessment

Attachments: [Community Health Assessment Presentation 7-21-2025](#)

The 2024 Chatham County Community Health Assessment was presented by Public Health Information and Communication Specialist Kyle Chambers, Public Health Population Health Data Scientist Alec Higgins, and Chatham Health Alliance Executive Director Julie Wilkerson.

The assessment is a partnership between Chatham Health Alliance, Chatham County Public Health Department, and University of North Carolina Health Chatham and is used to meet accreditation, understand community needs, grant writing, and strategic planning.

The group shared the report, key findings, community priorities, strategic plan, health impact priorities, activities for youth, healthcare access, substance use treatment and support. The group reviewed the data and the next steps.

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

This Agenda Item was received and filed.

[25-0342](#)

Receive a presentation on the first part of a three-part series on Chatham County Housing Updates - Affordable Housing

Attachments: [Affordable Housing Presentation 7-21-2025](#)

Housing Director Jason Smith introduced Community Development Officer Jamie Andrews.

Andrews shared the supply side strategies in affordable housing. Andrews shared data, success stories, and the ongoing efforts.

The Board of Commissioners asked questions of Smith and Andrews and thanked them for the presentation.

This Agenda Item was received and filed.

[25-0340](#)

Receive a presentation on the implementation steps of the Chatham County Advisory Committee Policy

Attachments: [Advisory Committee Policy Implementation Presentation 7-21-2025](#)
[Current Committee Application](#)
[New Committee Application](#)

Policy Analyst Brenton Hart presented the implementation steps of the Chatham County Advisory Committee Policy.

The Board of Commissioners thanked Hart for the presentation.

This Agenda Item was received and filed

[25-0242](#)

Vote to change the terms of the Affordable Housing Committee members to align with the newly implemented policy

Clerk to the Board of Commissioners Jenifer Johnson reviewed the proposed changes to the committee member terms of the Affordable Housing Advisory Committee. The Board of Commissioners discussed the terms and requested that Alirio Estevez and David Morton expiring terms be reversed.

*The Board of Commissioners approved the following terms:
District 1 - Gail Friedman - 2/28/2028*

District 2 - Sharon Taylor Gray - 2/28/2027
District 3 - Susan Levy - 2/28/2026
District 4 - Tiffany Stuflick - 2/28/2027
District 5 - Lincoln Frye - 2/28/2027
Full Board - Alirio Estevez - 2/28/2028
Full Board - David Morton - 2/28/2026
Full Board - Claire Kane - 2/28/2028
Full Board - George Ciancolo - 2/28/2026
Siler City - Andrea Wiley - None
Pittsboro - John Foley - None

A motion was made by Vice Chair Kenlan, seconded by Commissioner Robertson, that the following terms on the Affordable Housing Advisory Committee: District 1 - Gail Friedman - 2/28/2028, District 2 - Sharon Taylor Gray - 2/28/2027, District 3 - Susan Levy - 2/28/2026, District 4 - Tiffany Stuflick - 2/28/2027, District 5 - Lincoln Frye - 2/28/2027, Full Board - Alirio Estevez - 2/28/2028, Full Board - David Morton - 2/28/2026, Full Board - Claire Kane - 2/28/2028, Full Board - George Ciancolo - 2/28/2026, Siler City - Andrea Wiley - None, Pittsboro - John Foley - None be approved. The motion carried by the following vote:

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

25-0329

Vote to change the terms of the Climate Change Committee members to align with the newly implemented policy and advertise the vacancy

Clerk to the Board of Commissioners Jenifer Johnson reviewed the proposed changes to the committee member terms on the Climate Change Advisory Committee. The Board of Commissioners discussed the terms and requested that Vickie Atkinson and Keith McLaurin terms be reversed, and Robbie Cox and Michael Petruska terms be reversed.

The Board of Commissioners approved the following terms:

Full Board - Vickie Atkinson - 2/28/2027
Full Board - Vacant - 2/28/2028
Full Board - Charlie Cooper - 2/28/2028
Full Board - Robbie Cox - 2/28/2027
Full Board - Nita Dukes - 2/28/2028
Full Board - John Graybeal - 2/28/2026
Full Board - Alicia Kablonsky - 2/28/2027
Full Board - Keith McLaurin - 2/28/2026
Full Board - Michael Petruska - 2/28/2026

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the Climate Change Advisory Committee terms: Full Board - Vickie Atkinson - 2/28/2027, Full Board - Vacant - 2/28/2028, Full Board - Charlie Cooper - 2/28/2028, Full Board - Robbie Cox - 2/28/2027, Full Board - Nita Dukes - 2/28/2028, Full Board - John Graybeal - 2/28/2026, Full Board - Alicia Kablonsky - 2/28/2027, Full Board - Keith McLaurin - 2/28/2026, and Full Board - Michael Petruska - 2/28/2026 was approved. The motion carried by the following vote:

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

[25-0245](#)

Vote to change the terms of the Environmental Review Advisory Committee members to align with the newly implemented policy and advertise the vacancy position for the District 3 recommendation

Clerk to the Board of Commissioners Jenifer Johnson reviewed the proposed changes to the committee member terms on the Environmental Review Advisory Committee.

The Board of Commissioners approved the following terms:

District 1 - Heather Holley - 2/28/2026

District 1 - Mary Beth Koza - 2/28/2028

District 2 - Connor Jarvis - 2/28/2027

District 2 - Alicia Koblansky - 2/28/2027

District 3 - Jeannie Ambrose - 2/28/2026

District 3 - Vacant - 2/28/2028

District 4 - Elaine Chiosso - 2/28/2028

District 4 - Diana Hales - 2/28/2028

District 5 - Thomas Ayers - 2/28/2027

District 5 - Marisol Hydock - 2/28/2027

Full Board - Frank Stillo - 2/28/2026

A motion was made by Commissioner David Delaney, seconded by Commissioner Amanda Robertson, that the Environmental Review Advisory Committee terms for District 1 - Heather Holley - 2/28/2026, District 1 - Mary Beth Koza - 2/28/2028, District 2 - Connor Jarvis - 2/28/2027, District 2 - Alicia Koblansky - 2/28/2027, District 3 - Jeannie Ambrose - 2/28/2026, District 3 - Vacant - 2/28/2028, District 4 - Elaine Chiosso - 2/28/2028, District 4 - Diana Hales - 2/28/2028, District 5 - Thomas Ayers - 2/28/2027, District 5 - Marisol Hydock - 2/28/2027, Full Board - Frank Stillo - 2/28/2026 was approved. The motion carried by the following vote:

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

[25-0246](#)

Vote to change the terms of the Library Advisory Committee members to align with the newly implemented policy and advertise the newly created Full Board vacancy

Clerk to the Board of Commissioners Jenifer Johnson reviewed the proposed changes to the committee member terms on the Library Advisory Committee.

The Board of Commissioners approved the following terms:

District 1 - Ashley Tittlemore - 2/28/2028

District 2 - Lauren Franklin - 2/28/2028

District 3 - Lisa Padgett - 2/28/2027

District 4 - Patricia Poe - 2/28/2026

District 5 - Leslie Ocampo - 2/28/2026

Full Board - Margaret Goldston - 2/28/2026

Full Board - Vacant - 2/28/2027

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the Library Advisory Committee terms of District 1 - Ashley Tittlemore - 2/28/2028, District 2 - Lauren Franklin - 2/28/2028, District 3 - Lisa Padgett - 2/28/2027, District 4 - Patricia Poe - 2/28/2026, District 5 - Leslie Ocampo - 2/28/2026, Full Board - Margaret Goldston - 2/28/2026, Full Board - Vacant - 2/28/2027 was approved. The motion carried by the following vote:

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

25-0325

Vote to change the types and terms of the Recreation Advisory Committee members to align with the newly implemented policy

Clerk to the Board Jenifer Johnson introduced proposed appointments to the Recreation Advisory Committee in alignment with recent policy changes. The new policy shifts the committee composition from 10 members (2 per district) to 9 members (1 per district and 4 at-large members). Johnson explained that, to fill the new structure, the second individual on the list for each district was moved into an at-large position. The terms are set to expire in February, consistent with the new policy timeline.

Commissioner Gomez Flores expressed concern about reducing the total number of committee members from ten to nine, especially given the high community interest in the Recreation Advisory Committee. He suggested instead increasing the committee to eleven members, noting that the Library Advisory Committee had recently been expanded.

Commissioner Gomez Flores also raised concerns about losing individual commissioner influence in appointments, noting that under the previous structure, each commissioner could directly recommend two individuals. He emphasized the importance of being able to nominate individuals who align with their district's needs and values.

Chair Howard responded that the policy change had been adopted by the Board of Commissioners and emphasized the strength of full board appointments. Chair Howard argued that collaborative appointments better reflect the collective priorities of the county and noted that full board consideration does not diminish the value of any one selection.

Commissioner Gomez Flores reiterated that his concern was not about opposition to other members' selections, but rather the importance of being able to recommend individuals with a strong connection to their district. He expressed concern that recent appointments had overridden commissioners' individual selections.

Chair Howard cautioned against framing appointments as ownership by an individual commissioner, stressing that committee members should be selected for their potential contributions to the group, not their alignment with a specific commissioner.

Vice Chair Kenlan highlighted that all commissioners now review all applications and that the full board makes final decisions. She encouraged ongoing communication and collaboration to strengthen the process.

Commissioner Robertson agreed with the importance of broad perspectives and collective decision-making.

Commissioner Gomez Flores proposed delaying action on Item 25-0325 to allow staff to bring back a proposed modification to expand the Recreation Advisory Committee to eleven members.

*The Board of Commissioners approved the following terms:
District 1 - William Sparrow - 2/28/2027*

District 2 - Johns Barlow - 2/28/2028
District 3 - Anne Geer - 2/28/2026
District 4 - James Folgleman - 2/28/2027
District 5 - Guadalupe Perez - 2/28/2027
Full Board - Megan Lynch - 2/28/2028
Full Board - Joy Hewett - 2/28/2026
Full Board - Andrew George - 2/28/2028
Full Board - Tammy Phillips - 2/28/2026

Commissioner Gomez Flores noted for the record that his vote against the motion was based on a preference to increase the committee to eleven members.

Commissioner Delaney noted for the record that his vote against the motion because he was for Commissioner Gomez Flores' proposal.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, that the terms on the Recreation Advisory Committee be District 1 - William Sparrow - 2/28/2027, District 2 - Johns Barlow - 2/28/2028, District 3 - Anne Geer - 2/28/2026, District 4 - James Folgleman - 2/28/2027, District 5 - Guadalupe Perez - 2/28/2027, Full Board - Megan Lynch - 2/28/2028, Full Board - Joy Hewett - 2/28/2026, Full Board - Andrew George - 2/28/2028, Full Board - Tammy Phillips - 2/28/2026. The motion carried by the following vote:

Aye: 3 - Chair Howard, Vice Chair Kenlan, and Commissioner Robertson

No: 2 - Commissioner Delaney, and Commissioner Gomez Flores

25-0326

Vote to change the terms of the Transportation Advisory Committee members to align with the newly implemented policy and advertise the vacancy

Clerk to the Board of Commissioners Jenifer Johnson reviewed the proposed changes to the committee member terms on the Transportation Advisory Committee.

The Board of Commissioners approved the following terms:

District 1 - Michael Dillon - 2/28/2027
District 2 - Ed Regan - 2/28/2026
District 3 - Keith McLaurin - 2/28/2026
District 4 - Vacant - 2/28/2027
District 5 - Tim Moore - 2/28/2027
Full Board - Vacant - 2/28/2028
Full Board - Lenore Yarger - 2/28/2028

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the Transportation Advisory Committee terms of District 1 - Michael Dillon - 2/28/2027, District 2 - Ed Regan - 2/28/2026, District 3 - Keith McLaurin - 2/28/2026, District 4 - Vacant - 2/28/2027, District 5 - Tim Moore - 2/28/2027, Full Board - Vacant - 2/28/2028, Full Board - Lenore Yarger - 2/28/2028 was approved. The motion carried by the following vote:

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

CLOSED SESSION

25-0375

Vote to go into closed session pursuant to § 143-318.11 (a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee

Chair Howard called for a motion to go into closed session.

A motion was made by Commissioner Amanda Robertson, seconded by Commissioner Franklin Gomez Flores, to go into closed session pursuant to § 143-318.11 (a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. The motion carried by the following vote:

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

25-0376

Vote to come out of closed session

Chair Howard called for a motion to come out of closed session.

A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, to come out of closed session. The motion carried by the following vote:

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

End of Work Session

RECESS

The Board of Commissioners recessed until the 6:00pm Regular Session.

Regular Session - 6:00 PM - Historic Courthouse Courtroom

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

CALL TO ORDER

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

INVOCATION and PLEDGE OF ALLEGIANCE

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

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

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

APPROVAL OF CONSENT AGENDA

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

[25-0365](#)

Vote to approve the May 4, 2022 Legislative Breakfast Minutes

Attachments: [5-4-2022 Minutes Draft Legislative Breakfast](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the May 4, 2022 Legislative Breakfast Minutes were approved. The motion carried by the following vote:

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

[25-0366](#)

Vote to approve May 17, 2022 Budget Public Hearing Minutes

Attachments: [5-17-2022 Minutes Draft as of 7-9-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the May 17, 2022 Budget Public Hearing Minutes were approved. The motion carried by the following vote:

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

[25-0343](#)

Vote to approve the October 17, 2022 Work and Regular Session Minutes

Attachments: [10-17-2022 Minutes Draft as of 7-1-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the October 17, 2022 Work and Regular Session Minutes were approved. The motion carried by the following vote:

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

[25-0345](#)

Vote to approve the November 7, 2022 Work and Regular Session Minutes

Attachments: [11-7-2022 Minutes Draft as of 7-1-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the November 7, 2022 Work and Regular Session Minutes were approved. The motion carried by the following vote:

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

[25-0081](#)

Vote to approve the December 5, 2022 Regular Session Minutes

Attachments: [12-5-2022 Minutes Draft as of 7-9-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the December 5, 2022 Regular Session Minutes were approved. The motion carried by the following vote:

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

[25-0082](#)

Vote to approve the December 13, 2022 CIP Work Session Minutes

Attachments: [12-13-2022 Minutes Draft as of 7-9-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the December 13, 2022 CIP Work Session Minutes were approved. The motion carried by the following vote:

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

[25-0083](#)

Vote to approve the December 19, 2022 Work and Regular Session Minutes

Attachments: [12-19-2022 Minutes Draft as of 7-9-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the December 19, 2022 Work and Regular Session Minutes were approved. The motion carried by the following vote:

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

[25-0080](#)

Vote to approve the January 17, 2023 Work and Regular Session Minutes

Attachments: [1-17-2023 Minutes Draft as of 7-9-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the January 17, 2023 Work and Regular Session Minutes were approved. The motion carried by the following vote:

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

[25-0379](#)

Vote to approve the June 16, 2025 Work and Regular Session Minutes

Attachments: [6-16-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the June 16, 2025 Work and Regular Session Minutes were approved. The motion carried by the following vote:

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

[25-0380](#)

Vote to approve the June 26, 2025 Special Session Minutes

Attachments: [6-26-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the June 26, 2025 Special Session Minutes were approved. The motion carried by the following vote:

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

[25-0324](#)

Vote to reappoint Brian Finnigan as requested by the Town of Pittsboro Board of Commissioners to the Town of Pittsboro Parks and Recreation Advisory Board as the ETJ member with a term to expired June 30, 2027

Attachments: [Town of Pittsboro Request for Recreation ETJ member Brian Finnigan](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to reappoint Brian Finnigan as requested by the Town of Pittsboro Board of Commissioners to the Town of Pittsboro Parks and Recreation Advisory Board as the ETJ member with a term to expired June 30, 2027. The motion carried by the following vote:

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

[25-0357](#)

Vote to reappoint Emily Foushee to the Chatham County Jury Commission as requested by Clerk of Superior Court Dana Hackney

Attachments: [Clerk of Court Request Letter 7-2-2025](#)

[NCGS Jury Commission](#)

[Jury Commission Statement of Sources Biennium 2024-2025](#)

[Emily Foushee Appointment 2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to reappoint Emily Foushee to the Chatham County Jury Commission as requested by Clerk of Superior Court Dana Hackney. The motion carried by the following vote:

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

[25-0327](#)

Vote to reappoint Dave Eskelund and Diana May as a members of the Agriculture Advisory Board with terms ending on June 30, 2028 and advertise the vacancies

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to reappoint Dave Eskelund and Diana May as members of the Agriculture Advisory Board with terms ending on June 30, 2028 and advertise the vacancies. The motion carried by the following vote:

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

[25-0243](#)

Vote to reappoint Kim D'Amico as a member of the Appearance Commission with term ending on June 30, 2028

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to reappoint Kim D'Amico as a member of the Appearance Commission with term ending on June 30, 2028. The motion carried by the following vote:

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

[25-0328](#)

Vote to set the terms for the Community Advisory Committee and advertise vacancies

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to set the terms of the Community Advisory Committee for Barbara Gustinis - 12/16/2025, Kevyn Immerman - 3/16/2027, Patti Liegl - 3/16/2027, Patricia Regan - 10/2/2027, and Anita Tesh - 2/19/2028 and advertise vacancies. The motion carried by the following vote:

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

[25-0330](#)

Vote to set the terms for the Zoning Board of Adjustments and advertise the vacancies

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to set the terms for the Zoning Board of Adjustments for District 1 - Carol Robbins - 6/30/2027, District 2 - Saundra Nettles - 6/30/2027, District 3 - Vacant - 6/30/2026, District 4 - Peyton Holland - 6/30/2028, District 5 - Vacant - 6/30/2026, At Large - Alternate Tom Glendinning - 6/30/2026, At Large - Alternate Billie Hinton 6/30/2027 and advertise the vacancies. The motion carried by the following vote:

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

[25-0360](#)

Vote to adopt a resolution declaring property surplus for two laptop computers and one cell phone and conveying property to EMBRACe through Elephant Circle

Attachments: [Resolution Declaring Surplus and Conveying to EMBRACe 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the 25-42 resolution declaring property surplus for two laptop computers and one cell phone and conveying property to EMBRACe through Elephant Circle was adopted. The motion carried by the following vote:

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

[25-0371](#)

Vote to adopt a resolution declaring Parcel Number 0062007 (774 Gees Grove Road, Siler City) surplus and conveying it to Chatham Habitat for Humanity

Attachments: [Resolution Declaring Property Surplus and Conveying the Chatham Habitat of Humanity 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the 25-43 resolution declaring Parcel Number 0062007 (774 Gees Grove Road, Siler City) surplus and conveying it to Chatham Habitat for Humanity was adopted. The motion carried by the following vote:

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

[25-0348](#)

Vote to adopt a resolution authorizing the negotiation of an amendment to installment financing contracts, directing the publication of notice with respect thereto and providing for certain other matters

Attachments: [Resolution Authorizing the Negotiation Installment Financing 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that 25-44 resolution authorizing the negotiation of an amendment to installment financing contracts, directing the publication of notice with respect thereto and providing for certain other matters was adopted. The motion carried by the following vote:

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

[25-0350](#)

Vote to adopt a resolution approving a quasi-judicial request for a Special Use Permit revision to the Chatham Downs shopping center, located on Parcel 18906, located at 88 Chatham Downs Dr., to add a fueling station, Williams Township

Attachments: [Resolution Approving A Special Use Permit for Chatham Downs Harris Teeter Fueling Station 7-21-2025](#)
[More information from the Planning department website](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that 25-45 resolution approving a quasi-judicial request for a Special Use Permit revision to the Chatham Downs shopping center, located on Parcel 18906, located at 88 Chatham Downs Dr., to add a fueling station, Williams Township was adopted. The motion carried by the following vote:

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

[25-0362](#)

Vote to adopt a resolution approving the Tax Collector's Annual Settlement and charging the Tax Collector with collections of delinquent taxes

Attachments: [Resolution Approving the Tax Collectors Annual Settlement 7-21-2025](#)
[2025 Annual Settlement](#)
[Personal and Real Property Delinquent](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that 25-46 resolution approving the Tax Collector's Annual Settlement and charging the Tax Collector with collections of delinquent taxes was adopted. The motion carried by the following vote:

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

[25-0346](#)

Vote to approve Tax Releases and Refunds for June 2025

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

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

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

[25-0351](#)

Vote to approve the Order of Collection for 2025 property taxes

Attachments: [Chatham County Charge 2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the Order of Collection for 2025 property taxes was approved. The motion carried by the following vote:

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

[25-0334](#)

Vote to accept \$132,586 in US Health Resources and Services Administration grant funds through Piedmont Health Services to establish a doula collaborative

Attachments: [Subaward Amendment 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to accept \$132,586 in US Health Resources and Services Administration grant funds through Piedmont Health Services to establish a doula collaborative. The motion carried by the following vote:

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

[25-0335](#)

Vote to accept \$741,860 from the Home and Community Care Block Grant and enter into a contract with Central Pines Regional Council Area Agency on Aging for fiscal year 2025-2026 as recommended by the Home and Community Care Block Grant Advisory Committee

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to accept \$741,860 from the Home and Community Care Block Grant and enter into a contract with Central Pines Regional Council Area Agency on Aging for fiscal year 2025-2026 as recommended by the Home and Community Care Block Grant Advisory Committee. The motion carried by the following vote:

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

[25-0354](#)

Vote to approve the application for \$310,000 for Aging Services for the North Carolina Department of Transportation 5310 Grant with a 10% match for transportation services

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the application for \$310,000 for Aging Services for the North Carolina Department of Transportation 5310 Grant with a 10% match for transportation services was approved. The motion carried by the following vote:

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

[25-0338](#)

Vote to approve the \$13,537.08 FY26 grant funding to Sprott Youth Center and Deep River Park Association

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the \$13,537.08 FY26 grant funding to Sprott Youth Center and Deep River Park Association was approved. The motion carried by the following vote:

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

[25-0344](#)

Vote to approve the naming of two private roads in Chatham County listed as Savvyjack Ridge and Jahue Lane

Attachments: [Savvyjack Ridge Petition](#)
[Savvyjack Ridge](#)
[Savvyjack Ridge Area Map](#)
[Jahue Ln Petition](#)
[Jahue Ln](#)
[Jahue Ln Area Map](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the naming of two private roads in Chatham County listed as Savvyjack Ridge and Jahue Lane was approved. The motion carried by the following vote:

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

[25-0374](#)

Vote to approve the four-year contract with Tenex Software Solutions for Tenex Election Desk software for \$72,000

Attachments: [Tenex Software Solutions Contract 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the four-year contract with Tenex Software Solutions for Tenex Election Desk software for \$72,000 was approved. The motion carried by the following vote:

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

[25-0364](#)

Vote to approve a on-call engineering contract with Freese and Nichols, Inc. for staff support services

Attachments: [Freese and Nichols Contract - Watershed Recreation 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a on-call engineering contract with Freese and Nichols, Inc. for staff support services was approved. The motion carried by the following vote:

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

[25-0363](#)

Vote to approve a three-year contract with Chatham Recovery for \$246,018.75 for the treatment of opioid use disorder through the Opioid Settlement Fund

Attachments: [Chatham Recovery Contract 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a three-year contract with Chatham Recovery for \$246,018.75 for the treatment of opioid use disorder through the Opioid Settlement Fund was approved. The motion carried by the following vote:

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

[25-0361](#)

Vote to approve a contract with Elephant Circle for \$334,058.93 for the EMBRACe Project with the aim of supporting perinatal care to address birth inequities

Attachments: [Elephant Circle Contract for EMBRACe 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a contract with Elephant Circle for \$334,058.93 for the EMBRACe Project with the aim of supporting perinatal care to address birth inequities was approved. The motion carried by the following vote:

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

[25-0368](#)

Vote to approve a contract with Chatham County Economic Development Corporation for \$456,558 for economic development services

Attachments: [Chatham Economic Development Corp Contract 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a contract with Chatham County Economic Development Corporation for \$456,558 for economic development services was approved. The motion carried by the following vote:

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

[25-0347](#)

Vote to approve an agreement with North Carolina Forest Service for \$186,096 for the protection, development and improvement of forest

lands in Chatham County

Attachments: [NC Dept of Agriculture Forest Service Contract 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a agreement with North Carolina Forest Service for \$186,096 for the protection, development and improvement of forest lands in Chatham County was approved. The motion carried by the following vote:

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

[25-0369](#)

Vote to approve an agreement with Chatham Transit

Attachments: [Chatham Transit Contract 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that an agreement with Chatham Transit was approved. The motion carried by the following vote:

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

[25-0370](#)

Vote to approve an agreement with Chatham Trades for \$267,000 to provide employment and vocational training for adults with a documented diagnosis of an intellectual developmental disability

Attachments: [Chatham Trades Contract 7-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that an agreement with Chatham Trades for \$267,000 to provide employment and vocational training for adults with a documented diagnosis of an intellectual developmental disability was approved. The motion carried by the following vote:

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

[25-0373](#)

Vote to approve a pyrotechnic display at Bray Park located at 700 Alston Bridge Rd. Siler City NC for an end of summer celebration on August 2, 2025

Attachments: [Attachment A-N.C.G.S 14-410 and 14-413](#)
[Attachment B- Letter of Request Siler City 2025](#)
[Attachment C-NC Pyrotechnic Display Operators License](#)
[Attachment D- Pyrotechnico Certificate of Insurance 2025](#)
[Attachment E- Pyrotechnico ATF License 2025](#)
[Attachment F-Site Plan Siler City 2025](#)

A motion was made by Vice Chair Kenlan, seconded by Commissioner Gomez Flores, that a pyrotechnic display at Bray Park located at 700 Alston Bridge Rd. Siler City NC for an end of summer celebration on August 2, 2025 was approved. The motion carried by the following vote:

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

[25-0333](#)

Approve the contract between Chatham County and Chatham Transit Network for services related to the North Carolina Department of Transportation FY26 5310 Capital Purchase of Service Grant for an amount not to exceed \$344,900

Attachments: [FY 25-26 Chatham Transit Network- Transportation Services- DOT 5310 Grant- Subcontract](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the contract between Chatham County and Chatham Transit Network for services related to the North Carolina Department of Transportation FY26 5310 Capital Purchase of Service Grant for an amount not to exceed \$344,900 was approved. The motion carried by the following vote:

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

End of Consent Agenda

SPECIAL PRESENTATION

[25-0337](#)

Vote to adopt a resolution honoring Drake Powell on the 2025 NBA Draft Selection

Attachments: [Resolution Honoring Drake Powell 7-21-2025](#)

Chair Howard read aloud a resolution honoring Drake Powell on the 2025 NBA Draft Selection and called for a motion to approve.

The Board of Commissioners paused for a photo.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that adopt a 25-47 resolution honoring Drake Powell on the 2025 NBA Draft Selection was adopted. The motion carried by the following vote:

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

PUBLIC COMMENT SESSION

[25-0378](#)

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

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

Chair Howard reminded the speakers that they have three minutes to speak. Chair Howard called on the Clerk to the Board to read the name of those who signed up to speak.

The following public comment was received by the Board of Commissioners:

Written

Steven Ganley

My name is Steve Ganley and I'm a resident of Bear Creek. At last month's Board of Commissioner's meeting, I attempted to ask the board members a question about the DEI program currently being used in Chatham County. I was told by Ms. Howard that the board does not answer questions during the public comment sessions. I then proceeded with my presentation. Still needing the questions answered, I asked the board clerk Jenifer, whose been very responsive by the way thank you Jenifer, what the procedure was to get my questions answered. She stated to email each board member directly, so I did that on June 26th. The email read as follows: Hello (board members name), I am writing you directly in response to the committees rule to not allow board members to answer questions during the public comments period on 6/16/25 from constituents. I have been informed to contact each of you via email with the questions. Please answer YES or NO. Question 1: Have you fully reviewed all DEI training material currently being circulated within the Chatham County workplace? Question 2: Did you vote in favor of funding the DEI material currently being circulated within the Chatham County workplace? Thank you for your attention to this matter. I received a reply from 2 of the 5 board members. Amanda Robertson and Katie Kenlan. Both responses contained the same canned political verbiage usually provided when one is trying to avoid answering with a simple YES or No as I requested. Thank you, Ms. Robertson, and Ms. Kenlan for at least your response. So, I'm back here again today before the board requesting that each of you please respond to the email I sent today with the two questions. One of you can answer for all members if you'd like. But make sure it is stated in the response that is the case. All I want is a simple YES or No answer to each question. That's all. It will take a few seconds. If you'd like to add something explaining your answer after the YES or No answer that's fine. But a YES or No is all I'm looking for.

Deb Hanson

I'm writing today as a concerned citizen of Chatham County and neighbor to the proposed Fearington Preserve Subdivision, which is bordered by Morris Rd, Parker Herndon Road, Andrews Store Road, and Pokeberry Creek. I'm requesting that you deny approval and reconsider the cost of future floods and water quality consequences of yet another development along an already stressed waterway and rural roads in north Chatham County. During the past two weeks, as I traveled the roads of northern Chatham County after TS Chantal brought historic flooding to the area, I noticed two things: many roads were closed due to damage from flooding (including Morris Rd, where I live), and many new developments were being built on the detours I was forced to take due to the closed roads. There is a connection between these two observations. Flooding occurs in low-lying areas due to excessive runoff from higher elevations. Runoff increases when land on higher elevations is covered with impervious surfaces such as roads and rooftops. The more trees we clear and houses we build, the more runoff (and pollution) there will be. There is no guarantee that flooding will not occur again soon. These so-called 500-to-1000-year storms are now happening every few years. Flooding is occurring more frequently and in areas that have never been flooded in our lifetimes. Building more roads and rooftops only exacerbates flooding in low-lying areas. With more flooding (and even without it), water quality remains an

ongoing issue. The Haw River is already suffering from high levels of bacteria, excess nutrients, PFAS, 1,4-dioxane, macro- and microplastics, and more. (State of the Haw Report 2024, Haw River Assembly) After Tropical Storm Chantal, the Haw River Assembly tested well water for people whose wells got flooded. Almost 50% of wells tested were positive for bacteria. This is twice the rate of contamination of wells after Hurricane Helene in western NC last year. Rapid development in northern Chatham County is contributing to both increased flooding damage and water quality issues. Both of these are significant concerns of citizens who are already living here. Our quality of life, our health, and the safety of our property are all dependent on the quality of water we use and the quantity of water on our properties. I walk over Pokeberry Creek almost every day on our quiet, rural Morris Road. I see how it responds to rains and floods. I know when Briar Chapel's wastewater treatment plant to the north has failed. I see the black sludge along the creek some days. I know that same water flows into the Haw and the aquifer and seeps into people's wells along the way. Fearrington Preserve's plan to add over 600 units and another privately managed, unregulated sewage treatment package plant along Morris Road will only exacerbate the flooding and water quality issues in our neighborhood and beyond. I ask you, the Chatham County Board of Commissioners, to look beyond seven months or seven years, or an election cycle, and begin to think and plan for seven generations ahead. How do we create lasting, sustainable, healthy communities for generations to come? It's not by approving dozens of compact communities that increase traffic and runoff, decrease water quality, and add to the high price of living. Companies that come into our community to make money and then leave are not acting in the best interest of the community or the people of Chatham County. I request that you postpone future developments, including Fearrington Preserve, until the risks and costs (fiscal and physical) associated with future flooding and water quality issues are addressed in the context of overall land use in the county, particularly in rural areas such as along Morris Road.

James Weston

I regret that I am unable to attend the meeting tonight regarding the proposed car wash development near my residence. However, I would like to formally express my opposition to the proposal and ask that my concerns be taken into consideration during your deliberations. Our home is located adjacent to the proposed site, with only a modest buffer of trees separating our property from the development area. While we understand the need for commercial growth, this particular project raises serious concerns about quality-of-life impacts for nearby residents. Specifically, we are deeply concerned about noise pollution, especially from the industrial-grade vacuums commonly used at car wash facilities. Based on the operations at this company's other locations—some of which are open as late as 10:00 p.m.—we are worried that evening hours will bring prolonged periods of loud vacuum use. This would significantly disrupt the peaceful enjoyment of our backyard and outdoor space, particularly during warmer months when we spend time outside in the evenings. In addition, light pollution from the facility is also a concern. The brightness from signage, parking lot lights, and car wash equipment—especially during evening operations—will likely carry through the trees and into our home and yard, disrupting our nighttime environment. This will only be exacerbated when the trees lose their leaves in winter. We respectfully ask the commissioners to consider the impact this business will have on the surrounding residential properties. A car wash operating late into the evening, so close to homes, is incompatible with the quiet, residential character of this area. We urge you to reconsider this proposal or explore alternative locations better suited for commercial development of this nature. Thank you for your time and consideration.

In-Person

Marjorie Hudson

Hi, everyone, thank you for the chance to speak. I'm Marjorie Hudson, I live at 727 Morris Road, on a 30 acre century farm just across the road from the proposed Fearrington Preserve Compact Community development and just up the hill from Pokeberry Creek. Some of us were at the Fearrington Preserve community meeting - along with a couple of hundred others - a few weeks ago and heard a lot of serious concerns from our neighbors about flooding, sewage, and traffic. (Raise hands?) The proposal map shows 630 houses on 365 acres, with 281 acres of open space. The open space consists mostly of floodplain, spray fields, and minimum buffers. The houses are crammed into the few high surfaces from Fearrington Preserve compact community development, it will flood more than ever. This looks to me like a recipe for disaster. Every time there's a massive flood like this, the land next to it erodes. One road contractor I spoke to had grown up here. He said you used to be able to step over Pokeberry Creek at the Morris Road crossing. Now it's a 100 foot gap. I know this board and the planning board share our serious concerns about climate change, flooding, sewage failures. I ask that you put a moratorium on new compact community developments in the county until you can identify the areas most sensitive to flooding and put them off limits. In today's news there's a story about UNC study showing that FEMA maps are no longer accurate for flood zones in North Carolina. FEMA is updating its flood zones maps.

Paige Greene

Good evening, my name is Paige Greene and I live in the Williams Township. I am here this evening to discuss Sam's Xpress' current plan and to follow up on the letter I submitted last month. The SD East and West parcel was approved in 2017 after a public hearing with it stated that Environlink, now Old North State, would be handling the waste for the entire parcel. The entire project was required to have NCDEQ approval prior to the preliminary plat approvals. There was no mention that one of the parcels would need a separate DEQ permit. They state their new plan "aligns" with the CCO regulations; they do not say it "meets" the regulations. The wording is concerning. They do note that this would be a first for a CCO in Chatham County. Why would we let this be the test case when it was not originally approved? A test case that is 300 feet away from an established neighborhood, close to apartment dwellings and backs up to a stream that feeds into the drinking water for the county. How many of their other sites currently have DEQ permits to store and haul industrial waste? When asked in May, we did not get a real answer. It would be important for us to know how much experience Sam's Xpress has with this and if they or their hauler/ treatment center have had previous violations or complaints. We are still lacking facts that have been brought up since last year's commissioner meetings. We have requested a list of the chemicals that will be stored in these tanks. Last year it was a trade secret and in May of this year we were told we would be provided a list. That list has still not been made public. As we will be testing the stream on a regular basis and one of the adjoining neighbor has a well, this information is vital. In 2024, Matthew Parker from Sam's Xpress stated that he thought they had a study on light and noise pollution that he would share. None has been made public. In May of this year, Chairperson Karen Howard asked if they had other sites that backed up to similar neighborhoods and was told 'oh absolutely'. I have looked at their approx. 55 sites and found this not to be the case. I noted this in the letter I submitted last month. We have had lots of sales pitch and not many facts on how this will impact the community. This proposal was not what was shared with the public or what the BOC approved for SD East and West parcel. Sam's Xpress purchased a parcel without doing their due diligence. Thank you for your time.

Geoffrey Neal

Thank you for your time and efforts again in considering the matter of this car wash that wishes to sit adjacent to a long -established residential community and stream network in NE Chatham County. In looking back through communication dated 2 Aug 2021 and later between Jason Robinson of NCDENR, Mark Ashness of Old North State Water and Genie Lucas of Sam's Express, I am struck by the language. These individuals seemed even then to be endeavoring to push the square peg into the round hole. "We have been going around in circles", "I am not sure where the train ran off the rails", "There is quite a list of chemicals on the form, do you have any specifically you are looking for with regards to our car wash discharge?" are all quotes from the thread. The email thread has been included in this document for your further consideration. In reading the letter sent by Parker Poe on 18 June 2025 there is an acknowledgement that the "proposed wastewater plan is not one you have seen before in a compact community on Chatham County." Are we to understand from this that the site that sits 350 feet from the creek that runs perennially along my woods is to be part of some experiment? What are the consequences of a failure? Our comments and concerns regarding the various point source pollutants have been registered. I will say once more that this category of business is known to generate above background levels of noise during operational hours and steady and unfocused light pollution whenever it is dark. These unfortunate byproducts of commercial development will sit immediately adjacent to an already degraded and thinning buffer that exists between 15-501 and the Inspire apartment community and Fearrington Village community. My maternal line settled in this area in the late 1700s, founded the town of Coleridge, just down the road a ways. We would like to stay a bit longer. Settling in Chatham and building a life here with my family has been wonderful. We appreciate where we live and we try to be good neighbors. This request for denial is not from some NIMBY nut. Truly. I get the fact that this is an excellent place to live and that businesses want to locate here. I know that the parcel in my backyard is zoned for a business and that a business is going to be there and there's little more than this that I can do about it. I am however asking for a sensible decision in light of information received and information lacking, a decision that recognizes that a promise to contribute to the tax base should not be the only reason to open wide our doors of development. Thank you for asking the important questions, thank you for listening to the folks that live here.

Owen Crankshaw

My name is Owen Crankshaw, and I live at 575 Stone Wall Road near the proposed Fearrington Village development on Parker Herndon Road. We live close to Briar Chapel and have seen first-hand some of the problems that have occurred with their waste-water treatment plant. The Briar Chapel plant is responsible for widespread septic odors, spraying of walkways, greenways, and woodlands with treated septic water, overflows of inadequately treated water after heavy weather, and significant impacts on the neighborhood's sensitive waterway and wetland, Pokeberry Creek. Privately owned treatment plants are required to report issues and violations that occur at their plants to the North Carolina Department of Environmental Quality. Since 2016, the Briar Chapel treatment plant has reported 39 sewage spills totaling over 400,000 gallons, much of which reached Pokeberry Creek. These treatment plants are independently-managed, adding to the concerns about the design and implementation of the waste-water plants and their effect on the immediate local fragile ecosystem. One of the most critical findings of the 2022 Northeast Chatham Wastewater Study was the inadequacy of the infrastructure and the incompetence of the management of the Chatham's neighborhood wastewater plants, noting especially Briar Chapel's system. Now, a new compact community (Fearrington Preserve) has been proposed south of Briar Chapel and sitting immediately next to the Pokeberry Creek watershed and wetland. Knowing that a critical waterway runs through Briar Chapel and would cross Fearrington Preserve concerns us deeply. We are concerned about more

sewage spills contributing to the threat to Pokeberry Creek and its floodplain, and are also concerned about runoff of herbicides, pesticides, fertilizers, and organic compounds from lawns and streets into that watershed. We advocate that there is a need for a moratorium on building compact communities with neighborhood waste-water treatment systems on watersheds in Chatham County so that further study of the effects of compact communities like Briar Chapel and Fearington Preserve on flooding and pollution can be accomplished. Since Chatham County will ultimately have to bear the cost of responding in the case of flooding and damaged roads, it seems prudent to fully understand the potential risks that compact communities present to their local environment and to their necessary infrastructure such as sewage treatment and severely heavy rain runoff. A combination of potentially unreliable local sewage solutions and recent unusually heavy rains has made this issue critical to wetland protection, ecosystem management, and protection of downstream properties and wetlands. A full evaluation of the compact community neighborhood wastewater treatment concept and its impact on waterways and flood zones is imperative before continuing with developments like Fearington Preserve.

Marva Price

My name is Marva Price, thank you for giving me time to present. We are here tonight because we are deeply opposed to granting a waiver to Sam's Express Car Wash, LLC to pump and haul wastewater. In addition to the environmental run-off silt issues, noise and light pollution, and reasons focused on before, this is a serious safety issue. Specifically, the Carwash Waiver will further impact traffic issues. NCDOT provided 5 years worth of accident data going at the Fearington Village intersection. This is a snapshot of what will be happening at the Market Chapel Street and Hwy. 15-501 intersection going into the Carwash. In the past 5 years, accidents have increased as the # of cars increase on Hwy 15-501. At the Fearington intersection alone, Crashes 44: Fatal Crashes 1, Non-fatal Injury Crashes requiring an ambulance 17. The Vehicle Type: Passenger cars – 50, Pedestrian – 1, Pickup truck – 5, 6 tire trucks – 1, Sport utility – 31, Tractor Trailer – 1, and Van – 6. I spoke with two of the three highway patrolmen for this section of 15-501. They said even in this 2025 calendar year the number of accidents at the other intersections beyond Fearington Village is continually increasing. They said speed and the number of cars (traffic congestion) is to blame, none were alcohol related. Sam's carwash has stated in their documents that they will have 500 cars a day at the Market Chapel intersection going in for cars washing. This will increase chance for frequent collisions with cars, school buses (there are four schools located on Andrews Store Road, less than a mile away), small and large trucks, and pedestrian loss of life and disability.

Lawrence Price

My name is Lawrence Price. I've been a resident of Chatham County for nearly 50 years, and my home at 85 Shagbark is directly adjacent to the parcel being discussed. I'm here tonight to respectfully ask you to vote NO on the waiver request for Sam's Car Wash. First, let's talk about the environmental and infrastructure impact. This facility is projected to generate nearly 1.8 million gallons of industrial wastewater per year. This will require between three and seven tanker trucks to haul waste to Greensboro every single week. Additionally, the plan calls for a stormwater pond and filtration system the size of a football field, placed right against our residential property lines. We are already seeing how these large runoff ponds saturate the ground, causing mature trees to fall. My most pressing concern, however, is public safety. The traffic analysis for this project is alarming. The plan will add up to 500 cars a day-or 182,000 cars a year-to an already overburdened stretch of Highway 15-501. The entrances on Market Chapel Road are in hazardous positions. One is located just after a turnabout, and the other is near a blind curve that follows the Fearington traffic light. This is the

same route used daily by school buses for our middle school, elementary school, a charter school, and a Montessori school. Adding 90 more cars per hour at peak times, with some inevitably queuing onto the highway, creates a predictable risk. Commissioners, this area is already getting significant new traffic from the Inspire apartments and the 02 Fitness. With a Chipotle and a nursing home also planned, our infrastructure is reaching a breaking point and is too much for this location to safely handle. I respectfully urge you to consider these fact-based impacts on our environment, our property values, and our safety. Please vote NO on this request.

Betsy Kraus

Thank you for giving me the opportunity to talk. Today I'm speaking in about. I live at 680 Lake and trail off Andrew Store Road. I'm here to talk about the Farrington Preserve Concept type plan. I've been worried about the development of this area since 2,007 when I 1st started sampling in the creek there as part of a program with the Hall River Assembly. What really impressed me about the area was the beauty and the incredible habitat that's in that space that Pokeberry Creek wanders through the whole space between Andrew Store Road and Morris Road, wandering through beautiful Cons and wetlands, and it's a huge asset. It collects all the sedimentation from Briar Chapel. It remediates all the nutrients that get poured into the system by the wastewater treatment. It's giving you habitat and space for wild animals. It's an incredible resource and with more water from more houses and more wastewater treatment coming into the system. It's only going to have more volume. And with the rains we've been getting the 100 year flood level is just not adequate anymore for protecting a wetland. I also want to request that you somehow set aside this plan temporarily, and review what we need to have in order to properly protect spaces that are working for us. This is really working for it. This, this habitat is doing work for the community, and we need to protect it. Thank you for your attention.

This Agenda Item was received and filed.

PUBLIC HEARINGS

25-0352

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

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

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

Planner II Hunter Glenn presented the item.

Chair Howard called on the Clerk to the Board to read the name of those who signed

up to speak. Clerk to the Board Jenifer Johnson stated that no one was signed up to speak during the public hearing.

The public hearing was kept open until the August 18th meeting.

This Agenda Item was tabled until the August 18th meeting.

BOARD PRIORITIES

25-0358

Vote to designate the delegate and alternate for the North Carolina Association of County Commissioners Annual Conference

Chair Howard asked if there was interest from individual board members that would like to be designated as delegate and alternate for the North Carolina Association of County Commissioners' conference.

Vice-Chair Kenlan stated that is was willing to be the delegate and Commissioner Robertson stated she was willing to be the alternate.

Chair Howard called for a motion to approve.

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, to appoint Vice-Chair Kenlan as delegate and Commissioner Robertson as alternate for the North Carolina Association of County Commissioners conference. The motion carried by the following vote:

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

25-0274

Waiver request by SXCW Properties II, LLC to section 7, Water and Wastewater of the Compact Communities Ordinance to allow for an industrial pump and haul option to dispose of wastewater that is not reused in the water reclamation system for Commercial Parcel #93106, Briar Chapel

Attachments: [Email from Ashley Terrazas Parker Poe 6-18-2025](#)

County Attorney Bob Hagemann presented a request from SXCW Properties II, LLC regarding Parcel 93106 in Briar Chapel. The applicant had initially sought a waiver from Section 7 of the Compact Communities Ordinance to allow the use of an industrial "pump and haul" wastewater disposal system for a proposed car wash.

Hagemann explained that although the issue was first presented in May as a waiver request, he and Planning Director Jason Sullivan (the County's Zoning Administrator) subsequently determined that a waiver is not required under the Compact Communities Ordinance. Under state law, the zoning administrator has the legal authority to interpret zoning ordinances. The Compact Communities Ordinance permits wastewater treatment at centralized facilities either on-site or at previously permitted off-site locations, as allowed by the NC Department of Environmental Quality including pump and haul systems regulated by NC Department of Environmental Quality.

Hagemann emphasized that NC Department of Environmental Quality has regulatory authority over wastewater treatment, and state law may preempt local regulations in such matters. The zoning administrator's interpretation is considered an administrative decision, which the Board of Commissioners has no legal authority to override.

However, individuals with legal standing may appeal the decision to the Chatham County Board of Adjustment, and subsequently to Superior Court if necessary.

Commissioner Delaney expressed concern about the interpretation of the ordinance, particularly the classification of pump and haul as equivalent to centralized treatment. He noted that the waiver process had historically provided the Board with oversight, and he was troubled that it had been bypassed. Delaney stressed the need to review and revise ordinances to ensure future decisions align with public input and maintain local control.

Hagemann clarified that the car wash use had previously been approved by the Board of Commissioners and remains valid under zoning. The pump and haul system was proposed only after the initially intended wastewater facility declined to accept the waste. A prior waiver request to install a septic system was denied due to buffer encroachment. The current pump and haul method applies only to industrial wastewater; non-industrial wastewater will still be treated on-site or nearby.

Hagemann further noted that the determination not to require a waiver is specific to this case and does not set a precedent for other properties. The applicant may proceed with NC Department of Environmental Quality permitting, but doing so without an appeal carries financial risk should the administrative determination later be overturned.

The Board of Commissioners acknowledged the constraints of state preemption and emphasized the importance of structuring ordinances that reflect local values and environmental concerns.

This Agenda Item was received and filed.

CLERK'S REPORT

Clerk to the Board Jenifer Johnson had nothing to report.

Intergovernmental Relations Manager Lindsay Ray updated the Board of Commissioners on down zoning information from the General Assembly. At the end of the 2024 short session, the General Assembly stripped local government authority to down zone, and the county was hoping there would be a statewide bill in the long session to restore that authority, and that has not happened yet. House Bill 765 had zoning and land use provisions but did not correct the down zoning issue and then Senate Bill 205 removed some items but is still removing down zoning authority from local governments. This North Carolina Association of County Commissioners has fought both of the bills, which they don't usually take a hard line on something like that. This speaks volumes to how serious that it is so both of those bills are still out there. We are going to keep tracking to make sure we're staying on top of everything.

MANAGER'S REPORT

County Manager Bryan Thompson stated that staff have been working on the Climate Change Advisory Committee's recommendation from a couple of months ago to hold a Climate Change Retreat. Thompson stated that they are planning to do an update in August.

COMMISSIONERS' REPORTS

Chair Howard invited the Commissioners to provide updates.

Commissioner Delaney stated that he attended the National Association of Counties Annual Conference. He stated that it was a valuable experience and expressed appreciation for attending alongside colleagues and gaining national context on county and state issues. He was invited to join the Telecommunications and Technology Committee, which will be meeting in the coming month.

Commissioner Robertson stated she also attended the National Association of Counties Annual Conference for the first time and found it worthwhile. She was particularly interested in the environment, energy, and planning sessions and has reached out about serving on that committee. She also contacted a statewide organization earlier in the year and is awaiting a response regarding involvement. She attended the Central Pines Executive Committee meeting, where Executive Director Lee Worsley highlighted funding concerns compared to similar organizations and future funding requests to local governments may arise.

Commissioner Kenlan stated she attended the National Association of Counties Annual Conference and appreciated that multiple commissioners were present, allowing broader session coverage. She attended an Immigration Committee session with Chair Howard and learned from the San Diego County Deputy Manager. She was able to gain some insight into how federal policy changes impact local communities and connected with National Association of Counties staff. She reconnected with the National Hispanic Caucus, developing relationships to better support county residents. She stated that she was invited to attend the upcoming Margaret Pollard family reunion to honor her legacy.

Commissioner Gomez Flores stated that he had no updates to report.

Chair Howard stated that she and the County Manager participated in a community educational Zoom session hosted by the Chatham County Democratic Party and open to all, which was focused on educating residents about county government services and departments. And additional sessions are being planned. She spoke at a Briar Chapel community event on concerns regarding growth and development. She emphasized the importance of supporting both new and existing residents, along with protecting natural resources like clean air and water. She attended a Siler City Chamber event and found it informative regarding business, development, and local engagement in Siler City. Howard reflected on attending the National Association of Counties Conference, alongside other Commissioners, the County Manager, and the Intergovernmental Liaison. She stated that this highlighted the valuable role of the liaison in tracking issues that impact Chatham County. Howard stated that she would be participating in the Rural Action Committee. Howard noted that Chatham County stands to benefit from its engagement in these national policy discussions.

ADJOURNMENT

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

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

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