



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, September 19, 2022

2:00 PM

Chatham County Agriculture & Conference Center

Work Session - 2:00 PM - Chatham County Agriculture & Conference Center

Present: 5 - Commissioner Mike Dasher, Commissioner Diana Hales, Vice Chair Franklin Gomez Flores, Chair Karen Howard and Commissioner Robert Logan

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

22-4483

Cooperative Extension Update: Growing Small Farms Program for 2022

Attachments: Debbie Roos Presentation

Debbie Roos, Cooperative Extension Agent for Sustainable/Organic Production gave a presentation to the Board. (Presentation attached)

Ms. Roos stated it was critical to think back to the County's Farmland Preservation Plan and how staff could continue to help farmers as they see such fast growth and development in Chatham County. Cooperative Extension and Soil and Water Conservation would give a presentation on the Farmland Preservation Plan at the October 17, 2022 Board of Commissioners meeting.

Ms. Roos said Cooperative Extension has the AgVentures Grant program which was a statewide and very competitive program. Most of the years only one or two Chatham farmers get one of those grants. Staff were hoping the permanent funding they were proposing would help more local farmers.

Commissioner Hales was glad the County was committing funds through Article 46 tax revenue for Farmland Preservation. Triangle Land Conservancy (TLC) may help direct how the County looked for land to conserve, including farmland. She wanted to help grow young farmers and was looking forward to the presentation in October.

Commissioner Hales stated there was an email from Triangle J Council of Governments (TJCOG) today about community food strategies. Chatham County had two food banks. TJCOG wanted to look at a strategic approach that included growing food and the use of markets and transportation to give the food to those who may not be able to get local food otherwise. The North Carolina Association of County Commissioners (NCACC) had several presentations about food security at the annual conference in August. Commissioner Hales hoped the Chatham Community Food Council (CCFC) had looked at things more holistically. Ms. Roos said the CCFC was small with about four people. Most of Chatham's farmers do sell at local farmers'

markets but they make more of their money from markets in surrounding metropolitan areas and counties. Ms. Roos stated the CCFC was always open to ideas of how to do new things and do things better. Commissioner Hales will forward the email to the county manager and to Ms. Roos and said TJCOG provided a lot of time and staff resources the County may be able to utilize.

Commissioner Hales expressed how much she enjoyed attending the pollinator garden tour every year and she appreciated Ms. Roos's hard work.

Vice Chair Gomez Flores said he was interested in conservation for recreation and asked if there was any interest with Chatham's local farms in partnering with Parks and Recreation to provide programming. Ms. Roos said she believed there was interest. Some farms focused on agritourism. Cooperative Extension had provided programming to bring Chatham youth to farms. Vice Chair Gomez Flores asked who folks should contact if they were interested in learning about Chatham local farms. Ms. Roos said residents were welcome to contact Chatham County Cooperative Extension Director Ginger Cunningham as well as herself if they had any questions.

Chair Howard asked what qualified a farm as a small farm. Ms. Roos said this varied by acreage and agency involved. She describes the small farm in Chatham County as farmers selling at farmers markets. Most small farms were under five acres. The Present Use Value Program required a farmer to have at least five acres to qualify for that program. She knew this was a state issue and wished the state would change the law to allow more farmers to qualify for the tax deferment program.

Commissioner Logan asked if Ms. Roos was the best resource for someone interested in starting a new small farm. Ms. Roos said she was a great place to start, and folks can also contact Soil and Water Conservation. She added that all the agents at Cooperative Extension work with farmers and could provide information and resources.

This Agenda Item was received and filed.

[22-4461](#)

Sheriff's Prevention Partnership on Controlled Substances Presentation

Attachments: [SPPCS BOC Presentation 9.19.22](#)

Sheriff Mike Roberson kicked off the presentation (Presentation attached).

Sheriff Roberson thanked former Health Director Layton Long and current Health Director for their teamwork. He thanked former Health employee Jennifer Park and Tammy Kirkman and Casey Hilliard. The partners were: Chatham Drug Free (George Gregor Holt), Emergency Management, Chatham Hospital, Chatham Recovery, Daymark Recovery Services, FirstHealth, Piedmont Health, and Kidscope.

Commissioner Logan asked if there was a dashboard of the data. He asked whether or not the opioids were from the medicine cabinet or an illegal source.

Sheriff said he thought the Sheriff's Office had that information but would not publicize it. He said it was no longer a border issue. A lot of the drugs were being made synthetically in the United States. The Sheriff cannot arrest a way out of this epidemic. The drug use must stop before it even started.

George Gregor Holt continued the presentation with information about Chatham Drug Free's role. The most common place young people were getting drugs back in the 1990s was from friends who got it from home and social situations in homes. Chatham

Drug Free is the preventive branch of the Sheriff's Prevention Partnership. Mr. Gregor Holt showed cell phone cling with information on how to report drug overdose without getting into trouble for reporting and asking for help. The money used to purchase them was money donated in lieu of flowers for the two boys' funerals. The parents of both young men were working at the state level for revising the Good Samaritan 911 law. There was an issue of disposing of confiscated vape liquid and paraphernalia. It was a hazardous waste, and it was expensive to dispose of. There was a need for a long-term solution.

Chair Howard asked if the Sheriff's Association supported change in legislation for fentanyl to be covered under the Good Samaritan 911 law. She will bring it to the NCACC legislative goals conference. Two women are not going to make the change all by themselves. George was not sure who the parents had reached out to for support. The Sheriff was happy to help work with them on reaching the Sheriff's Association.

Court Related Programs, Renita Foxx, provided diversion services as part of the partnership. Chatham had Family Treatment Court that was still funded through a joint grant with the Department of Social Services. Ms. Foxx discussed the different resource partners that were present at the Recovery Celebration last weekend.

Commissioner Hales asked if the County needed needle exchange. Mr. Zelek said there was a community partner that does needle exchange as well as distributed Narcan.

Commissioner Hales asked if the drugs were injected or swallowed. Mr. Zelek said it was a mix.

Vice Chair Gomez Flores asked if there was a campaign geared toward identifying usage. Parents could give tests to their own children or drug testing for sports physicals. Mr. Gregor Holt said young people would not tell the truth. Around ten years ago, the Supreme Court upheld involuntary testing of students. That meant school districts could randomly test students at any time for any kind of drug. Chatham did not do that. It was fraught with a lot of pitfalls. Chatham relied on young people's behavior. Fentanyl was in almost everything, marijuana, cocaine, and counterfeit pills. There were now test strips for fentanyl that some communities have distributed with Narcan. He does think Athletics is a good place to start. Athletics are voluntary a physical was required. It would make sense that a health danger was if the athlete was using drugs. Chair Howard said she saw potential for misuse. It was one way of knowing for a small percentage of a school and would not help all the other students and would not help schools that do not have athletics. If it was not required for all kids, then which kids get tested?

Mr. Gregor Holt said the opioid settlement funds would equal \$170 thousand per year for eighteen years. Buncombe would receive \$1 million a year. The state was being very careful because of what they learned from the tobacco settlement. Many counties did not use that money in the way it was intended. In Chatham, the health department committed to using the funds as intended.

Sheriff Roberson said the partnership really was about teamwork. There was a need to hire a coordinator to create a data dashboard and other tracking tools.

Chair Howard asked if there was any collaboration with the community college. Ms. Foxx said yes and partnerships with community agencies on how to support re-entry.

This Agenda Item was received and filed.

[22-4479](#)

Update from Vaya Health

Attachments: [Chatham - County Dashboard Presentation BOCC](#)

Cara Townsend gave a presentation to the Board. (Presentation attached)

Commissioner Logan said Chatham Trades reported twelve Medicaid recipients. Ms. Townsend will look into his questions. She did not have Chatham Trades on her list but would investigate.

This Agenda Item was received and filed.

[22-4480](#)

Update on the Tiny Home Village Project at the Farm at Penny Lane

Attachments: [Chatham County Presentation 09.12.2022](#)

Lee Bowman, Dr. Amy Wilson, and Thava Mahadevan presented an update on the Tiny Homes Village project.

Mr. Mahadevan said the project began six years ago and housing has always been an issue for mental health. Margaret Bryant Pollard Tiny House was the first project. This house was built at the Chatham County Fair with Chatham Habitat and was dedicated to Commissioner Pollard. The goal of \$250 each month was the estimated cost for the recipients. Mr. Mahadevan thanked the staff for their assistance with obtaining proper zoning for the project. He received permitting for construction of fifteen homes. Chatham County Housing Trust Fund contributed \$54,000 that funded public water to the village and other residents on Penny Lane. Another award of \$50,000 was received to build one of the five homes designated for a veteran. \$700,000 was raised to build the other homes.

He thanked the University of North Carolina and the community for their contributions. The pavilion was a partnership with North Carolina State University School of Design. It was helpful during COVID and took twelve weeks to design and was built by students. The partnership with Garman Homes was used to leverage the \$50,000 to build the homes at the end of year 2022 or beginning of year 2023. A blitz build in which all are built at the same time is planned for Spring 2023.

Mr. Bowman thanked the commissioners and staff for their collaboration and assistance with this monumental effort. Chair Howard asked how the County can support the blitz build during the forty-five to fifty day process. She wanted to be mindful of the process and the County not be the reason this cannot be done. Mr. Bowman said he has worked with David Camp, Chatham County's Director of Permitting and Inspections, and there are challenges with staffing, but that has been everywhere. The first house has been completed, and they have figured out what inspections one needed to complete the project to completion.

Commissioner Logan asked Dan LaMontagne if it was feasible to develop boilerplate language. Mr. LaMontagne suggested building five of the units at a time. He said foundations and framing have been difficult because of development in the county and the lack of staff. Mr. LaMontagne asked when construction will start. Mr. Mahadevan said Garman has submitted the application. Mr. LaMontagne said construction in the Fall will hopefully slow and the county inspectors will work closely with Mr. Mahadevan.

Mr. Mahadevan said the stars have aligned with funding and the builder.

Commissioner Hales asked if five of the fifteen homes were for veterans. Mr. Mahadevan said yes.

Chair Howard said she hoped this could be a framework for others in the country. This is a place for people to heal and be healthy that cannot be done without housing. If we could do this better, we would not be talking about an opioid crisis.

This Agenda Item was received and filed.

22-4474

Receive Northeast Wastewater Study Commission Final Report and Presentation

Attachments: [NEWWSC Final Report](#)
 [NEWWSC Presentation Sept 19 2022 - Final](#)

Co-Chairs Liz Rolison and Perry James gave a presentation to the Board (Presentation attached). The third co-chair, Scott Peck, was unable to attend but many members of the study commission were present.

Ms. Rolison thanked the members of the study commission, all resident volunteers, for their dedication to and hard work on this important study. Ms. Rolison stated the final report is also attached and takes a deeper dive into the work of the study commission and its recommendations.

Ms. Rolison said the study commission found public options should be part of the solution as well, not just private options. It would cost less to provide services for commercial properties compared to residential. There would be more revenue with less money spent on providing services.

Mr. James continued the presentation with the evaluation of options. He also thanked the study commission members for the hard work they did to make this final report a realization. He also thanked the county manager, his staff and the consultants of Freese and Nichols for the great teamwork and facilitation of the study commission.

The meeting with Durham County was determined by the study commission as the best option due to the lack of need for additional infrastructure and members of Durham County staff were willing and eager to partner with Chatham County.

Mr. James reminded the Board that the full final report goes into greater detail regarding the study commission's recommendations and next steps for Phase 2. He also emphasized the study commission was unanimous in conveying their belief that the time to act was now.

Mr. James thanked the Board on behalf of the entire study commission for allowing the members to pursue this issue and work together on possible solutions. Chair Howard thanked the co-chairs and the study commission for their tremendous effort to tackle this significant issue and help guide the commissioners toward to the next steps for solutions.

Vice Chair Gomez Flores said this gave the board the opportunity to think strategically about the future of Chatham County and how multiple issues could be addressed simultaneously. Chair Howard said all of these conversations presented challenges but also many opportunities. It was more difficult to have a reality check about correction or addressing problems rather than starting something from scratch.

Commissioner Hales said she was able to learn from the report that there were systems in Chatham she did not know existed. The study area was significantly large. In Chatham there was not a major town in the northeast driving infrastructure. This report was about an agricultural setting and background and three small municipal systems. She applauded the study commission on the great work they had done.

Chair Howard said her understanding was the Board could direct staff to do some additional work and come back to the Board with options. Mr. LaMontagne said the recommendation about pursuing oversight of private package plants were conversations he thought staff should initiate first. Next, once the County concluded the UDO, staff could look at what the density and built upon area requirements that came out of the process and then that could direct the type of projection study needed to proceed with the other recommendations.

Chair Howard asked about other compact communities. Mr. LaMontagne said there was nothing changing what you already know. Congruus (Farrington Village) was already proposed.

This Agenda Item was received and filed.

RECESS

Chair Howard called for Recess and Regular Session will begin at 6 PM.

End of Work Session

Regular Session - 6:00 PM - Chatham County Agriculture & Conference Center

Present: 5 - Commissioner Mike Dasher, Commissioner Diana Hales, Vice Chair Franklin Gomez Flores, Chair Karen Howard and Commissioner Robert Logan

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Howard delivered the invocation 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 6:02 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that the Agenda and Consent Agenda be approved. The motion carried by the following vote =

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4482](#)

Vote on a request to approve the May 24th and 25th Budget Work Session Minutes

Attachments: [draft minutes 05.24.25.2022 budget work session minutes](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that these May 24th and May 25th Budget Work Session Minutes, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4441](#)

Vote on a request to approve \$42,000 of Vaya Health funding for Foster Care reinvestment.

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4454](#)

Vote on a request to approve the FCX Services Instrumentation Services Division (ISI) contract for the preventative maintenance of Water Treatment Plant equipment and approve the automatic annual renewal of the contract and authorize the County Manager to execute the contract.

Attachments: [Chatham County Water PM Proposal 2208 Rev 1](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4460](#)

Vote on a request to approve Fiscal Year 2022-2023 Budget Amendments

Attachments: [Budget Amendment 2022-2023 Sep](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that this Fiscal Year 2022-2023 Budget Amendments, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4467](#)

Vote on a request to approve Tax Releases and Refunds

Attachments: [August 2022 Release and Refund Report](#)
 [August 2022 NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that Tax Releases and Refunds, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4469](#)

Vote on a request to approve the contract allowing Performance Cabling Technologies to furnish and install all labor and materials for the Chatham County fiber network required for the new Emergency Operations Center.

Attachments: [CCEOC - PCT Fiber Contract-Contractor Signed](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4470](#)

Vote on a Request to Approve Tax Department - Charging Off Tax Bills

Attachments: [2022 Tax Charge Off](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that this Tax Department Charging Off Tax Bills, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4471](#)

Vote on a request to approve Tax Department - Utility Bill Debt Write-off

Attachments: [2022 Utility Write-off](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that this Tax Department Utility Bill Debt Write-Off, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4472](#)

Vote on a request to adopt the proposed project ordinance for the Athletic Field Lighting at Northeast District Park

Attachments: [Project Ordinance Athletic Field Lighting at NE District Park 9-19-22](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4473](#)

Vote on a request to approve new 36-month lease with Pitney Bowes for the mail machine in the Chatham County Manager's Office.

Attachments: [Chatham County P2000 36mos NASPO](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4463](#)

Vote on a request to approve by Brad Haertling, P.E. of American Engineering on behalf of Contentnea Creek Development Co. for Subdivision First Plat review and approval of Summit Terrace, consisting of 26 lots on 56.15 acres, located off Mt. Gilead Church Rd (S.R.1700), Parcel 19355.

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

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4475](#)

Vote on a request to approve letter supporting Orange County transitioning to the Capital Area Workforce Development Board to join Wake, Johnston, Lee, and Chatham counties.

Attachments: [Capital WFDB letter](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4476](#)

Vote on a request to approve the appointment to Juvenile Crime Prevention Council (JCPC)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4481](#)

Vote on a request to approve county manager's employment agreement.

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4484](#)

Vote on a request to adopt a resolution approving an interlocal agreement between Chatham County and the Town of Pittsboro to allow the Town to have an account on the County's OpenGov software license.

Attachments: [Resolution PBO and OpenGov](#)

[9.12.22 Interlocal PBO and Chatham - OpenGov County FINAL](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that this Resolution #2022-08 Approving an Interlocal Agreement between Chatham County and the Town of Pittsboro to allow the Town to have an account on the County's OpenGov software license be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4478](#)

Vote on a request to adopt a resolution proclaiming October 2-8, 2022 as National 4-H Week in Chatham County

Attachments: [2022 - Chatham County Proclamation for National 4-H Week](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that this Resolution #2022-09 Proclaiming October 2-8, 2022 as National 4-H Week in Chatham County be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

End of Consent Agenda

SPECIAL PRESENTATION

[22-4477](#)

Vote on a request to adopt a resolution recognizing and commemorating the 77th anniversary of National Disability Employment Awareness Month

Attachments: [Resolution-Disability Employment Awareness Month 2022](#)

Chair Howard called upon Shawn Poe to come to the podium.

Chair Howard read the resolution into the record.

Chair Howard said on behalf of her own son and other young people who leave Chatham County schools and move into the workspace and bring all their gifts and talents with them. She thanked Ms. Poe and her team for highlighting how much these individuals contribute to our workspaces and communities. She looked forward to the day when her son has this opportunity.

Ms. Poe thanked the board for recognizing the contribution disabled individuals bring to our workforce and society.

A motion was made by Commissioner Hales, seconded by Vice Chair Gomez Flores, that this Resolution #22-016 recognizing and commemorating the 77th anniversary of National Disability Employment Awareness Month, attached hereto an by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

PUBLIC INPUT SESSION

Katherine Butler submitted written comments and also addressed the Commissioners.

Ms. Butler is a resident that lives on Highway 751 and she said there is an application due for a Scenic Byway. There will be a meeting with the North Carolina Department of Transportation and the byway will be created in two phases. A non-profit was created to qualify for the application and if it is approved then a letter of support for the Board will be requested. The area includes two churches that form United Church of Christ that include historical items. There are three businesses, homes, and scenic farms. The farms include traditional tobacco farm culture and barns. There is the Kelly store, Herndon store, Apex Nursery, and For Garden's Sake. The application will include photos of each property along the future byway.

She said there are African American families that have homesteads, and they keep up their landscaping. It is a heavily traveled area that has been rumored to be widened for over twenty years. Ms. Butler said she will prepare a letter of support for the Board.

Chair Howard asked for a consensus from the Board and the Board agreed to the letter of support that was requested.

PUBLIC HEARINGS

[22-4464](#)

A legislative public hearing for a rezoning request by Jody Leidolf for Edward Holmes, Jr., on Parcels 5151, 5811, 68060, and 5258, totaling 18.2 acres, from R-1 Residential and CD-CB to general use NB Neighborhood Business, located at 1213 Pea Ridge Rd and 0 Pea Ridge Road, Cape Fear Township.

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

Zoning Administrator Angela Plummer reviewed the specifics of the request. (Presentation attached)

Ms. Plummer reviewed the application requirements including meeting the five findings.

Commissioner Hales asked if the parcels were outlined in red. Ms. Plummer said yes, all four of them.

Commissioner Hales said it looked like the roadway was taking up most of it. Ms. Plummer said that was correct. This was what RK&K and North Carolina Department of Transportation (NCDOT) had proposed.

Commissioner Hales was curious to know the amount of acreage that was left. She asked if the zoning was mixed-use. Ms. Plummer said it was not for mixed use but

neighborhood business.

The applicant, Edward Homes, Jr., addressed the board. His family was from here and he lived in Chapel Hill, but he still farmed in Chatham County. His dad bought the property in the request forty years ago and now it was finally looking like it could be used for something. They would like to know what the property could be used for before they get too far into any projects.

Commissioner Hales asked if this was for Phase 2 of NCDOT's plan. Ms. Plummer said yes. Planning Director Jason Sullivan, said Phase 2 could be as soon as two years or eight to ten years. This was a proposed alignment, and nothing was set in stone. The earliest they would look at changes in this area was two years. Commissioner Hales asked if there would be an interchange here. Mr. Sullivan said there was an existing interchange and there would be improvements to the interchange. Construction of this will be years out and it could be a different configuration.

Chair Howard asked what the impact of the board making a decision on this in this context, knowing that there was a plan by NCDOT was. Mr. Sullivan said this just changes the land use designation from a land use standpoint. If it was rezoned to NB Neighborhood Business. Right now, it was residential, and someone could apply for a building permit. Staff would make them aware NCDOT had future plans for that area.

Staff were not provided with a recommendation, just information.

Chair Howard closed the hearing and referred the item to the planning board.

This Resolution was referred to the Planning Board.

[22-4465](#)

A legislative public hearing for a rezoning request by MAD Pea Ridge, LLC for a general use rezoning on Parcels 5585, 5807, 90707, located at 4247 Old US 1 and off Pea Ridge Road, from R-1 Residential and Industrial Light to Industrial Light, Cape Fear Township, totaling 243.5 acres.

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

*Zoning Administrator, Angela Plummer reviewed the specifics of the request.
(Presentation attached)*

Ms. Plummer reviewed the application requirements including the five findings.

Chair Howard asked if finding number two meant parcels were going to be projected to tie into Triangle Innovation Point (TIP). What does that mean? Ms. Plummer said it could tie into the sewer from the TIP site. These pieces were trying to tie into TIP, not the other way around.

Commissioner Hales asked if there was rationale for holding off on this request because of how much was in play right now. She knew VinFast was working on their plans but in terms of sewer and utilities she was not sure how fast that was going to resolve itself. She felt this was jumping in without a lot of information. Ms. Plummer said they could not start developing based on the rezoning. They still had to go through all the planning and permitting processes. Chair Howard said it was really landowners just being speculative about what uses could be on this property.

Commissioner Dasher said some of these projects were counting on Sanford to provide sewer. Does Sanford then ask Chatham? Was there some level of awareness on their end? Mr. LaMontagne said it was anticipated they would extend to other industries in the area that was discussed in very early discussions. The County needed the Small Area Plan completed before plans were more concrete and that was a discussion between the landowner and Sanford. Sanford was waiting on the Small Area Plan's completion.

Commissioner Hales asked if a rezoning would lock the county in. Would there be an expectation of approval of a proposal down the road. Ms. Plummer said it did not hold the county liable if they were not able to move forward. Commissioner Hales said she was concerned about the Small Area Plan. Chatham County Planning Director Jason Sullivan said it would be completed mid to late year 2023. Commissioner Hales asked if the County rezoned now but the plan came in with a different take down the road. Mr. Sullivan said they can still use the property even if the property were rezoned.

The applicants were trying to get the rezoning to have comfort in moving forward with everything needed to start an application process and that would take at least a year. They asked to keep the zoning consistent with the surrounding area. They wanted to be vested with their rights and would then work with planning staff to comply with the Unified Development Ordinance (UDO). Their plan was not affected by NCDOT and they do not have any particular right of way. They have two entrances so are not worried about that. Commissioner Hales thanked the applicant that provided much needed information.

Chair Howard closed the hearing and referred the item to the planning board.

This Resolution was referred to the Planning Board.

22-4466

A quasi-judicial evidentiary hearing for a request by 28 Mt Gilead LLC (American Self Storage) for a Special Use Permit (SUP previously CUP) revision, on Parcel 17454, located at 30 Mt Gilead Church Road, New Hope Township, to add an additional 48 pod storage units to the existing site.

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

Chair Howard administered the oath to those present wishing to speak on the item.

Zoning Administrator Angela Plummer reviewed the specifics of the request.

This hearing was part of the action the applicant needed to come into compliance with the zoning regulations.

Ms. Plummer reviewed the application requirements including the five findings.

Ms. Plummer said the NOV was about the building of additional pods before they had approval to revise their site plan. Changes cannot be made to site plans under a Conditional Use Permit/Special Use Permit (CUP/SUP) unless the applicant made a request and received approval to move forward with changes. The Fire Marshall brought it to the Planning Department's attention. North Chatham Fire Department does not have any issues with the current configuration and the applicant cannot build anything additional due to built upon area requirements.

Chair Howard asked staff to alert the Tax Office to the additional units to ensure the property tax rolls were up to date and revenue was being properly collected.

Matthew Lemole represented the applicant. He reviewed the application requirements and found five findings.

Forty-eight additional units were contained in fifteen separate structures. The additional units were built in response to the significant demand for storage in the area. The footprint of the facility remained unchanged.

Mr. Lemole called co-owner Adam Gerald to submit testimony.

A submitted binder contained exhibits 1, 2, 3 and 4. The Clerk stated for the record that exhibits 1, 2, 3 and 4 were received and admitted into the record.

Commissioner Hales asked if this was for RV storage. Mr. Gerald said it was for RV and boat storage.

Commissioner Hales said there was a cell tower in an earlier application for this property. Ms. Plummer said that was correct.

Kathryn Butler was a resident of NC HWY 751. She would like help with an item she was working on with the North Carolina Department of Transportation (NCDOT). She approached NCDOT's, Lisa Matthis, about making a North Carolina Scenic Byway. She reviewed the requirements to receive a Scenic Byway designation. NCDOT was impressed with what Ms. Matthis had done so far but she had not heard back from them as to whether it qualified. If the project is qualified, a letter from the Board of Commissioners (BOC) supporting the request would be needed.

The Board of Commissioners gave consensus to provide a letter when needed.

This Resolution was referred to the Planning Board.

CLERK'S REPORT

Lindsay Ray had asked the Board back in July to set aside October 3rd, but only one committee was available to report to the Board that day. Ms. Ray asked if the Board would be willing to cancel the October 3rd meeting and schedule the committees to attend the next regular scheduled Board of Commissioners' meeting on November 7th. The Board gave consensus.

Iredell Clerk sent an email to other clerks letting them know Commissioner Marvin Norman had passed away. He had served Iredell County since 2002 and was the first African American elected to the body. They wanted the state to know to be thinking of them.

MANAGER'S REPORT

County Manager Dan LaMontagne stated that the recovery event was very successful even though it rained. There will be a Farmland Preservation presentation at the October 17th BOC meeting. September 24th at 9 am the lynching marker will be presented on the south side of the Annex building by Chair Howard. The gathering will begin at the old agriculture auditorium. Mr. LaMontagne will not be present but both Assistant County Manager Bryan Thompson and Assistant County Manager Carolyn Miller will be present.

LaMontagne stated that Connect Holding received the G.R.E.A.T. grant award notice. Over nine thousand houses will be hooked up to broadband internet. The County still does not have a lot of information. There were still a lot of steps to be taken. There are maps being prepared for the addresses, but nothing has been finalized with Connect Holding and the state's broadband office.

COMMISSIONERS' REPORTS

Commissioner Dasher had nothing to report.

Vice Chair Gomez Flores attended the first meeting with the Maternity Care Center. General ideas were discussed, and the group was divided into committees. He is looking forward to the second meeting.

Commissioner Hales said the Wolfsped announcement just happened at the governor's mansion to hear about the new owner, and it was a gorgeous day. Congratulations to the Economic Development Corporation and staff. Mr. LaMontagne thanked the Board for their support. He was extremely happy for Siler City. Commissioner Hales sent an email about property tax relief for low-income homeowners. The revaluation would be in two or three years for Chatham homes.

Commissioner Logan said the Wolfsped announcement was an outstanding event. He thanked Chair Howard for her words during the announcement and her mention of the training that would be needed. He attended the Hispanic festival in Siler City and the organizers did a great job and it was a wonderful time. The report about the performance of the public school system showed 100% met or exceeded growth in the county.

Chair Howard thanked everyone. She said when there are these development announcements we tend to think about the financial situation. She would like people to think of them as opportunities for residents. The jobs, the art, the music, the restaurants, and the quality childcare that will be needed and how to encourage young people to invest in the future of the community.

ADJOURNMENT

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan