



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Monday, October 20, 2025

1:00 PM

Historic Courthouse Courtroom

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#### Work Session - 1:00 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 October 20, 2025 meeting.*

#### **ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA**

*Chair Howard asked for any agenda adjustments to the work session agenda.*

*Howard called for a motion to approve the Work Session agenda as amended.*

**A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner David Delaney, 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**

[25-0518](#)

Vote to adopt a Resolution Recognizing the Friends of the Library Groups

**Attachments:** [Resolution for Friends of Libraries Groups 10-20-2025](#)

*Chair Howard read aloud the Resolution Recognizing the Friends of the Library Groups.*

*Chair Howard called for a motion to adopt the resolution.*

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that this 25-64 Resolution Recognizing the Friends of the Library Groups was adopted. The motion carried by the following vote:**

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

[25-0523](#)

Vote to adopt a Resolution proclaiming November 2025 as Family Caregiver Month in Chatham County

**Attachments:**     [Resolution Proclaiming Family Caregiver Month 10-20-2025](#)

*Chair Howard read aloud the Resolution Recognizing the Friends of the Library Groups.*

*Chair Howard called for a motion to adopt the resolution.*

**A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that this 25-65 Resolution proclaiming November 2025 as Family Caregiver Month in Chatham County was adopted. The motion carried by the following vote:**

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

### [25-0544](#)

Vote to adopt a Resolution recognize October 19-25, 2025 as Lead Poisoning Prevention Week in Chatham County

**Attachments:**     [Lead Poisoning Prevention Week Resolution 2025](#)

*Commissioner Kenlan read aloud the Resolution recognize October 19-25, 2025 as Lead Poisoning Prevention Week in Chatham County.*

*Chair Howard called for a motion to adopt the resolution.*

**A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that this 25-66 Resolution recognize October 19-25, 2025 as Lead Poisoning Prevention 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**

### [25-0542](#)

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](#)

*Margaret Frantz*

*I'm one of those damn Yankees that moved down from Ohio and never moved back. And I've lived in Bynum for about 20 years. I moved there because it felt like home to me. I'm speaking today about the Water Department property that was leased to the Bynum Community Garden about 15 years ago. And as you know, the water tower sits on that land. At that time, the county commissioners were very involved, visited the property, and looked at it as a model for future county community gardens, as an entirely volunteer project. The property has been improved and become an integral part of our community. A grant was written and received to roof one of the buildings. We have hosted community potlucks, very popular plant sales. We provided educational opportunities for folks to learn where their food comes from. We have donated hundreds of pounds of food to CORA. The year we planted peanuts was*

*delightful to watch the kids dig them up. The water tower has always been a landmark for the community, and we have used it on New Year's Eve for a tushkin drop. Bynum has recently been designated as a historical landmark, with the water tower being critical. The tower was the water source for the residents back when the mill was working. It is a homing beacon for everyone who lives in and visits Bynum. On Sunday, I gazed out my window and I saw the sun shining on the tower. And in the winter, the buzzards sit on top of it and spread their wings to get warmth from the sun. As you turn up Bynum Hill Road and view the water tower, you know you've returned to God's country. Thank you.*

*Logan Frederick*

*Hi. My name is Logan Frederick. Like Maggie, I am here to speak in favor of preserving the Bynum Water Tower on my street in the Bynum Mill Village. Others here, or in written form, have represented the views of Bynum Front Porch, our local nonprofit, or have discussed the historical importance of the water tower, or are making a good faith effort to engage with the nuances of the various procedural complexities to suggest a workable path forward. I will leave those conversations with them. I am here to represent the youngest homeowners of Bynum that are working or caring for children and cannot join us today. In this capacity, I will not focus on the past, but on the future, and how the water tower fits into my hopes for it. My wife Grace and I moved into our 110-year-old mill house in 2022 on the same street as the water tower. I am an engineer, and Grace is doing doctoral research at Duke in computational biology. Both of us make hour-long commutes into the research triangle on a daily basis, but we are glad to do it because there is something just so special about the Bynum community. Bynum is a place where people fix up 100-year-old houses and drive 70-year-old pickup trucks and carve pumpkins and tell ghost stories on a bridge built at the turn of the 20th century. Our little community has also rallied together to raise tens of thousands of dollars over the years for preservation work, including commissioning research to put our landmarks on the historical register. But I want to make clear that this is not preservation for preservation's sake. This community has a real talent for melding the old with the new to create something soulful and interesting. We do not just capsule the old bridge, we encourage people to spray paint all over it in free artistic expression. We have not used this water tower in decades for water, but folks from Bynum saw an opportunity for a county partnership to plant a community garden in its shade. We do not sell anything at the general store, but we have reinvented it for board game nights, concerts, and group crafting sessions. So, to my neighbors and I, the water tower at the top of the hill is more than a utility asset awaiting transference, pending review of liability, and certain mitigations thereof. The water tower and the community garden lying under it are a locus of identity for our community, and a mechanism of cultural exchange where elders share their gardening knowledge or that is what I have been told. Because it has been padlocked for the last two growing seasons, and I have never personally been inside. I urge you to consider the Bynum Water Tower and its community garden as a symbol of a thriving partnership between the county and one of its cherished communities, and, in so doing, work with us to find a timely and agreeable resolution that keeps the tower and lets us get back to planting next year. Furthermore, I hope that in learning more about our community and how it balances new development, preservation, and reinvention, you will consider how this could be a larger strength of Chatham County. It is no secret there is tremendous new development in our area, which is great, but it must be balanced carefully with the quirky soulfulness already here. Feel free to join me at the Bynum front porch in a walking chair. Thank you.*

**This Agenda Item was received and filed.**

## **BOARD PRIORITIES**

[25-0507](#)

Receive the quarterly update on American Rescue Plan Act Funds

**Attachments:** [ARPA Quarterly Update 10.20.25](#)

*Assistant Budget Director Will Curvin presented the American Rescue Plan Act quarterly update.*

*Curvin shared the remaining ARPA-Enabled Allocations*

- *Match for Parks & Recreation Trail Grants: \$227,294*
- *Deep River State Trail Feasibility Study (\$75,000)*
- *Pegg Tract Improvements for the Haw River State Trail (\$152,294)*

*Support for Early Childhood Programs: \$799,002*

- *Instructed staff to work with Partnership for Children to develop a contract for services*
- *ARPA Enabled (\$573,403), LATCF (\$124,244) and the general fund (\$101,355).*

*Curvin reviewed the deadlines, project updates, and expenditures.*

*The Board of Commissioners thanked Curvin for the update.*

**This Agenda Item was received and filed.**

[25-0524](#)

Receive the Fiscal Year 2026 First Quarter Budget Update

**Attachments:** [FY26 1st Quarter Budget Update](#)

*Assistant County Manager Darrell Butts shared the Fiscal Year 2026 First Quarter Budget Update.*

*Butts shared the background which includes revenues and expenditures for the first 3 months of the fiscal year (July – September)*

- *Is a high-level overview – not a line-item level review*
- *Does not include:*
  - *Interest Revenue*
  - *Transfers In or Out*
  - *Appropriated Fund Balance*
- *There is no sales tax revenue in the first quarter due to the lag between collection by the State and distribution to counties.*
- *Compares Revenue/Expenses by category and budget function*
- *Compares 1st quarter current year to 1st quarter for each of last 3 fiscal years and an average of those years.*

*Butts shared the expenditures and revenues by category and function.*

*Butts shared the fiscal year 2025 year end sales tax update.*

*Butts shared information on a proposed adjustment to the approved Sheriff's Office budget. In the FY 2026 Operating Budget the Sheriff's Office requested 13 additional deputies to address their staffing concerns. The Board of Commissioners approved budget funded 6 additional deputies (with an approved start date of 10/1). The Sheriff's Office has recently completed an in-depth audit of their fleet and has identified 10 vehicles that were scheduled for replacement, but that are in good working order and can continue to be utilized for several years. The Sheriff's Office approached the Manager's Office about the possibility of utilizing the available*

vehicles for the approved new positions and potentially reallocating some existing budgeted funds to allow the Sheriff's Office to hire additional deputies.

By NOT purchasing new vehicles (including all required upfit to make them ready for service) for all approved new Deputy Sheriff positions, the Sheriff's Office can save enough funds to hire 4 additional deputies (utilizing all the available vehicles). Additional 4 deputies presented here would have a hire date of January 1, 2026. This budget adjustment would allow the Sheriff to have a total increase of 10 deputies in FY26. The 6 originally approved as part of the budget process + the additional 4 proposed today. Budget and Manager's Office staff are comfortable moving forward with this budget change. Staff is seeking consensus from the Board of Commissioners to move forward with this adjustment to the Budget. If approved, Budget and Sheriff's Office staff will work together to make necessary budget transfers within the Sheriff's Office budget(s).

The consensus of the Board of Commissioners was to move forward with the budget transfer within the Sheriff's Office budget.

The Board of Commissioner thanked Butts for the update.

**This Agenda Item was received and filed.**

### 25-0503

Receive a presentation from DEC Associated on the results of the 2025 Limited Obligation Bonds Refunding

Finance Officer Roy Lynch introduced Jeremy Carter with DEC Associates.

Carter reported on the results of Chatham County's 2025 limited obligation bond (LOB) refunding and formally presented the process and outcome of the county's recent Moody's credit rating upgrade to AAA.

Carter highlighted that Moody's AAA upgrade reflected Chatham County's sustained economic and tax base growth, conservative long-term budgeting and financial planning, strong fund balance, and ample liquidity.

Carter stated that the Board's consistent adherence to its long range financial planning framework, established in 2005, which was cited as a key factor in achieving the upgrade.

Carter stated with this action, Chatham County joined a small and elite group of AAA rated counties, one of only 14 in North Carolina.

Carter also noted that Moody's analysts had conducted an in-person site visit, touring the county to view existing industrial parks, housing developments, and major growth areas firsthand. This visit was described as a critical factor in achieving the long-sought upgrade, demonstrating the scale and permanence of growth beyond what could be conveyed in written materials alone.

In addition, the advisors reported on the successful 2025 LOB refunding, which refinanced outstanding 2015 bonds in the amount of approximately \$25.3 million.

Carter stated at the refunding achieved a total interest cost of 2.89 percent and generated net present value savings of approximately \$1.53 million, or 5.55 percent, exceeding typical refunding benchmarks. Despite challenging market conditions, the transaction benefited from recent changes in the Local Government Commission process, allowing the county to move quickly and secure favorable savings.

Carter concluded by noting that these financial accomplishments, both the AAA credit rating and the refunding savings, underscored the county's strong fiscal management and positioned Chatham County well for future projects and continued growth.

The Board of Commissioners thanked Carter for the presentation and thanked staff for their commitment to this important accomplishment.

**This Agenda Item was received and filed.**

[25-0483](#)

Receive a presentation on the newly released Natural Heritage Program Inventory for Chatham County

**Attachments:** [Chatham County 2025 NHP Inventory Results Presentation 10-20-2025](#)

Conservation and Resiliency Planner Erin Ansbro presented the 2025 Chatham County Natural Areas Inventory.

Ansbro reviewed the NC Natural Heritage Program (NCNHP) terminology. NCNHP Natural Areas: An area of land or water important for preservation of the natural biodiversity of North Carolina. Contain rare species, unique natural communities, important animal assemblages, or other ecological features. Aquatic habitat: similar to terrestrial natural areas, they represent the waters that are of most importance to North Carolina's biodiversity and are defined based on the actual presence of rare species. Conservation is the primary objective.

Ansbro shared the 1992 survey results, the outreach results, and the 2025 survey results. Ansbro reviewed the ratings, natural areas, site visits, and the community results, including the rare plant species found.

The summary included fifty-six natural areas in Chatham County. The inventory reports will be available from North Carolina Natural Heritage and Cultural Resources.

Ansbro stated that the Planning Department will utilize these records during the development review process.

The Board of Commissioners thanked Ansbro for the update.

**This Agenda Item was received and filed.**

[25-0484](#)

Receive a presentation from the Conservation Working Group

**Attachments:** [Conservation Working Group Presentation 10-20-2025](#)

Conservation and Resiliency Planner Erin Ansbro, Assistant Budget Director Will Curvin, and Transportation Planner Thanh Schado, members of the Conservation Working Group (CWG), provided a comprehensive update on ongoing conservation, resiliency, and sustainability initiatives across County departments.

Land – Parks & Recreation

- Chatham County was awarded two Great Trails State Program grants:
  - o Grant 1: Construction of a natural surface trail and improvements to paddle access at the US 15/501 Haw River Access.
  - o Grant 2: Feasibility study for the Deep River State Trail from Carbondon to Moncure, including public engagement and interdepartmental collaboration.
- Quotes were received for the South Bynum River Access Erosion Study, which will

*provide options for bank stabilization and potential relocation of the access point.*

- *A contract with Black Diamond Designs, Inc. is underway to build new natural surface trails at The Park at Briar Chapel and Northeast District Park; permitting work is in progress.*

- *The Haw River Canoe Access at US 64, damaged during Tropical Storm Chantal in July, was closed for over a month; parking lot repairs were completed and the site reopened in mid August.*

#### *Land – GIS*

- *Drone imagery was collected at the Renaissance Drive Landfill to assess wildflower seeding success.*

- *GIS is comparing LiDAR based elevation and terrain models for Haw River analysis.*

- *2024 Digital Elevation Models and Hillshade data are now available on the Information Hub under Conservation Maps and tools.*

#### *Land – Farmland Preservation*

- *A new Chatham Farmland Preservation logo was developed using funding from the NC Department of Agriculture's ADFP Grant Program.*

- *The County anticipates completion of its first farmland conservation easement within six months, permanently conserving 58 acres of working farmland in the Silk Hope area.*

- *A \$25,000 Transaction Funds MiniGrant was awarded to support easement donation costs.*

- *A two day Farmland Transition Workshop was held to assist landowners with intergenerational transitions and was featured on WCHL/Chapelboro.*

- *Andrew Waters was selected for Certified Farm Succession Coordinator training through the University of Wisconsin–Madison.*

#### *Water – Watershed Protection*

- *Creek Week 2025: 490 participants across 17 programs.*

- *Stormwater Awareness Week 2025 focused on compliance and maintenance of stormwater control measures (SCMs).*

- *A DIY Rain Barrel workshop was held on September 25.*

- *A new SCM data management system using Survey123 is under development with GIS.*

- *Since February 2025:*

- o *55 riparian buffer reviews completed.*

- o *108 land disturbance permits issued and 1,761 erosion control inspections conducted.*

- o *37 SCM inspections and 15 Stormwater Management Plan submittals reviewed.*

#### *Water – Environmental Health*

- *A private well water testing pilot program with a sliding fee scale is being developed, in partnership with Preserving Home.*

- *PFAS sampling is underway near biosolids land application sites in collaboration with neighboring counties, UNC Chapel Hill, and NCDEQ.*

- *An annual septic contractor workshop is planned for Spring 2026.*

- *A Private Well and Septic Owner Workshop is planned for Fall 2026.*

- *Food, Lodging, and Institution staff marked August 18, 2025, as Food Safety Day.*

#### *Climate and Sustainability*

- *Transportation staff hosted Move Chatham events and participated in the Cape Fear River Basin Wildlife Crossing Study.*

- *Environmental Quality updates included:*

- o Launch of the second Waste & Recycling Enthusiast Program (WREP) cohort.
- o A Food Waste Collection Pilot Program beginning October 2025.
- o A Repair Café held with Parks & Recreation, engaging 80 residents.
- o Completion of an updated Greenhouse Gas Inventory (April 2025).
- o Planning for a two day Climate Retreat on October 17 and November 6.

#### Natural Resources and Education

- The Natural Heritage Program Inventory was finalized in August 2025, surveying 112 sites and identifying 56 natural communities.
- Conservation education initiatives included STEM in Nature Day Camps (28 youth), a Sustainable Agriculture Research Project, pollinator garden tours (200 participants), and extension workshops on tree identification, native plants, and aquatic vegetation.
- Planning and recruitment were completed for the 2026 NC Master Naturalist Program, with classes beginning Winter 2025.

#### Funding and Planning

- CWG departments are utilizing the Central Pines Regional Council Grant Assistance Program (GAP).
- An Energy Efficiency & Conservation Block Grant application seeks \$350,000 for energy audits of 13 county buildings (pending Board approval).
- Development of a Conservation Dashboard and Implementation Plan is underway, with completion anticipated by May 2026.

The Board of Commissioners thanked the Conservation Working Group for the comprehensive update and ongoing collaborative work.

**This Agenda Item was received and filed.**

[25-0498](#)

Receive a report and recommendations from the Planning Board regarding the impact of Tropical Storm Chantal

**Attachments:** [Planning Board Presentation on Flooding 10-20-2025](#)  
[Planning Board Flood Working Group Report 10-20-2025](#)

Planning Board members Mary Roodkowsky, George Cianciolo, and Elaine Chiosso shared a presentation on stormwater flood prevention preparedness resiliency and recommendations.

Lessons from Tropical Storm Chantal, which occurred on July 6-7 2025:

- More than 10 inches of rain dumped on Chatham County, causing 3 deaths, many road closures, and tremendous flood damage to houses, businesses, cars, and more.
- This extreme precipitation overwhelmed even well-designed stormwater management systems.
- Chatham County regulations require stormwater controls to be built for a 25-year flood. Chantal was a 500, or even 1000-year- flood in many parts of the county.
- Chatham County is one of the fastest growing counties in NC. Forest cover sponges up rainfall, but it's being lost as new development converts forest to rooftops and pavement.
- Warming climate, and flood impact with heavier rainfall and loss of forest cover, adversely affect our existing landscape, public health and roads.

Planning Board Recommendations:

1. Conduct a survey concerning damage from Chantal:
  - Determine the full extent of the damage.
  - o DOT has information on damage to public roads, but much damage to homes,

*buildings, private roads, bridges, culverts and driveways unreported.*

- *County should survey residents (mail + online) on storm damage.*
- o *Collect information on types of flooding, knowledge of floodplains.*
- o *Survey also to include information on warnings and available help.*

*2. Explore extent of Chantal floods:*

- *NC uses Light Detection and Ranging (LIDAR) for the NC Flood Resiliency Blueprint, with data results expected this fall.*
- *Increase community resilience by updating information about flood hazard areas and about the state flood planning process.*
- *Map flooding from Chantal:*
  - o *How much did flooding from Chantal exceed current floodplains?*
  - o *What preventive measures can be taken?*
  - o *Impact on vulnerable residents: are low-income or elderly residents more vulnerable? Impact on schools?*

*3. Consider New Ordinances and Policies:*

- *UDO sections related to flooding could be adopted as stand-alone ordinances.*
  - o *For example, the Tree Protection section.*
  - o *Amend ordinances for stronger flood prevention and resilience for adoption if and when restrictions by the NC General Assembly on downzoning are lifted.*
- *Incentives to developers who design stormwater control measures to accommodate 100-year storms.*
  - o *(NC General Statutes seem to prohibit increasing the 25-year storm design to a 100-year storm, since we are not under EPA Phase II permits as neighboring cities.)*
- *Modification of the Environmental Impact Assessments (EIAs), required of developers to mitigate the impact on downstream waters and properties when floods exceed the 25-year threshold.*

*4. Preparedness and Education*

- *Better protection for protect public health and property in the next flood*
  - o *Improve measures such as increased warning systems, road closure warnings and emergency housing*
- *Educational information for residents*
  - o *Seminars, print and online materials*
  - o *On flood risks, emergency alerts, shelter-in-place vs evacuation, and more*

*5. Funding for Improved Flood Resiliency:*

- *To support greater protection of life and property during future floods.*
- *Stormwater reviews and enforcement, given the numerous developments proposed and underway.*
- *For consultants to assist with initiatives recommended in this presentation, including:*
  - o *a survey of flood damage*
  - o *investigating ordinance changes*
  - o *public outreach and education about flood risks*

*The Board of Commissioners discussed the recommendations and thanked the Planning Board members for presenting.*

**This Agenda Item was received and filed.**

[25-0546](#)

Receive a report and recommendations from the Environmental Review Advisory Committee regarding flood resilience and the impact of Tropical Storm Chantal

**Attachments:** [ERAC Recommendation to Board of Commissioners 10-20-2025](#)

*Environmental Review Advisory Committee member Diana Hales presented recommendations from the committee.*

*Flooding from tropical storm Chantal on July 6th-7th, 2025, shows that changes in land use inside and outside Chatham County have affected how water flows and increased flood risks. With increased urban development residents are at growing risk of property damage due to floods.*

- 1. The Tree Protection and Watershed sections of the Unified Development Ordinance be revisited for expedient approval and revision so that Chatham County can address this issue within its available control.*
- 2. Investigate and pursue public and private grant funding for flood risk mitigation and resiliency within Chatham County.*
- 3. Establish a cross-departmental working group to deal with flooding issues and develop online tools for community reporting such as implemented by Carrboro, NC.*

*The Board of Commissioners thanked the members of the Environmental Review Advisory Committee for the presentation and the recommendations.*

**This Agenda Item was received and filed.**

[25-0528](#)

Receive a presentation on the Bynum Water Tank

**Attachments:** [Bynum Water Tank PDF](#)

*Assistant County Manager Carolyn Miller provided the Board with an update on the status and decision points related to the Bynum Water Tank.*

*Miller reported that in FY 2024, funds were budgeted in the Utility Fund for demolition of two decommissioned County-owned water tanks located on Bynum Hill Road and Jack Bennett Road. Bids for demolition were solicited in winter 2024. During January through March 2024, County staff received requests from community members to paint rather than demolish the Bynum water tank. Alternate bids for painting were obtained, and staff determined that the cost differential between demolition and painting was minimal. An administrative decision was made at that time to proceed with painting, with work scheduled to begin the week of May 20, 2024.*

*When surface grinding began to prepare the tank for painting, County offices received complaints regarding discharge material from the tank. Work was halted, soil testing was conducted, and initial results identified elevated levels of chromium-6 and lead in the surrounding area. As a result, the Bynum Community Garden was closed. The North Carolina Department of Environmental Quality (NCDEQ) was consulted, and additional testing was recommended.*

*In July 2024, Pyramid Environmental conducted expanded grid soil sampling, and the sampling plan was submitted to NCDEQ for approval. Grid sampling occurred in September 2024, with results forwarded to NCDEQ for review. In October 2024, the County transferred its water utility operations to TriRiver Water, and in February 2025, NCDEQ issued a No Further Action letter for the site.*

*Miller stated that a community meeting was held in March 2025 to share testing results, and additional bids for both demolition and painting were received during April and May 2025. In July 2025, the County made an administrative decision to proceed with demolition. In September 2025, community concerns were again raised,*

and a community input meeting was held at the Bynum General Store.

Miller reviewed current demolition and painting cost estimates, noting that the lowest bidders for both options are holding their bids pending direction from the Board of Commissioners. She stated that the Board's decision would directly affect the ability to reopen and use the Community Garden.

Miller explained that retaining and painting the tank would require long-term County ownership and maintenance commitments, including routine inspections and periodic repainting according to a maintenance schedule. She emphasized that if the Board elects to retain the tank, it would remain a County-owned asset, and the County should plan to assume full financial responsibility for long-term maintenance.

The Board noted that community members, including representatives of Bynum Front Porch, have expressed interest and informal willingness to assist with future maintenance costs. Miller clarified that no formal or legally binding agreements exist, and for planning purposes, staff recommends assuming the County would bear all costs.

Miller further reported that paint testing confirmed the presence of lead-based paint above regulatory thresholds. Repainting would encapsulate the existing lead-based paint and is significantly less costly than full removal and abatement. Structurally, the tank is currently sound with no identified safety deficiencies, but repainting is necessary to prevent future deterioration.

Accessibility and safety measures have been addressed, including capping an open ladder and clearing overgrowth inside the fenced area. Parks and Recreation has assumed mowing and basic site maintenance responsibilities. Miller also noted that the approximately two-thirds-acre parcel on which the tank is located is currently outside the Earl Thompson Park master plan, but may be considered in future park planning efforts.

Miller stated that TriRiver Water was contacted regarding possible participation in demolition or painting costs; however, TriRiver declined involvement, citing that the tank is not an active utility asset and cannot be funded through utility resources.

Miller concluded by requesting formal direction from the Board of Commissioners on whether to proceed with demolition or retain and paint the Bynum Water Tank, noting that the matter now requires Board action rather than administrative determination.

Chair Howard called for a motion.

**A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, to retain ownership of the Bynum Water Tank and proceed with repainting 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 Work Session**

## **RECESS**

The Board of Commissioners recessed until 6pm.

**Regular Session - 6:00 PM - Historic Courthouse Courtroom**

**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, she called for a motion to approve the Regular Session agenda.*

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

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

**APPROVAL OF CONSENT AGENDA**

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

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the consent 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

**[25-0545](#)**

Vote to approve the April 19, 2021 Work and Regular Session Minutes

**Attachments:** [4-19-2021 Minutes Draft as of 10-8-2025](#)

**A motion was made by Commissioner Robertson, seconded by Vice Chair Kenlan, that the April 19, 2021 Work and Regular Session Minutes be approved. The motion carried by the following vote:**

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

**[25-0549](#)**

Vote to approve the May 17, 2021 Work and Regular Session Minutes

**Attachments:** [5-17-2021 Minutes Draft as of 10-15-2025](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the May 17, 2021 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

[25-0550](#)

Vote to approve the May 20, 2021 Budget Work Session Minutes

**Attachments:** [5-20-2021 Minutes Draft as of 10-15-2025](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the May 20, 2021 Budget 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

[25-0510](#)

Vote to approve the September 15, 2025 Work Session and Regular Session Minutes

**Attachments:** [9-15-2025 Minutes Draft](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the September 15, 2025 Work Session 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

[25-0532](#)

Vote to approve the September 22, 2025 Special Meeting with Town of Siler City Minutes

**Attachments:** [9-22-2025 Minutes Draft](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the September 22, 2025 Special Meeting with Town of Siler City 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

[25-0533](#)

Vote to approve the September 29, 2025 Special Meeting with Town of Pittsboro Minutes

**Attachments:** [9-29-2025 Minutes Draft](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the September 29, 2025 Special Meeting with Town of Pittsboro Minutes was approved. The motion carried by the following vote:**

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

[25-0515](#)

Vote to approve the Public Libraries Records Retention and Disposition Schedule for Public Libraries

**Attachments:** [Public Libraries Schedule 10-12-2009](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the Public Libraries Records Retention and**

**Disposition Schedule for Public Libraries were approved. The motion carried by the following vote:**

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

[25-0529](#)

Vote to amend the Chatham County Criminal History Check policy

**Attachments:** [Criminal History Check Policy - Draft 10-20-2025](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, the Chatham County Criminal History Check policy was approved. The motion carried by the following vote:**

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

[25-0520](#)

Vote to approve the use of the Chatham County Travel Policy for the Chatham County ABC Board

**Attachments:** [Request for Approval of CCBOC Travel Policy](#)  
[ChathamCounty Travel Policy Approval 2015](#)  
[Chatham County Travel Policy 1-1-2025](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the use of the Chatham County Travel Policy for the Chatham County ABC Board was approved. The motion carried by the following vote:**

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

[25-0525](#)

Vote to approve Tax Releases and Refunds for September 2025

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

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the Tax Releases and Refunds for September 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

[25-0527](#)

Vote to receive the Tax Collector's Departmental Report for July-September 2025

**Attachments:** [July-September 2025 Report](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the Tax Collector's Departmental Report for July-September 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

[25-0504](#)

Vote to approve the Gymnasium Replacements at Bennett, Bonlee and Silk Hope K-8 Schools Project Ordinance

**Attachments:** [Project Ordinance Gymnasium Replacements at K-8 Schools](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the Gymnasium Replacements at Bennett, Bonlee and Silk Hope K-8 Schools Project Ordinance was approved. The motion carried by the following vote:**

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

[25-0506](#)

Vote to accept \$9,807.00 in Minority Diabetes Prevention Program funds from North Carolina Division of Public Health

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, to accept \$9,807.00 in Minority Diabetes Prevention Program funds from North Carolina Division of Public Health. The motion carried by the following vote:**

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

[25-0530](#)

Vote to approve the contract amendment adding the Guaranteed Maximum Price to the existing Design/Build contract in place with Hopkins-Bowling Construction & Consulting for the renovations at Aging Services - Western Center in Siler City for \$701,340

**Attachments:** [Hopkins Bowling Construction Contract 10-20-2025](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the contract amendment adding the Guaranteed Maximum Price to the existing Design/Build contract in place with Hopkins-Bowling Construction & Consulting for the renovations at Aging Services - Western Center in Siler City for \$701,340 was approved. The motion carried by the following vote:**

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

[25-0505](#)

Vote to approve service agreements with Le Bleu Central Distributors Inc. and Le Bleu Enterprises

**Attachments:** [Le Bleu Enterprises \(PS Revised\) Approved](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the service agreements with Le Bleu Central Distributors Inc. and Le Bleu Enterprises was approved. The motion carried by the following vote:**

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

[25-0508](#)

Vote to approve the naming of two private roads in Chatham County listed as Grace Hollow and Ariana Place

- Attachments:**    [Grace Hollow Petition](#)  
                               [Grace Hollow Map](#)  
                               [Grace Hollow Area Map](#)  
                               [Ariana Place Petition](#)  
                               [Ariana Place Map](#)  
                               [Ariana Place Area Map](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, the naming of two private roads in Chatham County listed as Grace Hollow and Ariana Place was approved. The motion carried by the following vote:**

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

[25-0513](#)

Vote to approve a request by Clay Matthews, on behalf of Land Alternatives, PLLC for subdivision First Plat review and approval of Harris Ridge, consisting of 49 lots on 138.58 acres, located off NC Hwy 42, parcel 5683 in Cape Fear Township

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

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the request by Clay Matthews, on behalf of Land Alternatives, PLLC for subdivision First Plat review and approval of Harris Ridge, consisting of 49 lots on 138.58 acres, located off NC Hwy 42, parcel 5683 in Cape Fear Township was approved. The motion carried by the following vote:**

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

[25-0501](#)

Vote to adopt a Resolution and approve an Ordinance for a Zoning Ordinance text amendment to allow automobile and automobile accessory sales and service to the Table of Permitted Uses, Section 10.13 as "P" Permitted in the Light Industrial zoning districts

- Attachments:**    [More information from the Planning department website](#)  
                               [Resolution Oren Moore ZO Amendment Consistency Stmtnt 10-20-2025](#)  
                               [Ordinance Oren Moore ZO Text Amend 10-20-2025](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, to adopt Resolution 26-67 and approve an Ordinance for a Zoning Ordinance text amendment to allow automobile and automobile accessory sales and service to the Table of Permitted Uses, Section 10.13 as "P" Permitted in the Light Industrial zoning districts. The motion carried by the following vote:**

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

[25-0521](#)

Vote to adopt a Resolution for the NCDOT Road Addition in the

## Lexington Subdivision

**Attachments:**    [NCDOT Letter Road Addition Lexington Subdivision](#)  
[Resolution Road Addition Lexington Subdivision 10-20-2025](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that the Resolution 25-68 for the NCDOT Road Addition in the Lexington Subdivision was adopted. The motion carried by the following vote:**

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

[25-0522](#)

Vote to adopt a Resolution for the NCDOT Road Addition of Catullo Run in the Briar Chapel Subdivision

**Attachments:**    [NCDOT Letter Road Catullo Run in Briar Chapel](#)  
[Resolution Road Catullo Run in Briar Chapel 10-20-2025](#)

**A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that Resolution 25-69 for the NCDOT Road Addition of Catullo Run in the Briar Chapel Subdivision was adopted. The motion carried by the following vote:**

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

### End of Consent Agenda

### SPECIAL PRESENTATION

[25-0531](#)

Vote to adopt a Resolution honoring Native American History Month

**Attachments:**    [Resolution for Native American Month 10-20-2025](#)

*Commissioner Kenlan read aloud the Resolution honoring Native American History Month.*

*Chair Howard called for a motion to adopt the resolution.*

**A motion was made by Commissioner David Delaney, seconded by Vice Chair Katie Kenlan, that Resolution 25-70 honoring Native American History Month was adopted. The motion carried by the following vote:**

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

[25-0548](#)

Vote to adopt a Resolution declaring Operation Green Light for Veterans for November 4th to 11th, 2025

**Attachments:**    [Resolution for Operation Green Light for Veterans 10-20-2025](#)

*Commissioner Gomez Flores read aloud the Resolution declaring Operation Green Light for Veterans for November 4th to 11th, 2025.*

*Chair Howard called for a motion to adopt the resolution.*

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the Resolution 25-71 declaring Operation Green Light for Veterans for November 4th to 11th, 2025 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**

### **25-0543**

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.*

*In Person Comments Received:*

*Jennie Knowlton*

*Good evening. My name is Jenny Knowlton, and I have some exciting news for Chatham County. After incorporating 5 years ago, the Quilt Maker Cafe finally found a brick-and-mortar home. We will be the future tenants of the current Postal Fish Company location at 75 West Salisbury Street in downtown Pittsboro, starting on November 1st. This non-profit counter-service restaurant will offer a full menu and no pricing. Our mission is to provide community and healthy meals to all people equally, regardless of donation. Donations can be anonymous at the restaurant, volunteers and donors will both be celebrated, and all guests will be treated with respect. The Quilt Maker Cafe will offer Donate What You Can Meals, there will be no suggested pricing. Once a bar is set with suggested pricing, guests can be divided into paying below or paying above. A space where everyone is welcome. We look forward to partnering with local farmers, and the cafe has also had the guidance from Bill Hartley from Postal Fish, and Sarah Cooney from the Cafe Root Cellar, along with other local chefs. Volunteer opportunities, and community seating. There will be no reason for someone to have to eat alone while they are at Quilt Makers. So how can you help? Donations can be made on our website or mailed to our P.O. Box 852 Pittsboro. You can sign up for the CAFE newsletter on our website. You can also follow us on Facebook and Instagram, and you can prepare to volunteer, volunteer, volunteer. And I just want to thank the entire Chatham County community for being patient and encouraging during these last five years. Thank you.*

*Yh Patt*

*Commissioners, I urge you to use your power to stop the Riverbend proposal. It and all similar proposals arguably may meet the letter of the law, but said laws need monumental rewriting and application. Significant changes are needed in order to respect the rights of nature and the rights of Indigenous people as well. I am a steward of parcel on Rockrest Road, which is located to the south of the proposed development. I and many people enjoy Chatham County, in large part because of the waterways and other life that exists here now. Weeks ago, I had my first experience of the polyphemus moth, that had a 6-inch wingspan. The eyes that you see fool*

predators, because they look like a great horned owl. And that is the howl that goes, hoot, hoot, hoot, hoot, hoot! This puppet depicts the moth's beauty. Those eyes are really powerful when you see them firsthand. Has anyone consulted the rights of nature or with this moth for the riverbend proposal. This moth I saw ten weeks ago was on the parcel at Rock Rest Road. The polyphemus moths cannot live without hardwood trees, like oak and elms. In fact, at a key stage in the life of a polyphemus moth, it depends on oak trees. It is a sad fact. It is sad because the developer putting forth the riverbend proposal has a history of removing hard trees. As lots are prepared for development, sale, and the building of homes. At the west end of Rockrest Road, on both sides of the road, perhaps all the hardwood trees have been cut. There are only fir trees there. This moth cannot live with fir trees. It is merely one of the millions and perhaps billions of life forms that exist because of the rich diversity and the ecosystem that we currently have in large parts of Chatham County. I am sure many of you would agree with me that that's why people move here, because of all this life. The winged, the finned, the rooted, the two-winged, the four-legged. These are living beings, and this moth represents the beauty of some of the things that live here. I and certainly you, and perhaps all of us want our future generations to experience the beauty of Chatham County and to learn that we live in an ecosystem, where moss depend on oak trees. Commissioners and everyone. I urge you to reject the current proposal for Riverbend and concretely respect the rights of nature and all our relatives, including our indigenous relatives. Thank you.

*James Austin Lybrand*

*I'm Austin Lybrand. I live at 65 Buckeye Hollow in Pittsboro. I was delighted to attend part of your, climate change retreat and I applaud you all for your concern about the challenges that climate change will pose for Chatham. We heard some sobering data from Dr. Bowen on Friday. We heard, for example, that in the coming years, major storms will drop more and more water in shorter and shorter periods of time. The stabbing flooding and loss of homes caused by Tropical Storm Chantal gave us just the taste of what the future holds. We also heard that serious droughts would increase, leading to extensive tree mortality and that will lead to more runoff. We learned that these changes would require greater stormwater measures, such as designing substantially larger culverts based not on past history but on well-informed, proactive modeling. That modeling should affect the overall design and the layout of subdivisions built in the future including buffers and flood hazard areas. So I was alarmed when I saw that the developer of the proposed River Bend Estates at Laurel Ridge is requesting approval of the first plat to lock in now. A six-phase development along the Haw River, with final plat applications not due until 2035, 2043, 2047, 2050, 2054, and 2056, all based on the facts on the ground today, and 70% to the standards in effect now. Mother Nature's not going to put a magic bubble over the land proposed for the riverbend, protecting it from the assaults predicted by the state climate office. Several of the proposed lots are already in or adjacent to designated floodplains. What will 31 years do to them? I hope that you will not place a 31-year legal bubble over the proposed subdivision tonight. I hope that you will not shield the future phases from the regulatory and design changes that will be dictated by Mother Nature, over the coming 31 years. After hearing Dr. Bowen, if I were sitting in one of your chairs, I would barely be comfortable approving a first phase with a final plan I have for 10 years. I would want approval of the other phases to start from scratch, sequentially. Each new application based on the regulations and modeling that's in effect at the time of that new application and I encourage that approach to all multi-phase subdivisions.*

*Crystal Cavalier*

*Hi dear County Commissioners, thank you for your service to our community and for reading and taking into consideration my concerns about the current Riverbend Estates proposal under consideration for approval tonight. I am a deed holder and*

steward of land at 900 Rock Rest Road. When I was finally able to invest in becoming a member of this historical, ecologically diverse, and caring neighborhood almost 5 years ago, I felt so fortunate. As someone with lifelong and multi-generational roots in Chatham County, it took me a long time to find what I hope to be my rest-of-life home. The Riverbend Estates development will have deep impacts on the quality and possibility of life for me, my neighbors, the beloved Haw River and Dry Creek, all the other animals living here, and the forest we are blessed to live in (made even more environmentally essential given current and future climate crises). I want to highlight the issue of the traffic impact of Riverbend Estates along Rock Rest Road. As the current proposal stands, there is no deterrent to prevent Riverbend Estates residents, their delivery trucks, and house construction traffic from continuing to drive along (or exit via) the private portion of Rock Rest Road as a more direct way to reach their homes, versus using the longer internal Riverbend Estates road. This increase in road traffic would have many safety and health concerns for the Rock Rest neighborhood due to possible speeding, dust-generation (a very real issue in frequent dry times), and sound pollution, creating hazards for residents living near and walking along our narrow winding gravel road through the woods. This use also counters the current easement agreement to preserve the exceptionally tranquil character of this private roadway. Any proposal from the Riverbend developers to put up gates as a solution is unacceptable—I do not want to live in a gated community. As encouraged by myself and attendees at the November 2024 community meeting, removing the three lots #26-28 from the plan could address this road easement issue by keeping traffic internal to Riverbend Estates. Also, the entrance to Rock Rest Road is already a dangerous place to exit onto Old Graham Road due to lack of visibility from the south. With the approved Mcbane Mill subdivision entrance being currently developed directly across the road at this intersection, adding 107 more homes from Riverbend Estates using this entrance will clog flow and elevate risks of accidents here. As someone who has lost close loved ones in vehicle collisions (and experienced my own traumatic car accident injuries), I don't want to see this happen. I think the main entrance to the Riverbend development needs to be moved from the top of Rock Rest Road to further north on Old Graham Road to improve line of sight and ease congestion. Please vote no on the current plat proposal for Riverbend Estates until these health and safety issues and other important concerns highlighted in the excellent Minority Planning Board Report (including honoring Indigenous cultural sites) are addressed.

*RP Stephen Davis*

*I am here tonight to express concern about potential impacts of the proposed riverbend project to archaeological resources, particularly those associated with Native Americans. Two sites were investigated in 1983 and 86 by UNC archaeologists. I was the project director for both those studies. These investigations followed reports in the early 1980s of people looting graves from these sites, and perhaps others nearby. One of these, the Mitchum site, represents a fortified village with houses and graves, and was occupied during the late 1600s, probably by members of the Sissipahaw tribe. It was also occupied by earlier groups. Community members have expressed their concerns to me that the project's proximity to Mitchum endangers the integrity of this extremely important and fragile site. Given that the project boundary is about 1,700 feet from the site, I am not too worried that it will be directly affected. However, I appreciate their concerns that the project will alter the site's overall context. With respect to the surrounding landscape, and perhaps disturbed traces of associated activities more ephemeral to the site. My primary concern, though, is with the process used to compile the project's environmental impact statement on archaeological resources. After a review of the North Carolina State Historic Preservation's website and with supporting letter from the North Carolina State Historic Preservation, the statement concludes that the project will have no effect on historical or archaeological resources. The problem is that the*

online resources used to make that determination, by design, does not include any archaeological data. This is confirmed by the fact that it does not identify any sites in the project's vicinity, including the Mitchum site, the Webster site, or the four prehistoric and three historic sites that were identified on part of the project property in 2006. Based on limited investigation, the seven sites found in 2006 were determined to be not significant. However, the fact that they are not mentioned in the environmental impact study clearly indicates that the cultural resources assessment is fundamentally flawed. The Chatham County Environmental Review Advisory Committee recommends a thorough archaeological survey on the ground should be conducted before any further land disturbance occurs. I concur with and would add that this should be undertaken in consultation with the North Carolina Office of State Archaeology, the agency that handles matters for the North Carolina State Historic Preservation involving archaeological sites. The importance of properly considering archaeological resources, particularly those associated with native communities, is twofold. First, those resources provide a critical and often the only source of information about our state's more ancient past, and they comprise a non-renewable resource that is rapidly disappearing. Equally important, they document the cultural heritage of the state's native American peoples, a segment of our citizenry whom this board has just honored by resolution. Thank you.

Jason Keck

So, it is a sign of respect to greet leadership in the language of this land, and it is a proof, one of the only proofs, that there was no extinction from our people left, it is our language, that they are still here. The secondary kind of proof that the extinction was not complete is sites like the Mitchum site. Those are memory DNA land sites that, once taken over, can never be replaced. So how do I bring something that socially and spiritually I've been conditioned my whole life to understand as common sense. Do I say, stand against further degradation, exploitation, disappearance of a culture and people that have been your neighbor since your ancestors been here. Do I say, please. Stand for no further degradation, upholding of dignity, upholding of neighborliness, upholding of love and justice for a people that was at once the host to your ancestors, and then shared space as neighbors up until this very day. Do I say, pretty please. Pretty, pretty please. Stand for no further degradation, lack of dignity, exploitation, insult I say it in a humorous way, but I mean that in no humorous way. I would ask that you and your own spiritual socialization and education go home, before you make these decisions and just pray on it. Ask your understanding of your own ancestors what they would say about a development in a sacred place for your neighbors. That could be protected. And then follow your heart and your spirit. Thank you.

Dante Tramaine Bowman Jr.

I said hello, I am called Dante, and I am from Hillsboro. And I am here to speak on the Mitchum site. I am Afro-Indigenous, and I am an enrolled member of the Occoneechee. These sacred sites are important to the future generations and youth of American Indians, because it holds cultural memory and connections to the ancestors. Destructions of Indigenous sacred sites will inflict intergenerational trauma, causing erasure to American Indian people. The Mitchum site was a palisaded village in 1620 and 1670. Building on this site will have a long-term effect on American Indian youth because of ongoing colonization and assimilation to American Indian youth must face every day. It is a shame that money would make you want to build on American Indian bones without having a second thought about respecting the burial sites. If you put yourself in our shoes, how would you feel if my people, the Occoneechee, and other American Indians wanted to build on your ancestors' graves. I want you to think about that because building on grace is a sign of dehumanization and it is really a shame that it is 2025, and that American Indians must ask the developers not to build on our ancestors' graves. So, we hope that you

*will rethink this and do not build on our ancestors' grave just for money.*

*Benita Rayner*

*Good evening, Members of the Council, and members of the community. Thank you for the opportunity to speak today. I rise to emphasize the importance of preserving the burial grounds and historic sites of the Sissipahaw American Indian Village here in Chatham County. The area known as the Sissipahaw Indian Village—home to the Occaneechi-Saponi, Eno, and Shakori peoples and their descendants—is not simply a collection of old sites. These are sacred landscapes, living parts of the cultural and spiritual identity of Indigenous communities who have called this region home for countless generations. Preserving these places is a moral and civic responsibility. Burial grounds and ceremonial sites are sacred spaces. The burial sites are human remains, not archaeological curiosities. Protecting them honors the ancestors and upholds the spiritual and cultural needs of their living descendants. Disturbing them, even unintentionally, causes real harm to families and communities whose identities remain tied to this land. Preservation also supports cultural continuity and education. Village sites, trails, and artifacts hold invaluable knowledge about language, governance, and stewardship of the environment. By safeguarding these sites, we ensure that the history of the Sissipahaw American Indian Village remains part of Chatham County's shared heritage. This work is also a step toward truth and reconciliation. For too long, Indigenous histories were marginalized, and sacred places were lost to development or neglect. Recognizing and protecting these sites allows us to honor those stories, acknowledge past injustices, and strengthen partnerships between tribal nations, local governments, and our broader community. Ethical preservation requires collaboration. Research and site management must be guided by tribal leadership, with full consent and participation, and with human remains and sacred items treated with dignity and in accordance with tribal tradition. As the County continues to grow, proactive measures are essential—zoning protections, conservation easements, and cooperative stewardship agreements can ensure that these irreplaceable sites are not lost to development or time. Council members, preserving these lands is not only about protecting the past—it is about shaping a future rooted in respect, education, and shared responsibility. By acting together with the present Occaneechi-Saponi peoples, we can ensure that our voices, our ancestors, and our stories continue to be honored here in Chatham County as we are still here. Thank you for your attention and for your commitment to protecting this vital part of our collective history.*

*John Wagner*

*Good evening and thank you for letting me speak tonight. The existence of a long-term indigenous presence and village site adjacent to Riverbend is far too important to ignore. Too much is unknown about the village site and the surrounding landscape. The excellent and detailed UNC archaeological study of the Mitchum site has a narrow and specific site that it was designed for. It was to look at village sites on the Haw that were present at the time of contact with Europeans. Because of this focus on villages in the era of settler contact, they were not looking for deeper and older artifacts at the Mitchum site, although they did find some. And they were not looking outside the excavation site for indigenous graveyards, ceremonial sites, or sacred sites that might have existed. The Riverbend proposal was able to say in their proposal that the identified project will have no effect on historical or archaeological resources. And that is because there are not any known significant sites, not because the development will not destroy any Sissipahaw, Occaneechee, and older cultural and archaeological sites. Very simply, it's because the archaeologist team that excavated the Mitchum site were not looking for these. Also significant is the fact that the current Indigenous people of the area were never consulted for their knowledge and ties to the area. They found two graves at the Mitchum excavation. For a village site that had intermittent and migratory populations for hundreds and probably*

thousands of years. This makes the identification and protection of additional human remains and burial sites critical. There must be many burial sites beyond the village boundaries. Once bulldozers and back hoes shatter a human skull, it is lost forever. Selected Riverbend areas adjacent to the Mitchum site deserve a ground-penetrating radar evaluation before the construction begins. I ask you to turn down the current proposed Riverbend Development until these issues are properly addressed. Thank you.

*Elaine Chiosso*

Good evening, my name is Elaine Chiosso. I live in Hadley Township. I am speaking tonight as one of the three members of the Planning Board who wrote the minority report on the River Bend First Plat. Nelson Smith, Robin Lyons, and I recommended this report that you deny approval of the first flat unless the following recommendations are met. First, given the proximity of the historic Mitchum site to Sissipahaw Native American Village, a thorough archaeological survey should be conducted before any further land disturbance occurs. Second, given the legal and logistical Rock Grass Road easement issues, we recommend that lots 26, 27, and 28 be removed. Removing those lots from Phase 6 would mean that Riverbend residents would only use the roads internal to the subdivision, removing this legal controversy with the Rock Rest Road owners. Third, we ask that the developer of Riverbend agree to greater protection of the Haw River Aquatic Natural Area and put conservation easements on the lands within the Rock Rest Maffet Islands, and Shores, significant natural areas, in Phase 6. These were presented to you in the conservation presentation today as part of Chatham's natural heritage inventory. Fourth, we have serious concerns about 8 of the residential lots in Phase 6, which include land within the Haw River and creek floodplains. Increased flooding is likely to occur along the Haw River with climate change. We recommend that the layout of these lots and the stormwater pond closest to the Haw River be reconfigured to reduce threats from flooding and danger to future residents. In closing, Phase 6 has a final plat submittal date of 2056. Given significant concerns regarding road issues, conservation of natural resources, and future flooding, we suggest removing Phase 6 from the first plat submission at this time. Thank you. Thank you.

*Tiffany Stuflick*

I hope this note finds you well. I'm reaching out to share something close to my heart—an organization making a real difference for young people in our community. We are doing big things, and we are starting here in Chatham County, with the goal of hitting the ground running by serving 2026 youth in 2026. Soleful Kicks is a 501(c)(3) nonprofit with a simple mission: help youth set goals, work toward them, and celebrate success—with a brand-new pair of sneakers they've earned. Our 10-week program guides students to set goals that matter—better attendance, stronger grades, positive behavior, or community service. With mentorship and encouragement, they stay on track. When goals are reached, they're celebrated with the chance to choose their own sneakers—a reward that feels personal and empowering. This is not a giveaway. Sneakers are earned through effort, becoming a powerful symbol of achievement. The impact is clear: Motivation – Youth work harder and take pride in progress. Confidence – A personal reward builds belief in potential. Connection – Mentors and teachers gain new ways to inspire. Positive choices – Students stay engaged and see themselves as capable. We're already partnering with schools, after-school programs, foster care, mental health services, and court diversion programs—meeting youth right where they are. For many, this is the first time they've been rewarded in such a personal way. Choosing sneakers in their own size and style makes the recognition unforgettable. Your support makes this possible. Every contribution fuels motivation, achievement, and belief in self—creating ripple effects across the community. I'd love to connect and share more about the results we're seeing and how you or your organization could help inspire the next generation.

*Please see the attached invitation to our Kickoff event. We'd love to have you join us! Or visit our website and learn more about what we are doing across the state next year!! [www.solefulkicks.org](http://www.solefulkicks.org)*

*Nathaniel Coates Smith*

*I am here to ask that you not approve the entire Riverbend subdivision at this point in time. This sort of fell in my lap rather recently, and just this morning, I was looking over all the documents online, and I saw the community meeting report form that is required by the Chatham County Subdivision Ordinance. I noted that it said that on November 21st of last year, there was a 2-hour meeting at which 38 local residents attended. And they brought up 38 issues that were raised. And then I see at the bottom, it says, as a result of the meeting, the following changes were made to the subdivision proposal. Attach additional sheets if needed and it's blank. So, in other words, there was a meeting at which 38 people attended and raised issues. And the net result was nothing. I do not think that that is in keeping with the intent of the ordinance. Maybe it meets the letter of the ordinance. They did have a meeting. But surely, there was more to it than that. It was not intended simply to check a box. I will note that the issues raised at that meeting are largely the exact same issues that are in the minority report of the Planning Board. And a lot of the same issues that have been raised by the other speakers tonight. What we would request that you do today is to either table the approval of this entire project until these issues can be delved into further. Again, you have heard a lot of people talking tonight about the historical issues, the Native American history that is in this area that's never really been thoroughly investigated within the subdivision to either table it all, or approve Phases 1 through 5, but set aside the approval of Phase 6, which is not set for final approval for 31 years, at which point nearly everyone in this room will be either dead or, you know, drooling somewhere. Or as a third possibility, as someone else has suggested, to look at Phase 6 and convert lots 26, 27, and 28 into a conservation easement. In other words, those are the lots that are most affected by the Rockrest Road easement closer removal of those three lots would positively impact a number of things, including allowing a wildlife corridor. The developer may even find it more profitable to get the tax write-off for the conservation easement. In other words, there are some win-win that can be looked into here that merits this not being rushed through approval. Thank you.*

*Jerry Markatos*

*Good evening, Commissioners. My name is Jerry Marfitis, 180 Hartree Lane, just off of Rockrest Road. When Attorney Wade Barber drew up the deeds for our neighborhood back in 1971, he assumed we would welcome state maintenance of our gravel road, and he recorded language to that effect accordingly. But no, our neighbors unanimously voted to cancel that dedication and permanently limit the dimensions and the traffic on this neighborhood lane, glancing at the proposed map, I am reminded of when our daughter was really little, we were playing hide-and-seek in the living room. She decided to change where she was hiding. She walked through the room, suspending the rules and she said, do not see me, so we laughed. Well, that comes to mind as I look at how Rockrest Road is treated in this latest submission. We are not supposed to see that it leads to lots that are being developed. Phase 6 preserves unresolved problems for decades into the future. And we do not want to see ourselves and the developers condemned to a collision course over rights and practicalities. And I have seen the legislature over the years narrow the authority of local government, yet we cannot forget our responsibilities and as cited in the minority report from members of the Planning Board, and especially these three, for remembering that we have responsibilities, and I look to you all to exercise those. Thank you very much.*

*Cathy Markatos*

*Hello, my name is Kathy Markitas, and I live on Autree Lane, Pittsboro. In the early 70s, we wandered throughout the Rockrest area, and in a field that is on our property, near our home, and near Dry Creek, which is some distance from that village. We found some very good examples of arrowheads and other Native American life, on the dry creek. And we did not spend a lot of time archaeologically. We let that field grow up in mixed-species forest. And so, we now manage that land, as a forest. The private gravel road is a mile through Rockrest Community, and it benefits from the tree cover. It is not suitable for use by many more house sites than are already on it and this Phase 6 shows it as such an easy path, even though there's not a written right-of-way. We would like to see a change in that, and we have a couple solution ideas. And so, please consider requiring more time, discussion, and solutions that will make it possible for us to be neighbors. Thank you.*

*Aidan Paul*

*Good evening, Commissioners. My name is Aiden Paul. I am North Carolina born and raised. I am an archaeologist. I have a bachelor's degree in archaeology from UNC Chapel Hill and a master's degree from NC State. I'm currently a second-year PhD student at UNC Chapel Hill. Now, I think that I am very concerned about the Riverbend Estate development. I mean, not only is this a sacred landscape in a state that has unfortunately already desecrated far too many of its sacred landscapes, not only is this a rich river ecosystem in a state that has unfortunately desecrated far too many of its rich river ecosystems. But I also have serious concerns about the just legal archaeological compliance. I understand that the OSA has already commented on this development, stating that, because there was already a reconnaissance survey in this area, there does not need to be a systematic Phase 1 archaeological survey. I have to strongly disagree with this assessment, for several reasons. First, there simply is no replacement for a Phase 1 survey, especially not just a surface walking survey. I have personally worked in cultural resource management. I have done multiple projects where surface surveys have missed buried deposits that were quite significant in the states of North Carolina, South Carolina, and Virginia. We know that there are burial sites in the vicinity of this development. And it is very likely, in my opinion, and this is an opinion that is shared by some other archaeologists at the UNC Chapel Hill Research Labs of Archaeology, that there are more sites in the proposed development area, and it is very possible that they will include burials. My question would be is there going to be Phase 1 now, or when, in the rather high probability that a human burial is discovered during this development. According to North Carolina General Statutes, there will be a cessation of work. You know, the state archaeologist will have to be called in, so I think we need to be proactive about this. And there needs to be a full Phase 1 survey. I've already taken the liberty of calculating how many shovel tests would be required to do this. And the number is around 2,380. That number's probably too high, because, you know, some will be write-offs, but that is something that can be done in about 119 person days, judging by the average resource expenditures of other projects. It is not an undue burden, it can be done with a team of, like, 5 to 10 people within about a month. So, it needs to be done, in my opinion. Thank you.*

*In Writing Comments Received:*

*Jennifer Cavanaugh*

*I live at 2660 Rock Rest Rd. I am writing to share some thoughts, concerns, and unanswered questions regarding the Riverbend development, as well as growth in Chatham County in general. My husband and I are both out of town on Oct. 20th, otherwise we will attend this upcoming meeting. I realize this is my last chance to voice these concerns. I am a bit uncomfortable voicing my concerns to this committee. I am friendly with everyone and do not wish to risk these relationships. These are my neighbors. I recognize Chatham is growing and development is happening everywhere. I also recognize the growth in our county changes the area*

forever. I live on the end of Rock Rest Rd: a 3-mile-long gravel road. According to the development plans, as I understand them, there is to be a portion of road (the middle) which will be renamed, paved, and have multiple homes and driveways, after which the road would again become gravel and be called rock rest. I am uncomfortable with this renaming and paving. It may confuse deliveries and services, or more importantly, emergency services, finding the 4 properties at the other end of Rock Rest (after it becomes a different road physically and in name? And then becomes gravel Rock Rest again?) The issue of our easement to Rock Rest Rd has not been adequately answered. Is the language regarding any alternative road precluding us using Rock Rest truly addressed? There's discussion requiring a gate, to ensure no unauthorized vehicles will use Rock Rest Rd. Not only is a gate an inconvenience (as I enter and exit my own home). Who will maintain this gate when it doesn't work at 5 am and I need to get to the hospital for work or out in an emergency? Or again, deliveries or services need access to our end of Rock Rest, how do they get to us through this gate? This is yet another obstacle to finding my home. Will "Rock Rest" still has the right of way with the increased traffic in this area, from the multiple driveways. I live at the convergence of the Haw and Dry Creek. Last July, with storm Chantal, the Haw River flooded, breaking previous records, cresting far higher than before — more so Dry Creek, as it could not empty into the mighty Haw... There are consequences for growth in Chatham as we lose the permeable ground and have more runoff. My neighbor Mary Wezyk, whose property sits next to this new development, also mentioned the loss of night sky. Has any consideration been made for lighting in this community? We live where we do because it is away from the noise, bustle, crowding... As Chatham grows, we lose these places that give us this refuge. Already, sound travels from the construction of new neighborhoods, far from my house and into my "back yard". Should we expect to lose the night sky as well? Could this new neighborhood consider this in their design, limiting lighting? Just a question as I realize what we lose as we grow as a county? I understand and expect growth and changes are coming. Changes are everywhere in Chatham. I only hope they can be imagined in a way that does not inconvenience or affect the safety of the homes on the far end of Rock Rest Rd. Planning/approval should consider flooding, noise, and light—they affect more than just the land that is built upon. Thank you for considering our thoughts. I am happy to discuss or explain myself further if need be; please do reach out.

*Annabelle Stein*

*I am writing to urge the BOC to consider the minority report from the Planning Board and to not approve the development plan for the Riverbend development until all concerns raised by the report are addressed and resolved, in particular, the unlawful access and use of Rock Rest Road for a portion of the development, floodplain issues, environmental impact along the Haw River.*

*Kim Calhoun*

*Hi dear County Commissioners, thank you for your service to our community and for reading and taking into consideration my concerns about the current Riverbend Estates proposal under consideration for approval tonight. I am a deed holder and steward of land at 900 Rock Rest Road. When I was finally able to invest in becoming a member of this historical, ecologically diverse, and caring neighborhood almost 5 years ago, I felt so fortunate. As someone with lifelong and multigenerational roots in Chatham County, it took me a long time to find what I hope to be my rest-of-life home. The Riverbend Estates development will have deep impacts on the quality and possibility of life for me, my neighbors, the beloved Haw River and Dry Creek, all the other animals living here, and the forest we are blessed to live in (made even more environmentally essential given current and future climate crises). I want to highlight the issue of the traffic impact of Riverbend Estates along Rock Rest Road. As the current proposal stands, there is no deterrent to prevent*

*Riverbend Estates residents, their delivery trucks, and house construction traffic from continuing to drive along (or exit via) the private portion of Rock Rest Road as a more direct way to reach their homes, versus using the longer internal Riverbend Estates road. This increase in road traffic would have many safety and health concerns for the Rock Rest neighborhood due to possible speeding, dust-generation (a very real issue in frequent dry times), and sound pollution, creating hazards for residents living near and walking along our narrow winding gravel road through the woods. This use also counters the current easement agreement to preserve the exceptionally tranquil character of this private roadway. Any proposal from the Riverbend developers to put up gates as a solution is unacceptable—I do not want to live in a gated community. As encouraged by me and attendees at the November 2024 community meeting, removing the three lots #26-28 from the plan could address this road easement issue by keeping traffic internal to Riverbend Estates. Also, the entrance to Rock Rest Road is already a dangerous place to exit onto Old Graham Road due to lack of visibility from the south. With the approved Mcbane Mill subdivision entrance being currently developed directly across the road at this intersection, adding 107 more homes from Riverbend Estates using this entrance will clog flow and elevate risks of accidents here. As someone who has lost close loved ones in vehicle collisions (and experienced my own traumatic car accident injuries), I don't want to see this happen. I think the main entrance to the Riverbend development needs to be moved from the top of Rock Rest Road to further north on Old Graham Road to improve line of sight and ease congestion. Please vote no on the current plat proposal for Riverbend Estates until these health and safety issues and other important concerns highlighted in the excellent Minority Planning Board Report (including honoring Indigenous cultural sites) are addressed.*

**This Agenda Item was received and filed.**

## **PUBLIC HEARINGS**

### **25-0526**

Hold a public hearing and vote to adopt a Resolution to participate in the Commercial Property Assessed Capital Expenditure (C-PACE) program

**Attachments:**      [Resolution CPACE Program 10-20-2025](#)

[Click Here To Sign Up For Public Hearing](#)

*Environmental Quality Director Kevin Lindley presented information to the Board regarding a SEED-based Commercial Property Assessed Clean Energy (C PACE) program, which was authorized by the North Carolina General Assembly in 2024. He noted that the legislation made North Carolina one of approximately 40 states nationwide with a similar program.*

*Lindley explained that the enabling legislation requires each county to opt in to the program. He outlined the three-step process for participation:*

- 1. Adoption of a Resolution of Intent to Join the Program, which the Board approved at its previous meeting;*
- 2. Conduct of a public hearing; and*
- 3. Adoption of a final resolution formally joining the program.*

*Lindley stated that the item before the Board represented the public hearing component and the final step toward approval.*

*Lindley described the C PACE program as a tool available to commercial property owners, allowing them to place a voluntary lien on their property in order to finance*

projects related to:

- Energy efficiency,
- Renewable energy,
- Resiliency, and
- Water conservation.

Lindley noted that the program aligns closely with the County's Plan Chatham goals, particularly by encouraging energy efficiency, renewable energy use, and reducing emissions.

Lindley explained that because the financing is secured through a property lien, private lenders are able to offer longer loan terms and lower interest rates than would typically be available through conventional market financing. He emphasized that the County does not participate in lending, repayment, or receipt of funds, and retains no financial liability related to the projects. The County's role is limited to:

- Opting into the program,
- Making the program available to eligible commercial properties, and
- Serving as the signatory on the lien documents to establish the assessment.

Lindley stated that all program administration is handled by the Economic Development Partnership of North Carolina (EDPNC), which operates in coordination with the North Carolina Department of Commerce. EDPNC is responsible for:

- Vetting project applications,
- Connecting approved projects with private lenders, and
- Managing the financing process.

Once a project is approved and financing is arranged, the lien documents will be presented to the County Manager for execution, after which the project could proceed.

No one signed up to speak.

The Board of Commissioners closed the public hearing.

Chair Howard called for a motion to approve the resolution.

**A motion was made by Commissioner David Delaney, seconded by Commissioner Franklin Gomez Flores, that Resolution 25-72 to participate in the Commercial Property Assessed Capital Expenditure (C-PACE) program was adopted. The motion carried by the following vote:**

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

### [25-0516](#)

Continue a legislative public hearing requested by the Chatham County Planning Board for amendments to the Chatham County Ordinance Establishing a Planning Board; Specifically, section 1 A, B, and C; section 2 A, B, C, D; section 3 A, B, C, E; and sections 4, 5, 6, 7, and 8 to modernize the terminology and change the initial member appointment date and approve an Ordinance Amending the Ordinance Establishing a Planning Board

**Attachments:** [More information from the Planning department website](#)  
[REDLINE COPY - PB Ordinance with ABP changes 1](#)  
[Ordinance Amending the Planning Board Ordinance 10-20-2025](#)  
[Click Here To Sign Up For Public Hearing](#)

*The Board of Commissioners continued a legislative public hearing requested by the Chatham County Planning Board regarding proposed amendments to the Chatham County Ordinance Establishing a Planning Board, specifically Section 1(A), (B), and (C); Section 2(A), (B), (C), and (D); Section 3(A), (B), (C), and (E); and Sections 4, 5, 6, 7, and 8.*

*Planner Hunter Glenn stated that the purpose of the amendments is to modernize terminology, align the ordinance with current County policies, and change the initial member appointment date.*

*Glenn noted that the proposed amendments had previously been presented and discussed during the public hearing. He reported that the Chatham County Planning Board reviewed the amendments and unanimously recommended approval of the proposed ordinance changes.*

*Glenn summarized the key revisions, which include:*

*Aligning the Planning Board ordinance with the County's Advisory Board Manual policy;*

*Cleaning up language related to annual reporting requirements and officer elections;*

*Updating the ordinance to use gender-neutral terminology; and*

*Clarifying that Planning Board officers, including the Chair and Vice Chair, shall continue to serve until a successor is elected.*

*Glenn also noted a correction to the redlined draft previously provided to the Board of Commissioners. The draft had incorrectly referenced a three-year term, and this language has been corrected to reflect the accurate four-year term for Planning Board members. He stated that the correction had already been made following identification of the issue during the Planning Board meeting.*

*Glenn confirmed that no additional policy changes were included in the amendments beyond those previously discussed and invited questions from the Board of Commissioners.*

*The Board of Commissioners closed the public hearing.*

*Chair Howard called for a motion to approve the Ordinance Amending the Planning Board.*

**A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner David Delaney, that the Ordinance amending the Planning Board was approved. The motion carried by the following vote:**

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

## **BOARD PRIORITIES**

[25-0509](#)

Receive a presentation and vote to approve a contract with North Carolina Department of Environmental Quality for the Energy

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## Efficiency and Conservation Block Grant for \$350,000

**Attachments:** [EECBG Contract Presentation 10-20-2025](#)  
[NC Environmental Quality Grant Agreement](#)

*Environmental Quality Director Kevin Lindley presented a contract with the North Carolina Department of Environmental Quality (NCDEQ) for the Energy Efficiency and Conservation Block Grant (EECBG) in the amount of \$350,000. and provided background on the program. He explained that the EECBG program was originally established by the U.S. Department of Energy and funded through the Bipartisan Infrastructure Law, with funds allocated to the State of North Carolina. The North Carolina State Energy Office subsequently issued a request for proposals to support energy efficiency projects and energy audits across the state.*

*Lindley reported that Chatham County, with grant-writing assistance from the Central Pines Regional Council, applied for the grant in December 2024. He explained that staff from the Sustainability Division and Facilities Department collaborated to identify the 13 highest energy-using County buildings for inclusion in the proposal. He noted that the County's existing efforts, including the use of an energy management consultant, Plan Chatham goals, and the County's Sustainable Facilities Policy, strengthened the grant application and demonstrated that the project would advance work already underway. The County was notified in April that it had been selected to receive the grant.*

*Lindley explained that finalization of the contract took several months and was not received from the State until mid-September, which delayed presentation to the Board. The contract was now before the Board for approval.*

*Lindley provided an overview of the project scope, explaining that the \$350,000 grant will fund comprehensive energy audits and the implementation of selected audit recommendations. The audits are expected to consume approximately 30–40 percent of the total award, with the remaining funds used to implement the most impactful energy efficiency measures.*

*Lindley stated that through the grant application process, staff identified Waste Reduction Partners, a nonprofit organization based in Asheville that provides free energy audits to local governments. Waste Reduction Partners agreed to conduct two free energy assessments for County facilities, specifically the Western Senior Center and the Public Health Building in Siler City. The remaining 11 facilities will be audited by a consultant selected through a competitive RFP process following Board approval of the contract. He explained that Facilities and Sustainability staff will review the audit findings and prioritize recommendations based on potential impact, feasibility, and time constraints. The grant is currently scheduled to be completed by the end of 2026, and if the timeline is not extended, implementation choices may be limited by what can be accomplished within the remaining grant period. Any recommendations not funded through the grant will be used to inform future capital planning and energy efficiency investments.*

*Lindley emphasized that the project directly supports Plan Chatham goals, strengthens the County's climate initiatives, and complements recent work discussed during the Board's climate retreat. He noted that improving energy efficiency will reduce energy use and greenhouse gas emissions, furthering the County's goal of becoming carbon-negative, while also lowering operating costs for County facilities.*

*Lindley cited estimates from the American Council for an Energy-Efficient Economy,*

indicating that comprehensive energy audits and implementation of recommendations can result in energy savings of 10–40 percent, which could translate into approximately \$160,000 in annual savings across the 13 facilities. He also noted that the County's existing energy data tracking software and consultant support will allow staff to measure performance improvements using established baseline data.

In response to questions, Lindley confirmed that the two audits conducted by Waste Reduction Partners would follow American Society of Heating, Refrigerating and Air-Conditioning Engineers energy audit standards and be comparable to the audits performed by the selected consultant for the remaining buildings.

Lindley further noted that the grant is a reimbursement grant with no County match required, which is atypical compared to many grants that require a 20–50 percent local match.

Chair Howard called for a motion to approve the contract with North Carolina Department of Environmental Quality for the Energy Efficiency and Conservation Block Grant for \$350,000.

**A motion was made by Vice Chair Kenlan, seconded by Commissioner Robertson, that a contract with North Carolina Department of Environmental Quality for the Energy Efficiency and Conservation Block Grant for \$350,000 be approved. The motion carried by the following vote:**

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

#### [25-0541](#)

Receive a presentation on the status and future of Chatham County's obligations in the Affordable Housing Element of the Vickers Village development

**Attachments:** [10-20 BOC Vickers Village Presentation](#)

*The Board of Commissioners received a presentation on the current status and future direction of Chatham County's obligations related to the affordable housing component of the Vickers Village proposed development. The presentation was delivered by Jamie Andrews, Housing and Community Development Officer, for the purpose of seeking Board input on potential next steps.*

*Andrews explained that the presentation focused on the affordable housing elements of the Vickers Village Compact Communities Development Agreement and was intended to inform the Board's consideration of whether to continue with the project as originally planned or pursue alternative approaches to meeting the County's affordable housing goals.*

*Andrews reviewed how housing affordability is defined for the analysis, noting that total housing costs include mortgage payments, homeowners' association (HOA) fees, utilities, taxes, and insurance. Housing is considered affordable when these costs do not exceed 30 percent of household income. Using this standard, staff estimated affordable purchase prices for households at various Area Median Income (AMI) levels by reverse engineering monthly housing costs into total home prices.*

*Examples provided included:*

- A single preschool teacher (approximately 30% AMI) could afford a home of roughly \$115,000, excluding HOA fees.*
- Two janitors (60% AMI) could afford approximately \$190,000.*
- A household at 80% AMI (such as one accountant or two pharmacy technicians)*

could afford approximately \$275,000.

Andrews noted that between April and August of the current year, fewer than 10 percent of homes sold in Chatham County were affordable to households earning below 80% AMI, totaling fewer than 60 homes. Some of these transactions involved atypical circumstances or properties with significant barriers to occupancy.

Andrews outlined key factors contributing to affordability challenges in Chatham County, including:

- Rising construction costs,
- Higher interest rates,
- Significant in migration by higher income households, and
- Limited housing turnover, as homeowners retain lower interest mortgages.

Andrews reviewed the original affordable housing commitment within the Compact Communities Development Agreement. In exchange for increased density and other concessions, the Vickers Bennett Group agreed to provide 5 percent of the total units (approximately 10 homes) as affordable homeownership units.

Under the proposed structure:

- Units would be sold below market rate with price caps;
- The County would partner with a nonprofit to ensure long term affordability in perpetuity; and
- The County would provide down payment assistance to bridge the affordability gap for income qualified buyers.

The original agreement, based on a 2021 assumed sale price of \$300,000, set County down payment assistance at \$47,000 per unit for households earning between 60% and 80% AMI.

Andrews explained that several assumptions underlying the original agreement have changed:

- The allowable sale price, tied to 120% AMI, has increased by approximately 13 percent.
- The purchasing power of households at 60–80% AMI has decreased, primarily due to higher interest rates.
- The fixed County assistance amount has lost purchasing power due to inflation.

As a result, the funding gap per unit has increased by approximately 90 percent, with current estimates placing the County's required contribution between \$160,000 and \$250,000 per unit.

Andrews presented several potential scenarios:

- An estimated \$1.7 million County investment could support all 10 units, primarily at 80% AMI, with some at 60% AMI.
- A \$640,000 County investment could support approximately five units, subject to AMI distribution requirements.
- Redirecting only private support would result in limited affordability and minimal long term controls.
- Accepting a fee in lieu payment of approximately \$470,000 would result in no affordable units within Vickers Village but provide funds for other affordable housing initiatives.

He noted that maintaining long term affordability would also require an ongoing funding commitment for stewardship services, including resale assistance, maintenance support, and buyer education.

Andrews identified alternative strategies for investing affordable housing resources, including:

- A revolving loan fund,
- Investment in federal low income housing tax credit projects,
- Partnerships with Habitat for Humanity, and
- Competitive funding through the Affordable Housing Trust Fund.

Andrews emphasized that no action was required at this meeting and that the County's affordable housing goals could be met either through on site units at Vickers Village or by reallocating funds to other strategies.

The Board of Commissioners discussed the complexity of the decision, noting that housing market conditions and County capacity have changed since the original agreement was negotiated. Commissioners acknowledged the good faith intent of the developer and the County's expanded expertise in housing policy.

Commissioners expressed concern that incremental action would be insufficient to address the magnitude of the County's affordability challenges. Several highlighted the potential advantages of accepting a fee in lieu payment, paired with additional County investment, as a means to achieve greater long-term impact across multiple housing initiatives.

Concerns were raised regarding the escalating and unpredictable costs associated with providing affordable ownership units within Vickers Village, particularly where County contributions could increase in response to inflation and market forces beyond County control. Commissioners discussed the balance between serving lower income households and maximizing the number of households assisted.

The Board of Commissioners also discussed income targeting, with interest expressed in prioritizing affordability closer to 60% AMI or below, while acknowledging the higher per unit costs associated with deeper affordability.

Andrews explained that the existing fee in lieu amount of \$470,000 is derived from the agreement's requirement of \$47,000 per affordable unit for ten units. This amount applies whether units are built on site or the fee in lieu option is selected.

Nick Robinson, representing the Vickers Bennett Group, addressed the Board and reviewed the history of the Payment and Support Agreement approved in 2021. He emphasized that:

- The agreement anticipated changing market conditions and provided a fee in lieu option if on site affordability became impracticable;
- Rising interest rates and utility related costs have affected feasibility; and
- The developer has continued to work in good faith and expressed willingness to voluntarily increase the contribution to approximately \$50,000 per unit, though this has not been formally negotiated or finalized.

Robinson noted timing constraints related to builder agreements and requested clarity on next steps. Staff responded that discussions would continue promptly and that any revised agreement would return to the Board for approval.

After extended discussion, the Chair Howard summarized that the Board of Commissioners supported:

- Pursuing a fee in lieu approach rather than obligating the County to potentially escalating long term per unit subsidies; and
- Directing staff and legal counsel to explore renegotiation of the per unit contribution, with interest expressed in seeking an increase to approximately \$50,000 per unit.

*The consensus of the Board of Commissioners was to directed staff to:*

- *Proceed with discussions with the Vickers Bennett Group regarding an increased fee in lieu contribution; and*
- *Return to the Board at a future meeting with a proposed agreement or amendment for formal consideration and action.*

*Andrews noted that any final agreement would require Board approval and that public discussion would occur at that time.*

**This Agenda Item was received and filed.**

[25-0502](#)

Vote to adopt a Resolution and approve an Ordinance for a revision to an approved CD-CC (Conditional District - Compact Community), Vicker's Village, to modify the phasing schedule for Condition Numbers, 5, 6, 7, 8 and 22 of the last modified phasing schedule approved in November 2024, located off US 15-501 N and Jack Bennett Road, Williams Township

**Attachments:** [More information from the Planning department website](#)  
[Resolution Vickers Village Consist Strmnt 10-20-2025](#)  
[Ordinance Vickers Village Zoning Extension Request Ordinance](#)

**This Resolution was tabled.**

[25-0512](#)

Vote to approve a request by Warren Mitchell, P.E. on behalf of Vickers Bennett Group, LLC for twelve (12) month extension of First Plat to extend the development schedule, consisting of 183 lots located off US 15-501 N, Vickers Rd, SR-1719, and Jack Bennett Rd SR-1717 parcels #18847, 18848, 60719, 18636, 60653, 79965, 89281, 89395, 80493, 69057, 89206, 18857, 87996, 89272, 18856, 87093, 93157, 79288, 93156, 93155, 93154, 85875, and 18914

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

**This Agenda Item was tabled.**

[25-0514](#)

Vote to approve a request by Clay Matthews, on behalf of Swain Group, LLC for subdivision **First Plat** review and approval of **Riverbend Estates at Laurel Ridge**, consisting of 107 lots on 622.32 acres, located off Rock Rest Rd and Old Graham Rd, parcel 10927, 10919, 10922, 79194, 10925, 10923, 10924, 10926, 66355, 85139, & 10970

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

*The Board of Commissioners considered a request by Clay Matthews, on behalf of Swain Group LLC, for Subdivision First Plat Review and Approval of Riverbend Estates at Laurel Ridge, a proposed residential subdivision consisting of 107 lots on approximately 622.32 acres, located off Rockrest Road and Old Graham Road.*

*The subject parcels include: 10927, 10919, 10922, 79194, 10925, 10923, 10924, 10926, 66355, 85139, and 10970.*

Subdivision Administrator Kim Tyson presented the item and summarized the following key points:

- The property is zoned R 5 and proposes public water and public sewer service through Aqua.
- The subdivision consists of 107 lots on 622.3 acres, with an average lot size of approximately 5.11 acres.
- Private roads are proposed, consisting of a 20 foot travel way within a 60 foot private right of way.
- A Traffic Generation Report estimates 1,074 daily trips, including approximately 79 AM peak-hour trips and 106 PM peak-hour trips. The project does not meet NCDOT thresholds requiring additional turn lanes on Old Graham Road or Rockrest Road.
- The Chatham County Historical Association was notified and advised the applicant to monitor construction for graves or other historical resources and to notify the Association if discoveries occur, particularly near Parcel 10920, which may be associated with a former school site.
- Chatham County Schools were notified of the project.
- An Environmental Impact Assessment (EIA) was completed, reviewed by a county-selected peer reviewer (JMT), and deemed complete.
- A community meeting was held on November 21, 2024, during which concerns were raised regarding easements, construction traffic, flooding, cultural and historical resources, water and wastewater service, lighting, buffers, stream crossings, tree protection, trails, and wildlife impacts.
- The Technical Review Committee (TRC) reviewed the project in July 2025, addressing issues including street lighting, subdivision signage, primary road designation, mail kiosks, trails, wetlands, and ephemeral streams.
- Rockrest Road was identified as the primary access road.
- A development schedule was provided due to the project exceeding 50 lots, with phased deadlines extending through September 30, 2056.
- Riparian buffer analysis identified:
  - a. 16 ephemeral streams
  - b. 18 intermittent streams
  - c. 7 perennial streams
  - d. 31 potential wetlands
- Nine stormwater devices are proposed.
- Site visits were conducted on July 29 and July 31, 2025.

Tyson stated that the Planning Board held meetings on August 5 and September 2, 2025, including site visits and a public hearing. Topics discussed included:

- River and floodplain protection
- Building locations near the Haw River
- Water quality impacts
- Easement use and road access on Rockrest Road
- Construction traffic and right of way concerns
- Past watershed violations associated with the developer
- Light pollution
- Historic and archaeological resources
- Wildlife connectivity

The Planning Board initially tabled the item and requested additional clarification regarding the EIA peer review, easement rights, and potential historical impacts. The applicant subsequently submitted revised materials and an updated plat addressing easement configuration and road alignment.

Following review, the Planning Board voted 7–3 to recommend approval, subject to conditions.

Tyson stated that the Planning Department staff and the Planning Board recommended approval of the first plat and road names, subject to the following conditions:

1. *Development Schedule Compliance*

Phase 1: Construction plan submitted within 36 months; final plat by September 30, 2035

Phase 2: Final plat by September 30, 2043

Phase 3: Final plat by September 30, 2047

Phase 4: Final plat by September 30, 2050

Phase 5: Final plat by September 30, 2054

Phase 6: Final plat by September 30, 2056

2. *County Attorney Review*

The County Attorney shall review and approve the contract and performance guarantee prior to final plat recordation.

3. *Road Maintenance Documentation*

A copy of the road maintenance policy shall be provided to planning staff prior to recording the final plat.

Nick Robinson, on behalf of the applicant, provided a PowerPoint presentation and emphasized that the request constitutes a by right subdivision first plat approval, with no rezoning or special use permit required. He stated that both planning staff and the Planning Board confirmed the application meets all objective standards of the subdivision ordinance.

Robinson reviewed the project history and phasing plan and clarified public versus private segments of Rockrest Road, including easement access rights. He noted that updated plats revised road alignment and limited new pavement to areas near the public portion of Rockrest Road.

Robinson addressed concerns regarding potential use of the private gravel portion of Rockrest Road, explaining that:

- Rockrest Road is a narrow gravel road, with some one way segments, and a private 18 mph speed limit.
- Internal subdivision roads will be paved with a 35 mph speed limit, making them the more practical route.
- The applicant does not believe Riverbend residents would routinely use the private gravel road.

To discourage improper use, the applicant proposed:

- Signage identifying the private road as restricted to Rockrest and Paces Mill residents
- Prohibition of construction traffic on the private road via signage
- A revised roadway design converting a former T intersection into a curved alignment and leaving portions unpaved
- Modifications ensuring Lot 26 connects only to paved internal roads

Updated plans reflecting these revisions were submitted to staff and made publicly available.

The Board of Commissioners discussed enforcement limitations related to private easements, long term development phasing, and possible mitigation strategies. Key points included:

- Acknowledgement that private easement enforcement is not a county function.

- Discussion of alternatives such as gates or conservation designations, with clarification that gating was previously considered but not supported by residents.
- Recognition that some portions of the subdivision may not be developed for several decades.
- Emphasis on the Rockrest community's environmental stewardship and the importance of neighbor relations and voluntary compromise.

The Board of Commissioners expressed interest in exploring possible adjustments, particularly involving Lots 26, 27, and 28, to improve compatibility with neighboring properties, noting the unique historical and environmental context of the area.

The Board of Commissioners requested clarification regarding archaeological review requirements.

Robinson explained that:

- Archaeological and cultural resource review was conducted through the EIA process.
- The Mitchum site, identified as a significant Native American archaeological site, is located approximately 2,000 feet north of the subdivision boundary and outside the project area.
- The former Rock Rest School/Captain Johnston residence referenced during public comment is located on a separate parcel not included in the subdivision.

Robinson further explained that:

- The EIA was peer reviewed and deemed complete by JMT.
- The North Carolina State Historic Preservation Office (SHPO) reviewed the project and issued a letter stating it was not aware of any historic or archaeological resources that would be affected.
- No additional Phase I archaeological survey is required under the subdivision ordinance.

The Board of Commissioners expressed differing views regarding the adequacy of prior archaeological studies, including surveys conducted during a prior 2004 subdivision proposal, and discussed the broader ancestral significance of the river corridor.

The Board of Commissioners raised concerns regarding:

- Proximity of development to the river
- Long term environmental impacts
- Traffic impacts on Old Graham Road, which was described as already hazardous

County Attorney Bob Hagemann advised the Board of Commissioners that:

- The ordinance provides 65 days for Board action: failure to act results in automatic approval.
- First plat approval is a ministerial, administrative action, not discretionary.
- Approval must be based solely on compliance with objective subdivision standards.
- The EIA is an informational tool and cannot independently support denial.
- State law governs discovery of unmarked human remains and mandates reporting and work stoppage but does not authorize permanent denial of development.

The County Attorney encouraged continued dialogue to identify voluntary, legally permissible improvements to the project.

The Board of Commissioners tabled consideration of the Subdivision First Plat Review for Riverbend Estates at Laurel Ridge to a future meeting within the statutory decision timeframe.

This Agenda Item was tabled.

[25-0500](#)

Vote to adopt a Resolution and approve an Ordinance for a Conditional District rezoning from Residential R-1 to CD-IL (CD-Light Industrial) for a major utility, Wastewater Treatment Plant, to be located within the Conservancy at Jordan Lake subdivision, Parcel 97325, being approximately 21.417 acres, Cape Fear Township

**Attachments:** [More information from the Planning department Website](#)  
[Ordinance for Conservancy at Jordan Lake WWTP Approving Rezoning 10-20-2025](#)  
[Resolution for Approval of Conservancy at Jordan Lake WWTP Consist Stmnt 10-20-2025](#)  
[Resolution for Denial of Conservancy at Jordan Lake WWTP Non-Consist Stmnt 10-20-2025](#)

*The Board of Commissioners considered a request to adopt a resolution and approve an ordinance rezoning approximately 21.417 acres within the Conservancy at Jordan Lake from R 1 to Conditional District Light Industrial to allow development of a major utility wastewater treatment plant. The proposal would convert a wastewater treatment facility originally intended solely to serve the Conservancy development into a regional facility capable of serving additional nearby properties.*

*Zoning Administrator Angie Plummer explained that the Conservancy at Jordan Lake requested approval to operate its wastewater treatment plant as a regional system, rather than a private facility limited to the Conservancy development.*

*Plummer reviewed the key points and concerns:*

- *Public comments and Planning Board discussion focused on the change from a private to a regional wastewater facility.*
- *Concerns were raised that notification did not adequately include all adjacent landowners, particularly those near existing or potential spray fields.*
- *Questions were raised regarding whether the wastewater treatment system and spray fields were adequately sized if additional off site users were permitted.*
- *A concern was expressed during public testimony that the system could fail in the future; however, no official documentation was submitted to substantiate that claim.*
- *Planning Board members questioned capacity calculations, noting that projections were based on two bedroom single family homes, which may not reflect typical residential development.*
- *The current permitted capacity of the treatment plant is 360,000 gallons per day, and engineers stated that the Conservancy development would not use the full capacity, leaving residual capacity for potential out parcel connections.*
- *Concerns were expressed regarding long term operation, odor, and facility management.*

*Plummer further advised that, following discussions with the applicant's representative and legal counsel, a condition could be added to the rezoning approval to cap the facility capacity at 360,000 gallons per day, preventing requests to state agencies for future expansion beyond that limit without violating the conditional zoning approval.*

*The Board of Commissioners discussed the proposal at length, including:*

- *Whether approval of the rezoning could later allow the applicant to seek increased treatment capacity from state agencies.*
- *Statutory authority indicating that state regulatory agencies cannot approve permits inconsistent with local zoning, unless a project demonstrates statewide significance*

and is in the best interest of the state.

- Clarification that the facility would be permitted only for domestic wastewater, including residential and limited commercial uses, and not for industrial wastewater.
- Concerns about potential additional spray fields required to manage wastewater if off site connections occur.
- Recognition that a centralized treatment plant may provide a better environmental outcome than individual septic systems or multiple small treatment facilities.

Nick Robinson, on behalf of the applicant, noted that:

- The Planning Board recommended approval following extensive review.
- The applicant has no intent to treat industrial wastewater and agreed to a condition explicitly prohibiting it.
- The request seeks only to utilize existing permitted capacity, not to expand the plant.
- Any excess capacity would likely serve nearby residential or small scale commercial uses.
- The plant footprint, treatment capacity, and spray fields would remain subject to existing permits and ordinance requirements.

Plummer and the applicant agreed to the following conditions as part of the rezoning approval:

1. Capacity Limitation

The wastewater treatment facility shall be limited to a maximum capacity of 360,000 gallons per day.

2. Waste Type Restriction

The facility shall not be permitted to accept or treat industrial wastewater.

Following discussion, Chair Howard called for a motion.

**A motion was made by Chair Karen Howard, seconded by Vice Chair Katie Kenlan, that the ordinance rezoning the property from Residential 1 to Conditional District Light Industrial for a major utility wastewater treatment plant, subject to the stated conditions limiting capacity and prohibiting industrial wastewater was approved. The motion carried by the following vote:**

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

Plummer read the consistency statement included in the resolution, noting that the request is consistent with:

- The adopted Land Use Plan, by supporting development in areas identified as appropriate for industrial and utility uses; and
- Plan Moncure, as the site is partially located within an employment center node.

Chair Howard called for a motion to approve the resolution for the consistency statement.

**A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner David Delaney, Resolution 25-73 with the consistency statement for a Conditional District rezoning from Residential R-1 to CD-IL (CD-Light Industrial) for a major utility, Wastewater Treatment Plant, to be located within the Conservancy at Jordan Lake subdivision, Parcel 97325, being approximately 21.417 acres, Cape Fear Township was adopted. The motion carried by the following vote:**

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

## **INTERGOVERNMENTAL RELATIONS REPORT**

*Intergovernmental Relations Manager Lindsay Ray stated that the North Carolina General Assembly convened, with both the House and Senate returning to session. The Senate is scheduled to hold a third reading on redistricting maps at 9:00 a.m. the following day, and related redistricting matters are expected to be discussed in a House subcommittee during the week.*

*The state remains in the third week of the legislative shutdown, with expectations for a more substantive update at the November 3 meeting, contingent on whether the shutdown continues.*

*No update was available regarding progress on the state budget.*

*Additionally, the House calendar includes consideration of bills previously vetoed by the Governor, though it was unclear whether action on those items would occur the following day.*

*The Board of Commissioners thanked Ray for the update.*

## **CLERK'S REPORT**

*Clerk to the Board Jenifer Johnson reminded the Board of Commissioners of a busy meeting schedule over the coming month, including:*

*November 3 – Regular meeting,  
November 6 – Climate Change Day 2,  
November 17 – Regular meeting, and  
November 18 – Capital Improvements Budget meeting.*

*Members were advised that all dates should already be reflected on their calendars.*

*Johnson also noted that, through approval of the consent agenda that evening, the Board of Commissioners completed approval of all outstanding older meeting minutes.*

*The Board of Commissioners commended staff for finishing the back log.*

## **MANAGER'S REPORT**

*Assistant County Manager Carolyn Miller provided the following updates:*

*Innovative Construction Group has formally notified the County that it is canceling its incentive agreements related to the campsite project. This information was provided for awareness, and no additional details were available at the time of the report.*

*The County has launched a Library Community Input Survey, which is currently collecting public feedback to support the update of the Library Strategic Plan. Information about the survey was shared through recent press releases.*

*Miller stated that department leaders are scheduled to attend the annual Department Head Retreat the following day. While attending the retreat, staff will remain available by phone as needed.*

## **COMMISSIONERS' REPORTS**

*Commissioner Gomez Flores reported on activities of the Juvenile Crime Prevention Council (JCPC):*

*As of August 12, the JCPC had an unallocated balance of \$13,333, originally intended to support a mentorship program. After no proposals were received for a standalone mentorship program, the Council sought applications to enhance or expand existing programs.*

*One proposal was received from Communities In Schools, and the full \$13,333 was allocated to that organization to support constructive youth programming with a mentoring component.*

*Gomez Flores also reported on the Reintegration Support Network, a newer program that received JCPC funding to provide services in Chatham County, including hiring bilingual staff. Although the organization has received monthly payments, it has not yet begun providing services due to delays in hiring.*

*Gomez Flores stated as a result, the JCPC voted to suspend further payments to the Reintegration Support Network until staffing is completed and services to youth begin. Payments already made covered approximately three months of administrative costs without corresponding service delivery.*

*Commissioner Kenlan stated that she attended the County staff guacamole and salsa competition, noting strong employee participation and commending the winning entry. She highlighted the event as a positive example of staff engagement and morale.*

*Commissioner Robertson distributed information about a proposed "We the People" resolution supporting constitutional amendments related to campaign finance reform and corporate constitutional rights. She requested that the resolution be considered for inclusion on a future Board agenda.*

*Commissioner Robertson noted that the Climate Change Advisory Committee currently has nine members, while county policy allows up to eleven. She expressed interest in expanding the committee to the maximum size and recommended appointing Dr. Deb Gallagher and Nick Gower.*

*The consensus of the Board of Commissioners was to move forward with the change and staff advised that documentation could be prepared for consideration on a future consent agenda.*

*Commissioner Robertson also shared materials from a recent Central Pines Regional Council Executive Committee meeting and indicated she would defer further updates due to time.*

*Commissioner Delaney reported participation in a meeting of the National Association of Counties Telecommunications and Technology Committee, which focused on artificial intelligence and best practices for local government use of AI to increase transparency, access to information, and public records. He expressed interest in exploring future AI applications for Chatham County.*

*Chair Howard provided a summary of recent community and intergovernmental engagements, including:*

*Attendance at the United Way kickoff event*

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*Participation in the Second Annual Healthy Aging Expo.*

*A joint meeting with the Town of Pittsboro*

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*Attendance at the State of the County of Chatham event*

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*Hosting a University of North Carolina MPA graduate student community tour, highlighting Chatham County as a case study*

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*Participation in the NACo Rural Action Caucus, which shared national data on rural communities and tools for identifying local strengths and opportunities across counties.*

## **ADJOURNMENT**

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

**A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the meeting was adjourned. The motion carried by the following vote:**

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