



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, October 2, 2023

6:00 PM

Agriculture and Conference Center

Regular Session - 6:00 PM - Agriculture and Conference Center

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

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Howard lead a moment of silence after which she invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

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

APPROVAL OF AGENDA and CONSENT AGENDA

A motion was made by Vice Chair Dasher, seconded by Commissioner Kenlan, that the Agenda and Consent Agenda be approved. The motion carried by the following vote:

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

[23-4948](#)

Vote to approve using Kessler Consulting Inc. as a Sole Source for Waste and Recycling Studies

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

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

[23-4950](#)

Vote to approve Pyrotechnic display at the Chatham Charter School located at 2200 Hamp Stone Road, Siler City, NC on October 6, 2023.

Attachments: [Attachment A-N.C.G.S 14-410 and 14-413](#)
[Attachment B- Letter of Request Chatham Charter 2023](#)
[Attachment C-NC Pyrotechnic Display Operators License](#)
[Attachment D- Wetzel Certificate of Insurance 2023](#)
[Attachment E- Wetzel ATF License 2023](#)
[Attachment F-Site Plan Chatham Charter 2023](#)

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

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

[23-4956](#)

Vote to accept \$48,936 in carryover American Rescue Plan Act (ARPA) Workforce Development North Carolina Department of Health and Human Services (NCDHHS) funds from Guilford County to support staff development and training needs around the public health core competencies as well as infrastructure improvements.

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

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

[23-4960](#)

Vote to adopt a Resolution Setting the Time and Place for Meetings of the Chatham County Board of Commissioners for Calendar Year 2024

Attachments: [2024 BOC Meeting Calendar](#)

A motion was made by Vice Chair Dasher, seconded by Commissioner Kenlan, that this Resolution #23-47 Setting the Time and Place for Meetings of the Chatham County Board of Commissioners for Calendar Year 2024, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[23-4963](#)

Vote to adopt the updated Memorandum of Understanding for the Central Pines Rural Planning Organization (previously the Triangle Area Rural Planning Organization).

Attachments: [Request to Amend the MOU](#)
[RPO MOU templateDRAFT 8-25-23AdoptionDraft](#)

A motion was made by Vice Chair Dasher, seconded by Commissioner Kenlan, that this Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

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

[23-4965](#)

Vote to approve appointment to the Community Advisory Committee for nursing homes and adult care homes

Attachments: [Patricia Ann Regan - CAC Orientation Training 2023](#)

A motion was made by Vice Chair Dasher, seconded by Commissioner Kenlan, that this Appointment be approved. The motion carried by the following vote:

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

End of Consent Agenda

PUBLIC INPUT SESSION

No one signed up to speak

BOARD PRIORITIES

[23-4967](#)

Receive update on Farmland Preservation Pilot Program

Attachments: [CAPD Program Guidelines v9.28.23 SGrev](#)

Soil and Water Director Susannah Goldston introduced Andrew Waters as Chatham County's new Farmland Preservation Coordinator. Mr. Waters gave a presentation to the Board. (presentation attached)

Mr. Waters said a farmland preservation update should come at the beginning of 2024. ADFP funding is available through the NC Department of Agriculture. The timing of the County's pilot Program will match and support the funds of the ADFP. These funds the County has available will go to our conservation partners, the land trusts. It will not go to the landowners themselves. The landowners will have to work with one of the land trusts to apply for this funding. These funds will go towards perpetual agriculture working lands easements. These are lands that are in agriculture production. The County's guidelines align with the guidelines from the ADFP program. Applicants can request up to fifty percent of the value of the conservation easement from the County's funds. The way staff has designed the guidelines is you get a higher score the lower that percentage is. Staff is encouraging the landowners to donate a portion of that value which is similar to the ADFP.

Applicants must be a qualified nonprofit conservation organization, primarily the different land trusts operating in North Carolina. They must demonstrate a history of work in Chatham County and a commitment to Chatham County farmland preservation. Staff is asking them to indicate the support for historically undeserved, marginalized, or socially disadvantaged communities. Applicants are encouraged to be innovative.

They hope to open the application process this week and applications will close on December 4, 2023.

Chair Howard thanked Mr. Waters for the presentation.

Commissioner Kenlan asked if there are relationships that have already been

cultivated and those folks are aware the application is opening soon. She asked if there was already interest. Mr. Waters said most of this will be with the Triangle Land Conservancy (TLC). Their representative is excited but there may be other organizations that qualify.

Chair Howard asked how the Triangle Land Conservancy found out about this and if there was some effort to reach out to other organizations. Mr. Waters said yes and they will be reaching out to encourage others to apply. Ms. Goldston said their office works closely with the TLC on their easement projects already. Staff has a good working relationship with them and TLC has been aware of the program since it was announced last year.

Vice Chair Dasher - ? Ms. Goldston said staff will get a lot of calls from landowners and will go out and meet with the landowners and contact the the Land Trust Alliance and talk to their neighbors who may also be in conservation. It is up to the landowner who they want to work with. Vice Chair Dasher said \$600,000 is being allocated and he asked if there is another opportunity for the county to prioritize easements. He asked if it would be possible for the County to develop a program that could address areas where the Board wants connectivity through easements for greenways. He asked if there would be funding available to do something like that. Ms. Goldston said the funding allocated to this trust fund is for farmland preservation and enhancement. With the definition of farmland they stuck with working land. She believes it is possible that they could work on a project that would benefit from both. Mr. Waters said there are a couple of trust funds available through the state that require a match. The County's funding is filling that need for a match. This is just Chatham County's pilot year and he is sure there will be some kinks to work out.

Commissioner Delaney asked what success would look like Mr. Waters in this pilot year. Mr. Waters said they are hoping for two or three high quality farmland conservation easements and to get some insights into conservation through this organizational support. Commissioner Delaney asked if staff's scoring takes climate impacts into consideration. Mr. Waters said there are some extra points for water quality protection, unique and rare species protection, and sustainable farming practices.

Commissioner Gomez Flores asked if there are any counties that have a similar program and what the results have been. Ms. Goldston said there is a huge effort for counties to provide local support match funding and staff to this effort. It is basically due to the Annual Farmland Trust Report that said North Carolina ranks number two in the country in loss of farmland. Across NC, counties are all figuring how best to do it to fit their individual priorities. Alamance and Buncombe Counties have great programs. Wake county has also prioritized this effort.

Chair Howard asked if there is a map associated with the preservation plan. Ms. Goldston said there is a GIS layer with all the current conservation easements. There is not a specific map viewer for farmland preservation yet but it is hoped to be included in the Farmland Preservation Plan. The County does have the Voluntary Agriculture District map. Chair Howard said it is important for the Board to identify how different things fit in together with a larger plan.

County Manager Dan LaMontagne said this is something that will blend into a conservation working group that Brandon Dawson is facilitating.

This Agenda Item was received and filed.

[23-4964](#)

Vote on a request by the Chatham County Board of Commissioners to consider adoption of the Plan Moncure Small Area Plan.

Attachments:

[PlanMoncure_BOC-Adoption-Presentation_10-2-23_FINAL](#)

[Plan Moncure Memo - BOC Plan Pres - 10-2-23 FINAL](#)

[DRAFT Small Area Plan Report PUBLIC REVIEW DRAFT \(with Appendices\)](#)

[Moncure Short-Term Implementation Projects Matrix-DRAFT_8-14-23](#)

[Planning Board - Plan Moncure Information & Feedback](#)

[PlanMoncure_BOC-Adoption-Presentation_10-16-23_FINAL \(2\)](#)

Assistant Planning Director Chance Mullis introduced the item. Tonight the Board will receive a presentation on the Small Area Plan (SAP) for Moncure known as Plan Moncure. A tremendous amount of work has gone into this plan including a thorough analysis built on community engagement. This is a big decision for the Board if it decides to move forward. With that in consideration staff is ready to take action if the Board feels it needs additional meetings or information in order to vote to adopt the plan.

Plan Moncure consultants Meg Nealon, Kelly Couzman, and Ben Hitchings gave a presentation to the Board. (Presentation attached).

Ms. Nealon said the SAP map is not a zoning map, it is a policy guide.

Commissioner Kenlan asked Ms. Nealon if there were current land holdings that helped this target area look like their design. Ms. Nealon said not land holdings but the parcel size was important as well as a parcel's proximity to HWY US 1.

Commissioner Kenlan asked what parts of the plan are aspirational. What would allow these properties to be used this way? Ms. Nealon the properties on that particular section of the map are relatively large parcels undeveloped.

Mr. Hitchings asked the Board to think of all the work that has happened to bring this plan before to the Board for consideration. There has been wonderful collaboration with staff and it could all be meaningless unless they make a tight link to implementation. The implementation strategy is described by twelve themes, each of which speaks to an area of specific public input. There is a tight link between the SAP project and the Unified Development Ordinance (UDO) project.

Commissioner Gomez Flores asked a question about Theme 4. He asked if the consultants had a list of what the community wants and separated them between what is feasible for a county versus what is feasible for a developer. Mr. Hitchings said his question about what stakeholders want is embodied in the public input part of the plan. On pages 22-26, they have several different identified needs and desires. Each one of those bullets is one or several comments they got from stakeholders. That input shaped the themes. In terms of which party would be the one appropriate for following up on a request like infrastructure, they talked through that with the county staff. In the implantation section on pages 51-77, you will see under each theme-specific implementation projects. They describe if it is something that warrants public sector involvement, something the development community needs to provide, or a combination of both.

Mr. Hitchings said they ended with more than fifty potential implementation projects

and identified with staff what the County should be in charge of. They identified if they were immediate/short-term, medium, or long-term projects. Mr. Hitchings reviewed some of those projects including the Parker's Ridge Park capital project. They brought a draft of the implementation plan to a community meeting. Invited folks to vote for four themes out of the twelve that they wanted the County to advance. Mr. Hitchings reviewed the five themes that rose to the top. Mr. Hitchings said the project team then pulled out the short-term projects and asked folks to pick one of those projects that they thought the County should advance. He reviewed the top ten list of projects.

Ms. Couzman said there is some overlap between Plan Chatham and Plan Moncure. Both plans will inform the Board of Commissioners' decision-making along with their current zoning ordinance and regulations. All of those will get the Board through the end of 2024 and then use the UDO when it is implemented in 2025.

Vice Chair Dasher asked how they can adopt a map based on an assumption of utilities that are not there and that the County is not interested in providing. Ms. Couzman said if the type of development proposed cannot be supported by utilities then maybe a different zoning district is needed in that particular location. That is why there are some different options and recommendations. All the place types have several different options as far as zoning districts and how to implement them that have different intensities of land uses. It could be tailored to some extent that utilities and infrastructure were available.

Commissioner Kenlan asked if place type means, for example, a designated community center area. Ms. Couzman said yes.

Chair Howard said that is pretty much what the Board does now when there is an application for a zoning change or a development that the developer is coming without a plan for the infrastructure that is not currently there. Vice Chair Dasher said most folks, he would guess, with more high-density projects would talk with the City of Sanford about utilities. He asked if the applicant comes and says they have worked out the water and sewer does the Board end up with a hodgepodge of publically served developments. This issue is still the elephant in the room for him. He asked if the project team asked residents if they would care if Sanford annexed into that area. Chair Howard said the Board is predicting this is on growth. Current residents are not going to populate these areas. It will be new residents and it may land differently on a new resident. Vice Chair Dasher said that is fair. Ms. Couzman said utilities were a consideration in the development of the vision map.

Mr. Hitchings said there is a theme highlighted that does have projects related to infrastructure. One specifically is 6.2 – Collaborating with partners to think through wastewater service. Yet, the County is not the driving force. The County is willing to work with folks if they are willing to explore ways to bring that service to the area. Mr. Hitchings said through this entire project, the County has created a vision of what ought to happen where. The Board has set an entire framework. There will be individual decisions others may make but they have to make them in ways that are consistent with the Board's plan and development standards.

Ms. Nealon said the memo the Board received in the agenda packet is pretty detailed. The project team wanted to make sure to bring a couple of things to the Board. There were several questions about the proposed community center area of the SAP. Ms. Nealon said they were trying to accommodate the anticipated demand and at the same time reduce pressure in the rest of the study area. She reviewed the different factors considered by the project team in determining a community center as part of the SAP.

Vice Chair Dasher asked what the disadvantages are of making those interchanges, calling it a community center and putting a 1500-foot radius around it. Ms. Nealon said they did three suitability analyses. One for residential and one for commercial. One of the big drivers was the access to the interchanges. They are not doing it as a parcel-based application but are looking at 10-acre grids and the place types based on what they see on the land.

Chair Howard said this feels a lot more nuanced and allows a developer a higher degree of specificity than what they currently have. Thinks this makes decision-making easier. Vice Chair Dasher said he does not want to be overly prescriptive but he understands the reasoning behind it. Ms. Nealon said the lines are not set in stone but a general message of what could be possible in that area. Commissioner Gomez Flores said the lines do not necessarily follow parcel lines. Ms. Nealon said he was correct.

Commissioner Gomez Flores asked if Ms. Couzman could describe short-term rentals. Ms. Couzman said the rental is typically less than thirty days and the owner does not stay onsite. Non-hosted AirBNBs are short-term rentals.

The Board took a short break before moving on to discussion.

Vice Chair Dasher had a question about the residential neighborhood in Option P. Ms. Nealon said some of the place types encompass recent rezonings and existing developments that match the description. There is an approved development directly above Merry Oaks. It has a lot of open space but the gross density aligned closely with the description of the neighborhood residential use.

Vice Chair Dasher asked how much housing will accommodate and what type of housing is going to be built there. Ms. Nealon said they made assumptions about things already approved and the amount of units that need to be in this area need for a grocery store to be located there. They looked at those projections and recognized what is approved there. In this instance, they are saying 50% of that development would realize some of the projected units.

Ms. Nealon said another thing to note is that there have been questions all throughout the process about affordability and housing choice and offering a range. There have been several questions if the County will be able to provide the demand projected for multifamily housing. The community center, with the exception of the change to employment center, is the only place able to have multifamily housing. This can be accomplished if multifamily is flanking the office and commercial mixture in the community center.

Commissioner Delaney asked what the total population is projected for 2040. He would like to hear public comment before further Board discussion. The Board agreed. Ms. Nealon said total population in 2040 is 102,000 for the entire county. Commissioner Delaney asked for the total population in the SAP. Ms. Couzman said there are 4,000 people currently in the study area and 800 in the Moncure area. Population growth projections for Moncure from now until 2040 show an annual increase of 1.97%. Total percentage increase by 2040 is 39%.

Commissioner Kenlan said she finds the presentation helpful and appreciates the public comment process. Ms. Nealon thanked the staff and the community for the team process.

Chair Howard called on the Clerk to facilitate public comment.

Frauke Rona-Bowler addressed the Board. She said the work NCDOT is doing for the VinFast project in the Merry Oaks community is going to directly affect her. She asked the project team to elaborate a little more on what is going to happen to the Merry Oaks community. She asked what the conservation area on New Elam Church Road means. Will it just be easements that will not be developed or rezoned? The conservation area shows the trees and anything natural there is going to go away. The trees surrounding her property are going by the wayside because the state has decided the cemetery needs a two-lane state road. That pushes the utility easements onto her property. She is going to have another easement in her front yard because they are changing the four-inch water line to a six-inch water line. She asked how much input developers had in this plan.

Chair Howard said the ordinary course of public comment is to receive the comments but not respond directly to them during the meeting but she is happy to provide some information. She said Chatham County does not have jurisdiction that will override state jurisdiction. Ms. Rona-Bowler said the state is preempting her rights. Chair Howard said state easements are out of the Board's control. Ms. Rona-Bowler said if the SAP says she lives in a conservation area it doesn't really mean anything. Chair Howard said it absolutely does and she invited the project team to respond. She said this Board has conservation as a top priority.

Ms. Nealon said in the Merry Oaks area the NCDOT work started before the County even started the SAP process. Ms. Nealon pointed to the FAQ page that has a lot of NCDOT information and she encouraged people to get answers from NCDOT directly. As it relates to conservation, it is not synonymous with trees for the team but instead recognizing a wide variety of environmental features that all have benefits together and separately. When looking at the conservation areas there are probably elements that are important and may simply be the flood plain or the distance from a river or a creek, thinking about water quality, wildlife corridors, and so on. If there are no trees there is probably still some other value, even the scenic or pastoral view that contributes to the rural character.

Ms. Nealon said with the development, the team was provided information at the beginning of the process that they called committed development. That included everything approved by the County that they had to acknowledge as future development. Members of the development community have attended some of the community meetings. The team learned a great deal from a variety of stakeholder interviews they conducted at the beginning of the process about things relating to real estate and development in the area in general. Ms. Nealon invited Mr. Hitchings to say more about the conservation piece.

Mr. Hitchings said two themes are directly applicable to Ms. Rona-Bowler's comments. Theme Two, protecting the rural character and rural lifestyle and Lifestyle, and Theme Three, protecting natural resources. If folks look on pages 54-55 for Theme Two and Theme Three they can see some of the details of the actual measures of ways to advance desired goals on these issues.

Commissioner Kenlan asked if there is a public version available on the Recode Chatham website. Mr. Hitchings said the viewshed corridor overlay is still being developed so he does not know if there is a public version. Ms. Couzman working on landscaping and screening in Module Two of the UDO and that includes provisions for perimeter buffers. The recommendation in Plan Moncure is to establish an overlay

zoning district that would go along road corridors. That would require the team to go back to add that district in Module One. They can revisit whether an overlay district because it may be more appropriate. Vice Chair Dasher said this plan does great things around conservation and none of that matters if NCDOT is taking their yard from a resident. He believes the Board needs to acknowledge that is awful but the Board cannot do anything about that. However, the Board must acknowledge that folks are feeling an immediate impact. He told Ms. Rona-Bowler he was sorry she was having to deal with that.

Hugh Gilleece, III submitted the following written comments:

We wish to congratulate the Board of Commissioners, members of the Planning Board, and the staff for undertaking the huge project of Plan Moncure and ReCode Chatham. All of you, together with the consultants, have conducted a citizen-based process for understanding and managing the explosive growth that the Triangle Innovation Point will generate.

We believe that the Employment Center guidelines could be improved by adding a provision to the residential policies that would allow small single-family lots to be included. It seems to us that the addition of patio homes, zero-lot-line homes, and other similar products would add to the variety of housing opportunities for the employees of VinFast and the residents in the Plan Moncure area.

We appreciate the opportunity to speak with you and to present our thinking regarding the TIP area plan. Again, we recognize the hard work that has taken place. We hope to be part of Chatham County's growth in the future.

Peyton Holland addressed the Board. Mr. Holland said he had a piece of information that came out during the community meetings that may speak to her question about the conservation areas. When looking at the map and the dark green identifying conservation areas, one of the lands are privately held lands but they are not guaranteed to be in conservation. Ms. Nealon said Mr. Holland was correct. Mr. Holland said it may be marked as conservation on this map but there is no tool in place to require that to stay in conservation. It is a possible intended use, it is a suggestion. Mr. Holland thanked the Board and the project team for the tremendous amount of work that has gone into this plan. He is speaking on behalf of residents in the Pea Ridge Road area.

There are a lot of great characteristics in the proposed plan but he and his neighbors along New Elam Church Road and Pea Ridge Road would like to propose some potential amendments. As you look at those two roads, that is the last rural corridor before getting to the Jordan Lake game lands. It is about three miles from the intersection at Pea Ridge Road. While home projections are in the 4,000 to 6,000 range and if we look at one home per acre. They ask that a portion of the community center become an employment center. Move compact residential to rural or neighborhood residential. There is an opportunity to protect the rural character and provide employment opportunities.

Anne Stomp addressed the Board. Ms. Stomp has lived in Moncure for over twenty-seven years. Thought the consultants did a great job getting the Moncure community engaged. Think creatively how they could partner with the developers where for a developer to get permission to do something they have to give back an asset to the residents already there. Broadband, water, and wastewater are always a concern. She said there are concerns about transportation as well. The county has a lot of bicyclists and they are going to need a safer place to bike. Now is the time to put in a

bike route that would tie Moncure to Pittsboro.

Robin Anders submitted the following comments:

As a resident just one mile north of Pea Ridge Rd, I'm here tonight to speak specifically regarding the Pea Ridge small area plan. I grew up in Raleigh. I experienced a lifetime of change there. As a result, my husband and I were thrilled to purchase our farm in 2011, attracted to the beauty of the Chatham countryside while still having the amazing convenience to the Triangle.

It's important for you to know that I am speaking directly from my heart.

I have been to most of the Moncure planning meetings. The density proposed here is not desired by the majority of our community north of US1. The majority of my direct neighbors were either not aware of these meetings, could not attend due to work or were preparing for dinner with families. Many really didn't understand the impact the planning could have on them personally. Even more important, several of our neighbors are multi-generational residents, and their parents and their grandparents were already forced to give up portions of their family farms to progress, specifically to Jordan Lake, and to US1. By the way, regarding the 3% density calc ... I do hope that this calculation excluded the game-lands and the Jordan Lake acreage.

Apparently some within the overall study area commented a grocery store would be nice. But they likewise, overwhelmingly, desired to maintain the rural nature of our community. Most do not understand that a grocery doesn't come by desire, it's driven by rooftops ... and a lot of them.

Most also do not understand that the resulting road widening and utility easements to accommodate said rooftops will land many of our Pea Ridge neighbors' homes in the center of the road. But in fact, the densest plans did not show any road widening, nor utility corridors, but WE know it must happen for this density. How can citizens know what they don't know? It's not their area of expertise. Why the speed to push this through? Never mind it's not 15 minutes either direction to get to grocery stores. Most who live in the country have gladly traded a few more minutes driving for the low density and rural nature we so desire to preserve.

Finally, the planners pointed out in their publications the risk of higher tax costs to residents if density was NOT accomplished. This scared people. I don't believe we should be driving this land use project by how the County can generate more revenue. Meanwhile the highest tax base coupled with the fewest County services will be generated by commercial versus residential. And we now have 1000s of acres identified for and attractive to industrial uses within the wider Moncure area. But once we open the doors for this development on the north, we can never get back the farmland, forestry and low density residential ... once that density is introduced.

Just because we CAN have density doesn't mean that we SHOULD. In fact we heard tonight about the County's interest in preserving farmland. A large chunk of desirable NC farmland is right here ... in our neighborhood. In fact we moved to New Hill for this rural character and to raise our livestock and our family. It's easy enough to pop out on US1 to 540 and be inside the RTP for business within 25 minutes, an extremely short job commute by anyone's watch. We didn't move here to have the County bring us jobs we could walk to.

Chatham County was touted as special because of its countryside, its rural lifestyle. I

am saddened to see so little effort to preserve and enhance what we already have TODAY, but instead see it envisioned as yet another subdivision. It's NOT SPECIAL.

I implore you to preserve what is special to our community, and specifically to the Pea Ridge area. If anything, let's ask how we can HELP current and even future farmers to bring back the farmland that existing uses and NC maps have already identified it to be.

Chair Howard thanked everyone for their input and said the Board would move on to discussion.

Vice Chair Dasher said there is a lot to digest and he thinks some additional things were brought up this evening. He asked if the Board could plan on voting on the adoption of the plan at the next Board of Commissioners meeting. Commissioner Gomez Flores agreed.

Chair Howard said it is important for us to let the consultants know if we are asking anything of them. There was extensive community input. It is a complicated issue and she does not think the members of the Board should feel they must make changes to make every person happy. Without a thoughtful, engaged, and smart plan, they will not make anyone happy. She would encourage the commissioners to go home and digest the information and reach out to each other, staff, and consultants with questions and not wait until the day before the next meeting to get clarification.

Commissioner Delaney expressed his appreciation for the work of earlier boards and the work of the project team. This process is essential. He hopes this Board can do better for this area. The Board is being asked to plan for what will be a good outcome in this area and he believes it is an excellent plan but it is only a plan. There are over 100 ways to implement this plan. He would like to see how the Board can, as a public entity, plan for infrastructure. This area is under pressure from two towns on different sides. Chair Howard that level of conversation may not be done during this process due to the timeline for the Recode Chatham UDO project. She does not want to hamstring future boards by this board's decision.

The Board gave consensus to table this agenda item to the October 16, 2023 Board of Commissioners meeting.

The Board agreed by consensus to table this item to a future meeting.

CLERK'S REPORT

The Clerk apologized to those listening from home for the technical difficulties. Staff tried everything they could but the recording may not be of the best quality. Residents are welcome to contact her if they have any questions about the meeting.

MANAGER'S REPORT

County Manager Dan LaMontagne said this Friday will be the Annual Department Head Retreat but staff will be available if they are needed.

COMMISSIONERS' REPORTS

Commissioner Delaney had nothing to report.

Commissioner Gomez Flores echoed the points made by Commissioner Delaney and

Vice Chair Dasher about utilities and how it relates to the SAP.

Vice Chair Dasher thanked staff, the consultants and the residents for the great work on the SAP.

Commissioner Kenlan thanked the Sheriff's Office for allowing her to participate in the STAR program. Took advantage of visiting Chatham Middle in Siler City. The Arts Council has a desire to be the only county in NC that has an artist in residency at every single Chatham County public school. She had the opportunity to work with a Grammy award winning artist. She congratulated Chair Howard on her speech at the grand opening of the Chatham County Schools central services building.

Chair Howard said public schools across the state and the nation are having trouble filling multiple teacher positions. She encouraged people to consider the teaching profession and employment with Chatham County Schools.

ADJOURNMENT

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

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