



Chatham County, NC

Meeting Agenda - Final

Board of Commissioners

Monday, November 18, 2019

6:00 PM

Historic Courthouse Courtroom

Work Session - 1:30 PM - Historic Courthouse Courtroom

PUBLIC INPUT SESSION

The Public Input Session is held to give citizens 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 required to sign up in advance. Individuals who wish to speak but cannot because of time constraints will be carried to the next meeting and given priority. We apologize for the tight time restrictions. They are necessary to ensure that we complete our business. If you have insufficient time to finish your presentation, we welcome your comments in writing.

BOARD PRIORITIES

[19-3314](#)

Affordable Housing Advisory Committee Annual Update

Attachments: [AnnualUpdate2019 Infographic](#)

[Affordable Housing Advisory Committee Yearly Report 2019](#)

[2019 AHAC Annual Report](#)

[19-3307](#)

Receive Library Advisory Committee Annual Report

Attachments: [LibraryAnnualReport2018-19](#)

[19-3302](#)

Sustainable Agriculture Program Highlights & Prospects

Attachments: [BOC Meeting 2019 - Roos](#)

[19-3310](#)

Receive request from Main Street Pittsboro for funding for a Pittsboro-Chatham County Visitors Center in downtown Pittsboro.

Attachments: [PPT Presentation \(2\)](#)

[Welcome Center County Presentation Combined Package 2019 11 07 v2](#)

[19-3313](#)

Update on Collaborative Impact Teams

Attachments: [Currently in CIT World 11.18BOCUpdate](#)

- [19-3301](#) Vote on a request to approve a resolution calling for a special referendum on the Article 46 local option sales tax.
Attachments: [Article 46 referendum resolution](#)
- [19-3304](#) Vote on a request to approve a resolution stating the Board of Commissioners intended use of Article 46 local option sales tax funds upon a successful advisory referendum
Attachments: [Article 46 intended use referendum](#)
- [19-3298](#) A request by the Planning Department to schedule a Legislative Public Hearing for January 21, 2020 to consider an amendment to the Chatham County Comprehensive Plan.
Attachments: [ChathamCounty-Final Report 2017 12 08reducedfilesizeagain 138](#)
- [19-3299](#) A request by the Planning Department to schedule a legislative public hearing for January 21st, 2020 to consider amendments to the Chatham County Zoning Ordinance; specifically, Section 7.2 Definitions; Section 8.1 Relationship of Building to Lot; Section 10.13 Table of Permitted Uses; Section 17.1 Procedure; and Section 17.2 Plans.
Attachments: [Ordinance Amendments Redline](#)
[Table Attachment](#)
- [19-3315](#) Discuss applications and vote on the appointment of the alternate to the Board of Equalization and Review.

ADJOURNMENT

End of Work Session

Regular Session - 6:00 PM - Historic Courthouse Courtroom

INVOCATION and PLEDGE OF ALLEGIANCE

CALL TO ORDER

APPROVAL OF AGENDA and CONSENT AGENDA

The Board of Commissioners uses a Consent Agenda to act on non-controversial routine items quickly. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or citizen. The Consent Agenda contains the following items:

- [19-3277](#) Vote on a request to approve the September 16, 2019 Work and Regular Session Minutes and the October 7, 2019 Regular Session Minutes.
Attachments: [Draft Minutes 09.16.2019](#)
[Draft Minutes 10.07.2019](#)
- [19-3225](#) Vote on a request to approve a legislative request by Warren Mitchell dba Hwy 64 Boat & RV Storage for an amendment to the Conditional District Regional Business zoning district to revise the existing site plan on Parcel No. 17891, located at 13144 US 64 E; revise the uses to remove boat, trailer, and other utility vehicle sales and service facility; and relocate the approved mini warehouse storage facility on the project site.
Attachments: [More information from the Planning Department website](#)
- [19-3226](#) Vote on a request to approve a quasi-judicial request by Ernest Clemons for a conditional use permit revision on Parcel No. 19508, located at 1711 Farrington Point Rd., to add the additional use of retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.
Attachments: [More information from the Planning Department website](#)
- [19-3227](#) Vote on a request to approve a Legislative request by Ernest Clemons to amend the language in the Watershed Protection Ordinance, Section 302(D)(1)(e), to add the use of “retail stores and personal service shops similar to those listed dealing in direct consumer and personal services”.
Attachments: [More information from the Planning Department website](#)
- [19-3228](#) Vote on a request to approve a quasi-judicial request by For Garden’s Sake Nursery & Landscaping for a conditional use permit revision on Parcel No. 19644, located at 9197 NC 751 Hwy, to add the additional use of Event Center Limited.
Attachments: [More information from the Planning Department website](#)
- [19-3291](#) Vote on a request to approve by F-L Legacy Owner, LLC for subdivision Final Plat approval of **The Legacy at Jordan Lake - Phase 4A3**, consisting of 34 lots on 8.38 acres, located off SR-1716, Big Woods Road, parcel #92463.
Attachments: [More information from the Planning department website](#)
- [19-3292](#) Vote on a request to approve by F-L Legacy Owner, LLC for subdivision Final Plat approval of **The Legacy at Jordan Lake - Phase 6A2**, consisting of 27 lots on 11.64 acres, located off SR-1716, Big Woods Road, parcel #17378.
Attachments: [More information from the Planning department website](#)

- [19-3271](#) Vote on a request to approve \$16,461 Title X funds for the Family Planning Program FY 19-20.
Attachments: [\\$16,461 Family Planning AA Addl Funds](#)
- [19-3285](#) Vote on a request to appoint Tammy Kirkman, Jonathan E. Lindley, and Bryan Phillips as Deputy Finance Officers for the purpose of signing inmate trust account checks
- [19-3318](#) Vote on a request to appoint Sandra Nettles to the Board of Equalization and Review
- [19-3286](#) Vote on a request to approve the Debt Write-Off in the amount of \$52,428.02 for the period July 1, 2017 through June 30, 2018.
Attachments: [Copy of Bad Debt Write Off 17-18](#)
- [19-3300](#) Vote on a request to approve Fiscal Year 2019-2020 Budget Amendments
Attachments: [Budget Amendment 2019-2020 Nov](#)
- [19-3303](#) Vote on a request to approve Tax Releases and Refunds
Attachments: [October 2019 Release and Refund Report](#)
[October 2019 NCVTS Pending Refund Report](#)
[October 2019 Manual NCVTS Pending Refund Report](#)
- [19-3311](#) Vote on a request to adopt a Resolution Declaring Property Surplus and Authorizing the Conveyance of Property to Chatham Habitat for Humanity
Attachments: [RESOLUTION Habitat for Humanity 111819-BOC](#)

End of Consent Agenda

PUBLIC INPUT SESSION

The Public Input Session is held to give citizens 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 required to sign up in advance. Individuals who wish to speak but cannot because of time constraints will be carried to the next meeting and given priority. We apologize for the tight time restrictions. They are necessary to ensure that we complete our business. If you have insufficient time to finish your presentation, we welcome your comments in writing.

SPECIAL PRESENTATION

- [19-3288](#) Receive the State of the County

PUBLIC HEARINGS

[19-3309](#) Recommended FY21-27 Capital Improvements Plan (CIP) Public Hearing

Attachments: [CIPInitialPresentationToBOC- 2021-2027](#)

[19-3294](#) A Legislative public hearing by Pitt Hill X, LLC for a conditional district rezoning from R-1 Residential to CD-NB for retail shopping center, Parcel No. 2721, located at 10329 US 15-501 N, Baldwin Township on approximately 5.01 acres.

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

[19-3295](#) A Legislative public hearing by Paul Brewer for a conditional district rezoning from R-1 Residential to CD-CB for indoor/outdoor storage facility, Parcel No. 80765 being 15.52 acres and Parcel No. 5421 being 1.4 acres for a total of 16.92 acres, located off Dickens Road, Cape Fear Township.

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

[19-3296](#) A Legislative public hearing by Paul Brewer for a general use rezoning from R-1 Residential to Light Industrial, Parcel No. 60167 being 48.8 acres, located off Jordan Dam Road, Haw River Township.

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

[19-3297](#) A legislative public hearing to consider County-initiated zoning of five parcels formerly located in Harnett County.

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

BOARD PRIORITIES

[19-3293](#) Vote on a request to approve by Warren Mitchell on behalf of Morgan Ridge Partners, LLC for subdivision **First Plat** review and approval of **Morgan Ridge Conservation Subdivision Phase 2**, consisting of 36 lots on 80.25 acres, located off Jones Ferry Road, SR-1942, parcels #1435 and #69883.

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

MANAGER' S REPORTS

COMMISSIONERS' REPORTS

ADJOURNMENT



Chatham County, NC

Text File

File Number: 19-3314

Agenda Date: 11/18/2019

Version: 1

Status: Work Session

In Control: County Manager's Office

File Type: Agenda Item

Affordable Housing Advisory Committee Annual Update

Action Requested: Receive Annual Update Presentation

Introduction & Background:

The Chatham County Affordable Housing Advisory Committee works to further the goals of the Affordable Housing Rental Toolbox.

Discussion & Analysis:

The data presented are the latest information about the various areas that the advisory committee monitors from year to year about the state of affordable housing in Chatham County.

How does this relate to the Comprehensive Plan:

Goal 9: Provide equitable access to high quality education, housing and community options for all

Goal 10: Foster a healthy community

Goal 7: Provide infrastructure to support desired development and support economic and environmental objectives

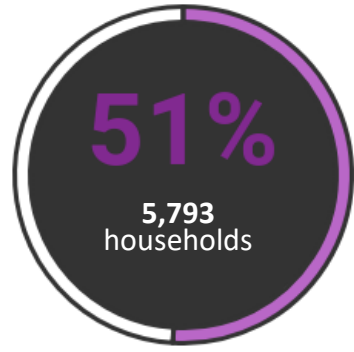
Budgetary Impact:

N/A

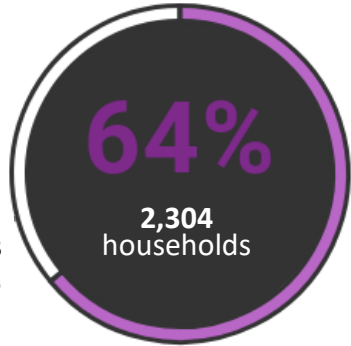
Recommendation:

Receive presentation

CHATHAM COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE 2019 Data Dashboard

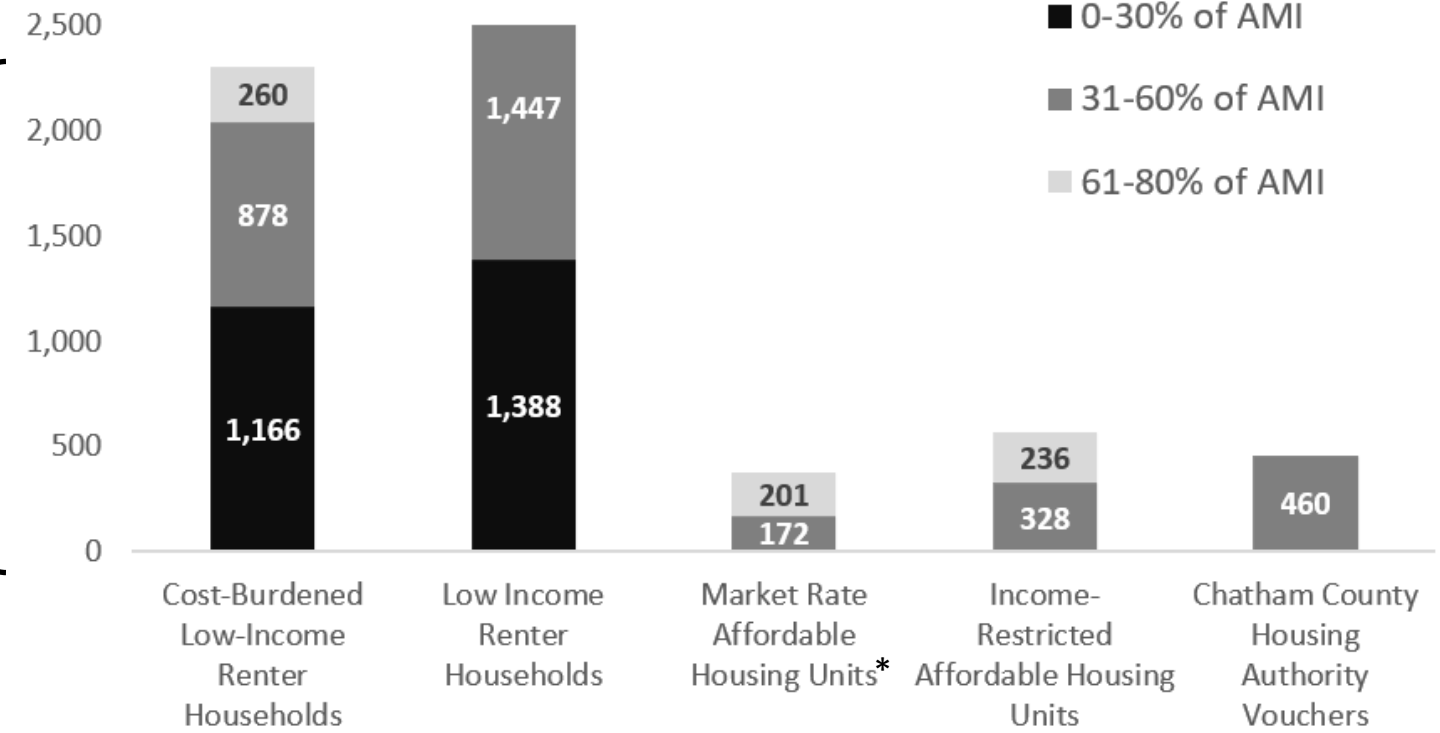
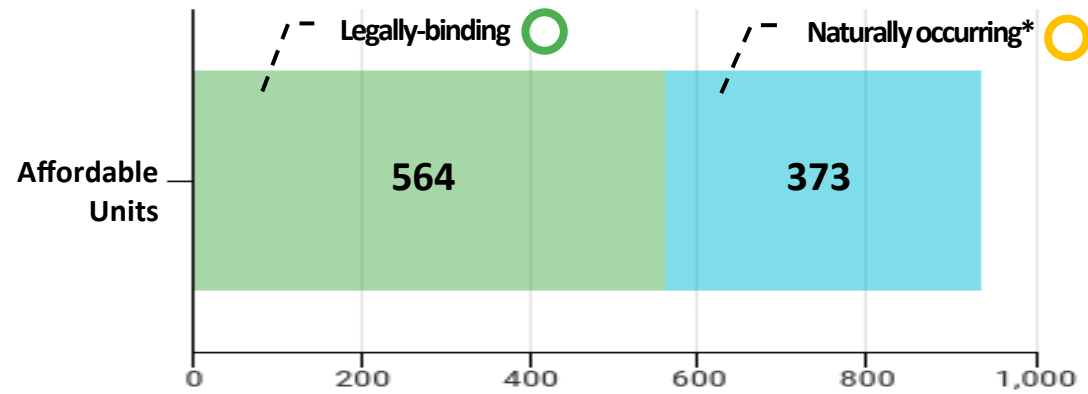


Total households below 80% AMI are housing cost-burdened



Renters households below 80% AMI are housing cost-burdened

2,304 Households need affordable rental units



*Market rate affordable units, or naturally occurring affordable housing, is calculated using CoStar, a real estate database, and includes only multi-family rental properties, generally with 20 or more units. Calculation does not include data on affordable units in mobile home parks, single-family homes, or small rental properties.

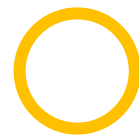
Metrics are color-coded in relation to the below stated goals, outlined in the Rental Strategy Toolbox.



Progress

Increase number of legally-binding affordable rental units to 564 units.
(An increase of 8% or 42 units between 2017-2019)

Decrease in renters who are 60+ years old are housing cost-burdened to 40%
(compared to 41% in 2017 and 43% in 2018)



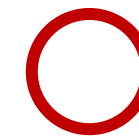
Maintain

96% of Section 8/Housing Choice Vouchers provided by the Chatham Housing Authority are currently in use
(440 of 460 vouchers are under contract)

0% of legally-binding affordable units have reverted to market-rate units
(0% since 2017)

There has been no loss of naturally occurring affordable rental units that the County tracks since 2017.
(373 units since 2017)

11% of aggregate household income in the bottom two income quintiles is 11% in 2018
(compared to 12% in 2017)



Worsen

Of the rental housing stock in Chatham County, 15% (930 units) are studio/1 bedroom units, while 2 bedroom units make up 40% (2,490)
(compared to 16% or 985 for studio/1bedroom units, 38% or 2,351 units for 2 bedroom in 2017)

Latino households' median income is 50% of the median income of white households
(compared to 49% in 2017)

93% of households are housing & transportation cost-burdened, meaning they spend more than 45% of income on combined costs
(compared to 91% in 2017)

Goals

- Increase number & diversity of affordable rental options
- Preserve existing legally-binding affordable housing
- Preserve existing naturally occurring affordable housing
- Ensure rental quality
- Support low-income renters
- Foster healthy communities
- Improve economic mobility

CHATHAM COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

2019 Data Dashboard

Goal	Metrics & Desired (Trend)	2017 Baseline Data	2019 Data Update	Target Goal
Increase number & diversity of affordable rental options	1. Number of legally-binding affordable units ●	1. 522	1. 564	1. 100 new units in 3 years.
	2. Proportion of rental housing stock that is studio/1 bedroom or 2 bedrooms ●	2. Studio/1bd: 16% (985), 2bd: 38% (2,351)	2. Studio/1bd: 14% (909), 2bd: 45% (3,030)	2. Increase studio/1bd to 20% within 3 years (an addition of ~241 units to existing stock)
	3. Proportion of housing stock that is within a half-mile of transit & FFV vendors ●	3. 17.8% (6,737)	4. 17.4% (6,753)	1. Increase to 20% within 3 years. (addition of 829 units/70% of all new based on permit history)
	4. Ratio of Section 8 vouchers to Section 8 units (legally-binding & market-rate landlords) ●	4. 100%	3. 96%	4. Maintain at 100%
Preserve legally-binding affordable housing	1. Proportion of legally-binding affordable units that have reverted to market-rate ●	1. 0%	1. 0%	1. 0%
Preserve existing naturally occurring affordable housing	1. Number of naturally occurring affordable units ●	1. 373 units	1. 373 units*	1. Maintain baseline
		% Affordable:	% Affordable:	
		Up to 30% AMI: 0%	Up to 30% AMI: 0%	
		31-60% AMI: 41%	31-60% AMI: 46%	
Ensure rental quality	1. Proportion of rental properties considered to be in poor, very poor, or unsound condition by tax assessor ●	1. 6%	1. 5.7%**	1. Reduce
	2. Proportion of properties in target Siler City neighborhoods considered to be in poor, very poor, or unsound condition by tax assessor ●	2. 24%	2. 21%**	2. Reduce to 20% in 3 years (~22 units)
Support low-income renters	1. Number of households that receive security deposit assistance through Chatham Housing Authority ●	1. 20 annually	1. 4 annually	1. 25 per year (an additional \$3,250 per year)
	2. Number of households that receive rent assistance (Salvation Army or Central Piedmont Community Action) ●	2. 80	2. 45	3. 2. No target. Improve tracking to better understand why assistance is needed
Foster healthy communities	1. Number of households that receive utility or energy assistance through Chatham Social Services Department or Salvation Army ●	1. 1,663 in FY17	1. 1,082 in FY19	1. No target. Improve tracking & use it to identify properties in need of weatherization rehab
	2. Number of households that receive weatherization or Heating & Air Repair/Replacement (HAARP) assistance (Central Piedmont Community Action) ●	2. 11 in FY17	2. 20 in FY19	2. No target. Improve tracking and partnerships with Social Services Dept.
Improve economic mobility	1. Share of aggregate household income in bottom two income quintiles ●	1. 12%	1. 11%	1. Increase
	2. Proportion of households who are housing & transportation cost-burdened (Spend more than 45% of income on combined costs) ●	2. 91%	2. 93%	2. Reduce by 3% in 3 years
	3. Proportion and number of renter households below 80% AMI who are housing cost-burdened ●	3. 66% (2,223)	3. 64% (2,304)	3. No target
	4. Proportion and number of total households below 80% AMI who are housing cost-burdened ●	4. 51% (5,596)	4. 51% (5,465)	4. No Target
	5. Proportion of renters who are 60+ years old & cost burdened ●	5. 41%	5. 40%	5. Track & try to reduce. Given projected increase in older adult population, likely will see increase
	6. Ratio of median income of Latino households to median income of white non-Latino households ●	6. 0.49	6. 0.50	6. No target
	7. Ratio of median income of Black households to median incomes of white non-Hispanic households ●	7. 0.46	7. 0.40	7. No target
	8. Proportion of residents who commute outside of the county for work ●	8. 59%	8. 58%	8. No target

* Market rate affordable units, or naturally occurring affordable housing, is calculated using CoStar, a real estate database, and includes only multi-family rental properties, generally with 20 or more units. Calculation does not include data on affordable units in mobile home parks, single-family homes, or small rental properties.

** The number of units considered in poor, very poor, or unsound condition in Siler City has not changed since 2018, as data from the tax assessor's office will not be updated until after the next round of tax assessments in 2020.



Affordable Housing Advisory Committee Annual Report, 2019

Susan Levy, Advisory Committee Chair

November 18, 2019

Presentation Overview



Mission, Responsibilities

A Year in Review

Activities & Accomplishments

Housing Needs, Goals, Progress

Looking to the Future



Mission & Responsibilities

- We review affordable housing policies & procedures and provide recommendations and comments to advise County leadership
- We understand the Chatham County Affordable Rental Housing Strategy Toolbox and help implement priorities
- We provide feedback and assistance in developing additional strategies to support affordable homeownership opportunities and transitional housing in Chatham County
- We help to promote opportunities related to affordable housing like fair housing workshops, RFPs, and surveys.
- We will submit an “Advisory Committee Summary Annual Report” to the Chatham County Board of Commissioners

A Year in Review

Oct	Nov	Dec	Jan	Feb	March
<p>Learned More About Pittsboro Affordable Housing Task Force</p> <p>Hosted Landlord Forum and Fair Housing Training</p>	<p>Learned About Opportunity Zones from UNC's Development Finance Initiative</p>	<p>Learned About the Importance of Aging in Place from the Council on Aging</p>	<p>Discussed and Planned for Future Community Engagement Strategies</p>	<p>Discussed Housing Trust Fund Guidelines and Application</p>	<p>Began Creating Housing Trust Fund Application</p>
April	May	June	July	August	Sept
<p>Reviewed Draft Housing Trust Fund Application and Began Creating Scoring Criteria</p>	<p>Refined Scoring Criteria and Timeline for Housing Trust Fund</p>	<p>Reviewed and Finalized Scoring Criteria and Application for Housing Trust Fund</p>	<p>Hosted First Chatham County Housing Hangout</p>	<p>Reviewed Emergency Housing Funds Policy and Discussed Affordable Housing Presentation to Educate Community Members</p>	<p>Received an Updated about County's UDO Process and Refined Community Education Presentation</p>

Activities & Events

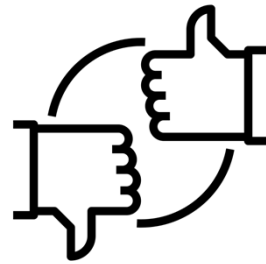
1. Hosted Landlord Forum, including Fair Housing Training
2. Participated in Siler City Chicken Festival
3. Convened County and town staff, elected officials, housing non-profit organizations, community members, and Advisory Committee members for a Housing Happenings Social
4. Participated in the Council on Aging Faith Summit



Housing Trust Fund Schedule, FY20



Applications
accepted between
August 30 and
November 1, 2019



Staff and AHAC
review and score
applications, provide
recommendation
between November
and December



Board of
Commissioners
makes final decision
at December Board
Meeting



Update on Affordable Housing Needs, Goals and Progress

Need for Affordable Housing

2,304
Affordable
Rental
Units
Needed



Goals

01

Increase the number & diversity of affordable rental options

02

Preserve legally-binding affordable housing

03

Preserve existing naturally occurring affordable housing

04

Ensure rental quality

05

Support low-income renters

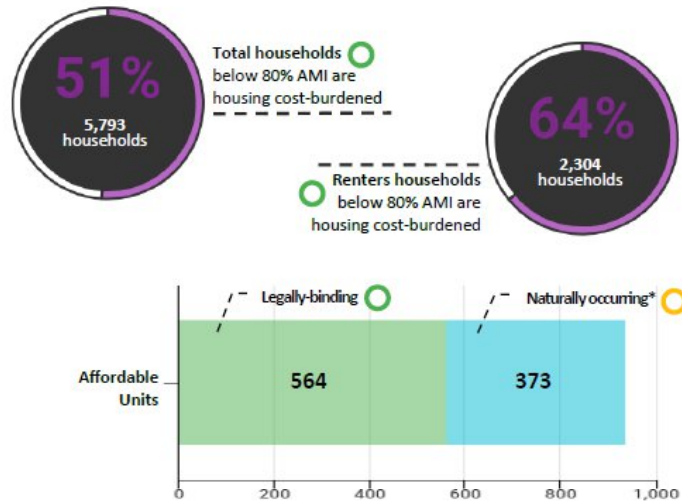
06

Foster healthy communities

07

Improve economic mobility

CHATHAM COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE 2019 Data Dashboard



*Market rate affordable units, or naturally occurring affordable housing, is calculated using CoStar, a real estate database, and includes only multi-family rental properties, generally with 20 or more units. Calculation does not include data on affordable units in mobile home parks, single-family homes, or small rental properties.

Metrics are color-coded in relation to the below stated goals, outlined in the Rental Strategy Toolbox.

Progress	Increase number of legally-binding affordable rental units to 564 units. (An increase of 8% or 42 units between 2017-2019)	Maintain	96% of Section 8/Housing Choice Vouchers provided by the Chatham Housing Authority are currently in use (440 of 460 vouchers are under contract)	There has been no loss of naturally occurring affordable rental units that the County tracks since 2017. (373 units since 2017)	Worsen	Of the rental housing stock in Chatham County, 15% (930 units) are studio/1 bedroom units, while 2 bedroom units make up 40% (2,490) (compared to 16% or 985 for studio/1bedroom units, 38% or 2,351 units for 2 bedroom in 2017)	Latino households' median income is 50% of the median income of white households (compared to 49% in 2017)
	Decrease in renters who are 60+ years old are housing cost-burdened to 40% (compared to 41% in 2017 and 43% in 2018)		0% of legally-binding affordable units have reverted to market-rate units (0% since 2017)	11% of aggregate household income in the bottom two income quintiles is 11% in 2018 (compared to 12% in 2017)		93% of households are housing & transportation cost-burdened, meaning they spend more than 45% of income on combined costs (compared to 91% in 2017)	

Goals	1 Increase number & diversity of affordable rental options	2 Preserve existing legally-binding affordable housing	3 Preserve existing naturally occurring affordable housing	4 Ensure rental quality	5 Support low-income renters	6 Foster healthy communities	7 Improve economic mobility
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Data Update Highlights

Priority Goal	Metric and Goal	Outcome – 2017- 2019
1. Increase number & diversity of affordable rental options	Increase number of legally-binding affordable units by 100 units in three years.	Increase number of legally-binding affordable rental units to 564 units. (An increase of 8% or 42 units between 2017-2019)
2. Preserve legally-binding affordable housing	Proportion of legally-binding affordable units that have reverted to market rate. Goal: No units revert to market rate.	No legally-binding affordable units have funding that expired between 2017-2019.
3. Preserve existing naturally occurring affordable housing	Maintain the number of naturally occurring affordable housing units.	Zero loss of naturally occurring affordable housing units between 2017-2019 – 373 units exist in the County.

Data Update Highlights

Priority Goal	Metric and Goal	Outcome – 2017- 2019
4. Ensure rental quality	Reduce the proportion of rental properties in poor condition.	Cannot identify change in proportion of rental properties considered in poor condition as data was not updated during the last year.
5. Support low-income renters	Improve tracking of data for households that receive security deposit assistance or rental assistance from Chatham County Housing Authority, Salvation Army, or Central Piedmont Community Action, Inc.	Continued to work with partners to collect and track data. Total households that received assistance from those organizations decreased between 2017-2019.



Looking to the Future

Moving Forward

The Affordable Housing Advisory committee would like to continue focusing on the five priority goals for this upcoming year. Some additional deliverables/priorities for this coming year include:

1. Review and provide recommendations for Housing Trust Fund applications
2. Review applications for Emergency Housing Funds
3. Work to adopt a County-wide location policy
4. Research and propose next steps for landlord incentives
5. Community presentations for AHAC members to use

ADDENDUM B

Guidelines & Form for Advisory Committees to Make Annual Report to Board of Commissioners

- I. Schedule your annual report with the Clerk to the Board during July to September of each year.
- II. Limit your presentation to no more than **15 minutes**, but be prepared for additional time for questions from the Board of Commissioners
- III. Provide the written Summary Report (next page) to the Clerk to the Board at least two weeks prior to the date of the meeting so that it can be attached to the agenda. Attach any other handouts as needed. Graphs and charts are always helpful.
- IV. You may choose to make your presentation as a PowerPoint or talk from your Summary Report. If you provide a PowerPoint, please provide that to the Clerk to the Board along with your Summary Report.
- V. The chair of the Advisory Committee should make the report unless he/she designates someone else to do so.

ADVISORY COMMITTEE SUMMARY ANNUAL REPORT

NOTE: Attach current list of members and identify officers.

Name of Committee:	Affordable Housing Advisory Committee	
Date of Presentation:	October 21, 2019	
Time Period Covered:	October 2018 – September 2019	
# of Meetings Held During Period (including any special meeting or community input)	17 (including attendance at the Chatham County Landlord Forum, Siler City Chicken Festival, the Chatham County Sherriff Appreciation Day, and holding a Chatham County Affordable Housing Community Event in July 2019)	
MISSION & GOALS – Summarize concisely the committee’s mission (charge), key goals, objectives and measures below. You also may attach as a separate document, but limit to no more than one page single-spaced.		
<p>Mission: Relaunched in fall 2017, the Chatham County Affordable Housing Advisory Committee will make recommendations to the Chatham County Board of Commissioners for procedures and policies around affordable housing. The Committee will be instrumental in implementing the Chatham County Affordable Housing Strategy Toolbox.</p> <p>Charge and Responsibilities:</p> <ul style="list-style-type: none"> • Reviewing affordable housing policies and procedures and providing recommendations and comments to advise County leadership. • Understanding the Chatham County Affordable Rental Housing Strategy Toolbox and helping to implement priorities. • Providing feedback and assistance in developing additional strategies to support affordable homeownership opportunities and transitional housing in Chatham County. • Helping to promote opportunities related to affordable housing like fair housing workshops, RFPs, and surveys. • Submitting an “Advisory Committee Summary Annual Report” to the Chatham County Board of Commissioners. <p>Priority Goals: In this first year the Committee has focused on education around the affordable housing challenge in Chatham County and implementation of five priority goals from the <i>Chatham County Affordable Rental Housing Strategy Toolbox</i>. These are:</p> <ul style="list-style-type: none"> • Increase number and diversity of affordable rental options • Preserve existing legally-binding affordable housing • Preserve naturally occurring affordable housing (NOAH) • Ensure rental quality • Support low-income renters <p>The metrics, desired trends, and data measuring progress are provided on the attached infographic.</p>		

ACCOMPLISHMENTS & ACTIVITIES – Summarize concisely below the committee’s major accomplishments and activities of the past year. This should include reports, research, projects, public input, etc. Be sure to identify how they relate to specific goals, objectives or measures. You also may attach as a separate document but limit to no more than one page single-spaced.

Given that this is a new committee and many of the members are new to the topic of affordable housing, we frequently hosted guest speakers from different county departments or organizations that are working on affordable housing to help educate the committee about existing efforts, challenges, and opportunities. The second half of each meeting is generally spent working on policies or other items related to the priority goals.

Activities, Reports, & Policies Drafted and/or Completed (*relevant goals shown in italics*):

- **Landlord Forum** – Members of the Advisory Committee and County and TJCOG staff hosted a Landlord Forum on October 13, 2018. Community members, staff from non-profit organizations, individual landlords as well as property management staff from larger multi-family properties were in attendance. Staff from the Chatham County Housing Authority provided information on the Section 8 Housing Choice Voucher Program for landlords interested in accepting Vouchers for their properties. Lauren Brasil from the Fair Housing Project of Legal Aid of North Carolina provided training on fair housing and housing discrimination to attendees. Staff from TJCOG led the attendees through questions to identify potential landlord incentives that the County could adopt to promote housing quality and improve affordable housing options within the private market. (*Addresses all priority goals and promotes education about the needs, challenges, and opportunities in the county*).
- **Research on Potential Landlord Incentives** – As a follow up to the Landlord Forum, TJCOG staff reviewed various landlord incentives identified by the group at the October event. Some of these included creating a risk mitigation fund, creating a series of trainings for landlords that cover key topics, such as property maintenance, fair housing, and tenant rights. Staff presented this information to members of the Advisory Committee, who provided feedback on the potential ideas. Additional research and consideration will be undertaken by County and TJCOG staff prior to moving forward with any of the incentives. (*Addresses all priority goals and promotes education about the needs, challenges, and opportunities in the county*).
- **Community Engagement at Siler City Chicken Festival and Sheriff’s Appreciation Day** – Members of the Advisory Committee and County and TJCOG staff participated in two community engagement events throughout the last year – the Siler City Chicken Festival in May 2019 and the Sheriff’s Appreciation Day in September 2019. Members and staff shared information about housing resources, fair housing, and tenants’ rights in English and Spanish and engaged with community members about some of their housing challenges. (*Addresses all priority goals and promotes education about the needs, challenges, and opportunities in the county*).
- **Emergency Housing Funds Policy** (adopted August 2019) – a set of guidelines for how the Emergency Housing Funds money set aside by the County Commissioners may be spent, and the process for eligible applicants to apply for funding. Emergency Housing Funds are to provide support in case of mass displacement, homelessness, or for individuals or families in need of immediate shelter. (*Support low-income renters, foster healthy communities, and improve economic mobility & equity*).
- **Housing Trust Fund Application and Scoring Guides** – Advisory committee members and staff drafted and approved for recommendation an application and scoring guides for the County’s Housing Trust Fund. The application and scoring guides will be used to assess applications for funding. Applications were released on August 31, 2019. The deadline for submission is November 1, 2019. Information about the Housing Trust Fund, including applications and scoring guides, has been made available on the County’s website. A Frequently Asked Questions document will be posted to the website during

the Housing Trust Fund application period. *(Increase number and diversity of affordable housing options, preserve existing legally-binding and naturally occurring affordable housing)*

- **Location Policy** (draft policy updated December 2018) – a scaled incentive policy that incentivizes residential development projects to include affordable and/or workforce housing; design features for energy efficiency or universal design; target special populations, including older adults, persons with disabilities, and veterans; and be located near amenities and resources such as transit, job centers, grocery stores, schools, etc. The incentives include exemption from increased property taxes and fee reimbursements. *(Increase number and diversity of affordable housing options)*
- **School Impact Fee Reimbursement Policy** (policy updated December 2018) – incentive policy that reimburses school impact fees (single-family impact fee is \$3,500/unit, multi-family impact fee is \$1,100/unit). The applicant must certify in writing that the project will remain affordable to the anticipated beneficiary for a minimum of 10 years. *(Increase number and diversity of affordable housing options)*

Speakers & Presenters at Committee Meetings:

- Jim Nass, Pittsboro Affordable Housing Task Force
- Dennis Streets, Chatham County Council on Aging
- Sara Odio, University of NC Chapel Hill’s School of Government/Development Finance Initiative

BARRIERS & CHALLENGES – Identify any barriers or challenges that make it difficult for the committee to achieve goals or objectives. Limit to the space provided below.

Despite the continued efforts of the County and the Advisory Committee, the need for affordable housing in Chatham County continues to grow. Because affordable housing is an issue with a lot of challenges, such as the limited and decreasing financial support from state and federal sources, rising construction costs, the very constrained housing market in the region, the financial, policy, and advocacy support from the County Commissioners is necessary to make further progress towards improved housing conditions and affordability within the County. Support for policy creation, adoption, and implementation for affordable housing will be necessary as the County and towns continue to experience growth and further constrained housing markets.

RECOMMENDED CHANGES: Please list any recommendations to the Board of Commissioners related to the changes in the advisory committee’s membership, mission, goals, objectives or other related issues.

No recommended changes. The committee intends to continue focusing on the five priority goals this coming year.

OTHER INFORMATION: Provide any other information or observations that the Board of Commissioners should know about. Provide in the space below.

County staff and Triangle J COG have been working with the Pittsboro Affordable Housing Task Force, Siler City Town staff, the Building Integrated Communities group (Siler City), and the Chatham County Council on Aging directly on projects relating to affordable housing over the past year as well.

Staff continues to pursue funding opportunities and develop partnerships to help further improve housing quality and affordable housing availability for Chatham County residents.



Chatham County, NC

Text File

File Number: 19-3307

Agenda Date: 11/18/2019

Version: 1

Status: Work Session

In Control: Board of Commissioners

File Type: Agenda Item

Receive Library Advisory Committee Annual Report

ADVISORY COMMITTEE SUMMARY ANNUAL REPORT

NOTE: Attach current list of members and identify officers.

Name of Committee:	Library Advisory Committee	
Date of Presentation:		
Time Period Covered:	July 1, 2018 — June 30, 2019	
# of Meetings Held During Period (including any special meeting or community input)	Four	
<p>MISSION & GOALS - Summarize concisely the committee's mission (charge), key goals, objectives and measures below. You also may attach as a separate document, but limit to no more than one page single-spaced.</p>		
<p>Mission: Serves as the advisory committee for the effective functioning of the library.</p>		
<p>GOAL 1: Represent and respond to current library system needs and issues and identify emerging trends, challenges, opportunities and needs.</p>		
<p>Strategies:</p> <ul style="list-style-type: none"> • Provide feedback on proposed new policies or revisions to existing policies • Work with the Library Director as needed to advocate for library funding needs • Work with the Library Director to obtain or collect data through surveys to identify current needs and emerging trends 		
<p>GOAL 2: Promote usage of the library services and programs by all residents</p>		
<p>Strategies:</p> <ul style="list-style-type: none"> • Identify barriers to usage of the libraries and effective ways to address the barriers <ul style="list-style-type: none"> ○ Focus Area: Reaching underserved members of the community. • Identify and use communications strategies to reach diverse populations <ul style="list-style-type: none"> ○ Focus Area: Presentations and other outreach to churches, nonprofits, agencies, book clubs, etc. • Enhance library facilities to be as inviting and visible as possible <ul style="list-style-type: none"> ○ Focus Area: Signage, plantings, outdoor art, sitting areas, etc. 		
<p>ACCOMPLISHMENTS & ACTIVITIES - Summarize concisely below the committee's major accomplishments and activities of the past year. This should include reports, research, projects, public input, etc. Be sure to identify how they relate to specific goals, objectives or measures. You also may attach as a separate document but limit to no more than one page single-spaced.</p>		

Meetings:

September 12, 2018, Goldston Library, Goldston.

December 17, 2018, Chatham Community Library, Pittsboro.

February 5, 2019, Chatham Community Library, Pittsboro.

April 17, 2019, Wren Memorial Library, Siler City.

Accomplishments and Activities:

At these meetings this year, we discussed actions for implementing the Goals and Strategies developed last year. The first meeting was a brain-storming session to put ideas on the table and create a structure for future discussion. In the subsequent meetings, we discussed the Wren Library (especially the need for a new roof) and ways to serve under-served populations while at the same time serving the fastest growing regions of the county to ensure that equitable services are available for all county citizens. We determined that it is time for a new needs-assessment to be carried out either by a paid consultant (through a state grant, hopefully) or else by county and library personnel. We developed a list of questions for the assessment to answer, especially in light of the projected population growth in certain areas (Chatham Park) and the completion of the new CCCC health sciences campus on US 15-501 near Briar Chapel.

Also at these meetings, we heard about county-wide library developments from Linda Clarke and other staff members and offered our advice. Some major developments include conducting an extensive outreach service beyond the library walls, testing the Chatham PASS system so students can check out books with their school IDs, coordinating a program on opioid abuse held at each of the three libraries, and convincing Siler City to replace the leaking roof on the Wren Library.

BARRIERS & CHALLENGES - Identify any barriers or challenges that make it difficult for the committee to achieve goals or objectives. Limit to the space provided below.

RECOMMENDED CHANGES: Please list any recommendations to the Board of Commissioners related to the changes in the advisory committee's membership, mission, goals, objectives or other related issues.

OTHER INFORMATION: Provide any other information or observations that the Board of Commissioners should know about. Provide in the space below.

2018-2019 Members:

Davenport "Dav" Robertson, Chair

Rhoda L. Berkowitz

Don Knowles

Jeanne Marie Patterson

Patricia Wall Poe

Patty Walters

Karen Howard, County Commissioner Liaison

Linda Clarke, County Library



Chatham County, NC

Text File

File Number: 19-3302

Agenda Date: 11/18/2019

Version: 2

Status: Work Session

In Control: Cooperative Extension

File Type: Agenda Item

Sustainable Agriculture Program Highlights & Prospects

Sustainable Agriculture Program Highlights & Prospects

Debbie Roos

Agriculture Agent

North Carolina Cooperative Extension

Chatham County Center

My Program Areas

- Small farms/sustainable ag/commercial vegetable, fruit, herb, cut flower production
- Alternative ag enterprises
- Beekeeping
- Pollinator conservation
- Forestry & wildlife

Sustainable Agriculture Program Goals

1. To improve the economic development of diversified farms
2. To enhance environmental quality by promoting sustainable agricultural practices
3. To help small farmers diversify into new enterprises and new markets
4. To help farmers meet the growing demand for locally grown agricultural products
5. To improve agricultural literacy by increasing awareness, appreciation, and support of local farms
6. To increase habitat to support pollinators important to our food system and natural areas

These goals are all aligned with the Chatham County Comprehensive Plan!

- Done in partnership with the Chatham County Beekeepers' Association
- 8-week school with 75 students
- ~30 hours of lecture and hands-on training
 - biology & life cycle of the honey bee; starting a new hive; equipment assembly; hive management; bee forage; pest & disease management
- 100% of participants rated the quality of the School as outstanding or excellent
- 100% of participants said they acquired skills and knowledge to make them a better beekeeper



Enhancing Sustainability Workshops

- 14 workshops for 835 farmers, gardeners, and forest landowners



Forestry Pest Management Workshop



Produce Safety Farmer Workshop

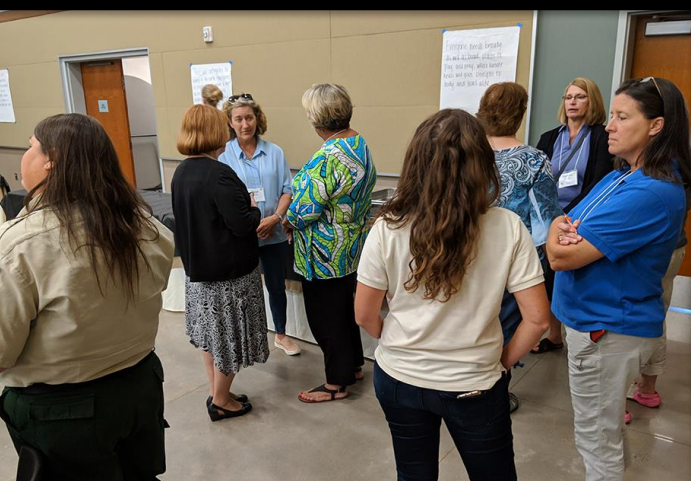
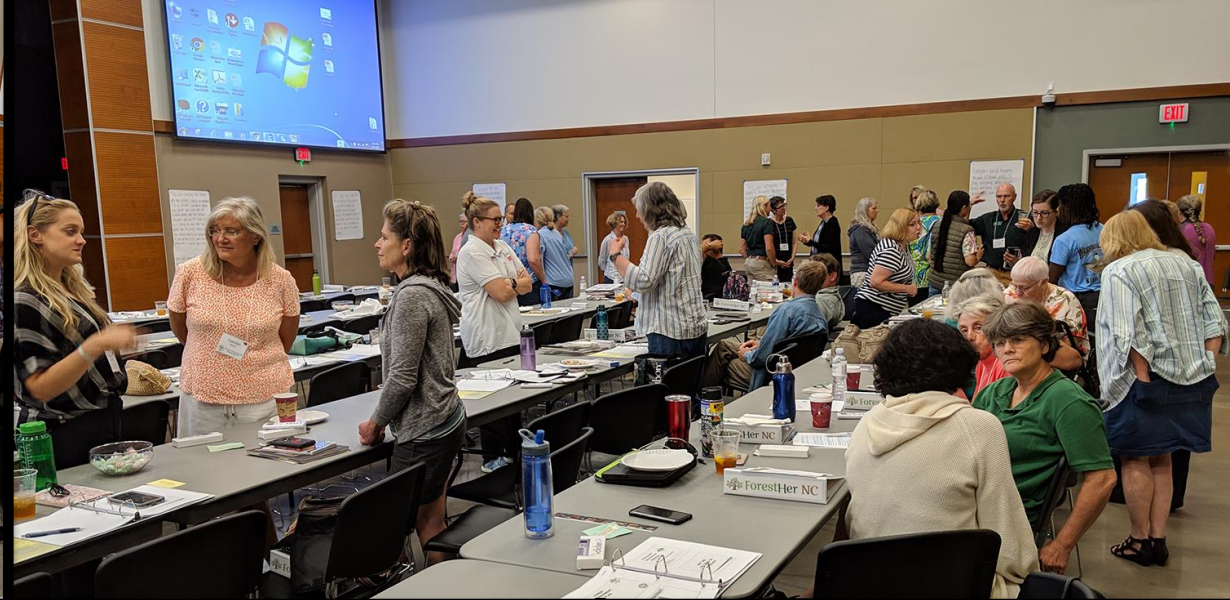
Industrial Hemp Workshop

- Attracted ~300 participants and 13 exhibitors from 44 counties and five states
- 97% of participants said they had a better understanding of hemp production and regulations as a result of the workshop
- 95% of participants said that what they learned in the workshop would help them be better hemp farmers



2019 ForestHer Workshop Series

- I'm part of a team conducting this workshop series for women forest landowners around the state in the piedmont, coastal plain, and mountains
- Partners: NC Cooperative Extension, NC Tree Farm Program, NC Forest Service, NC Wildlife Resources Commission, NC Audubon, U.S. Forest Service, Sustainable Forestry & Land Retention Project
- Chatham County Cooperative Extension is hosting all the piedmont workshops
- We did two workshops in 2019, in August and November, for about 200 participants from around the region



2019 BEES Academy

- Advanced beekeeping training done in partnership with NC State University
- 2 day training in September for 100 beekeepers from across the piedmont
- Included lecture and hands-on training



Pollinator Conservation Programs

www.carolinapollinatorgarden.org

- Expanded the **Pollinator Paradise Demonstration Garden** at Chatham Mills
- Conducted **eight** all day workshops for participants from 30 counties
- 97% of participants said they felt prepared to design their own pollinator garden as a result of the workshop
- Conducted 35 garden tours for local farmers, gardeners, Master Gardener Volunteers, and beekeepers; many groups came from outside the county



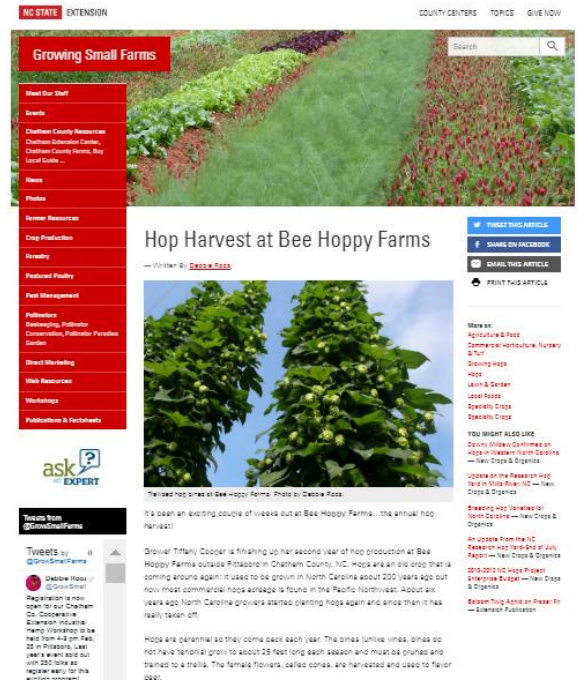
Other Presentations

- NC State University Advanced Agroecology Class
- Franklin County Women in the Woods
- Randolph County Beekeepers
- Cullowhee Native Plant Conference
- NC Pollinator Conservation Alliance Field Day in Raleigh
- Birds, Bees, and Butterflies Master Gardener Symposium in Smithfield
- Cumberland County Master Gardeners
- 5 County Beekeepers in Zebulon

Growing Small Farms Website

www.growingsmallfarms.org

- Created in 2002 to educate farmers and consumers about sustainable agriculture and our local food system
- The website grew to 600 pages and averaged ~**19,000 visits per month** in 2019





GSF Website: Ag Literacy

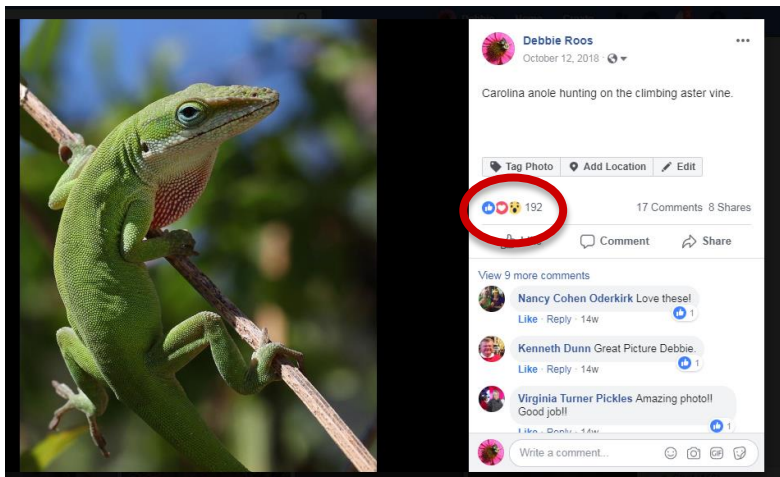




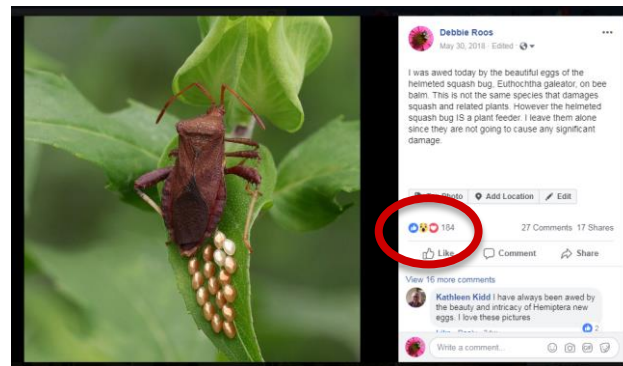
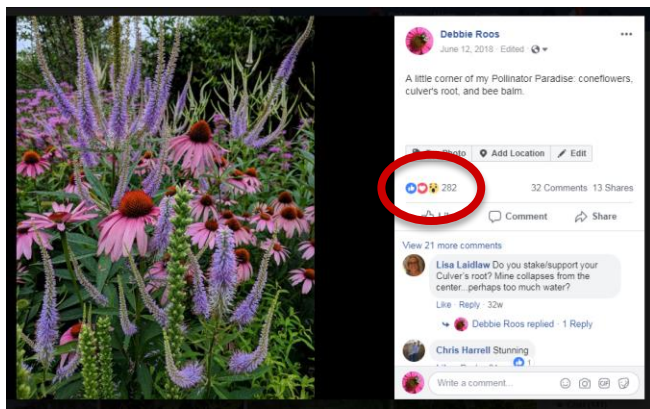
GSF Website: Ag Literacy



Social Media for Ag Literacy



- Facebook
- Instagram
- Twitter



Social Media for Ag Literacy

10:52 • LTE • 43%

Debbie Roos is with Stephanie Fay at Pittsboro Farmers' Market.
Oct 17 at 1:23 PM • Pittsboro, North Carolina •

What a beautiful day to visit the **Pittsboro Farmers' Market!** The market is open **TODAY** from 3-6 pm at Main Street Station just east of the traffic circle and next to Walgreens. Here's a few pics from my visit last week!



4 Shares

Like Comment Share

10:50 • LTE • 44%

Debbie Roos added 12 new photos – with Anita Renee Kennedy.
Oct 22 at 7:33 PM •

I did a visit to Larkin Hills Farm in Silk Hope this morning to consult on small fruit production. Farmer Anita Kennedy raises goats and ducks and hopes to soon grow small fruits. We did the visit in a light rain so the goats were hanging out in the barn with the livestock guardian dogs!



4 Shares

Like Comment Share

10:51 • LTE • 44%

Album October Flower Harvest at Perry-winkle Farm

Debbie Roos added 7 new photos – with Tajj Cotten.
Oct 20 at 9:58 PM •

Many types of vegetables and cut flowers are grown at Perry-winkle Farm in northern Chatham County near Chapel Hill. These veggies and flowers are sold at the Fearington Farmers' Market and the Carrboro Farmers' Market.



4 Shares

Like Comment Share

11:10 • LTE • 40%

Debbie Roos
Oct 10 at 1:37 PM •

Every year **Chatham County Cooperative Extension** organizes an all day farm tour for the Chamber of Commerce's Leadership Chatham training. The idea is to teach these folks about all the different types of agriculture in the county, from small-scale diversified organic farms to livestock to nurseries. The first stop this morning was to **Granite Springs Farm** where farmer **Meredith Leight** talked about her diversified year-round production and marketing. They were enthralled and had lots of great questions!



1 Comment

Like Comment Share

Boards & Committees: State & Local Partnerships

- NC Pollinator Conservation Alliance
- NCSU Climate Office Advisory Committee
- Chatham Conservation Partnership Steering Committee
- Chatham Community Food Council
- CCCS Sustainable Farming Program Advisory Committee
- ForestHer Committee



CCP Wild Mushroom Meeting

2019 Awards

- Governor's Conservation Achievement Award: Wildlife Conservationist of the Year – North Carolina Wildlife Federation
- Extension Agent of the Year – North Carolina State Beekeepers' Association



2020 Preliminary Program Plans

- Workshops:
 - Small Fruit Production
 - Weather & Climate Change
 - Industrial Hemp Fiber Production
 - NC Farm Link
 - Pollinators
 - ForestHer & other forestry topics
 - Crop Pest Management
- Educational Videos: Pollinators and Local Farms
- Continue Engaging through Website & Social Media

Questions?





Chatham County, NC

Text File

File Number: 19-3310

Agenda Date: 11/18/2019

Version: 1

Status: Work Session

In Control: Board of Commissioners

File Type: Agenda Item

Receive request from Main Street Pittsboro for funding for a Pittsboro-Chatham County Visitors Center in downtown Pittsboro.

Chatham County Welcome Center

A Collaborative Project Presented by Main Street Pittsboro

Main Street Pittsboro Recognizes

- ▶ Chatham County is one of the State's fastest growing counties
- ▶ Increasing numbers of new visitors and residents are curious to know more about Chatham County and Pittsboro
- ▶ Cross promotion of towns, attractions and businesses throughout the county will strengthen the attraction of visitors to Pittsboro and all of Chatham County.
- ▶ There is no central, convenient location to stop, ask questions, collect information and promote

We Further Recognize

In 2018, Chatham County saw \$36.89 million in visitor spending

This spending translated into \$680,000.00 in tax revenue

It is beneficial to the County and its taxpayers, businesses and organizations to increase these numbers

Therefore,
Main Street Pittsboro is proposing to lease and
convert a vacant downtown Pittsboro
storefront to become the
Chatham County Welcome Center.



Location

Within the County Seat
37 Hillsboro St, Pittsboro

Located on the Courthouse Circle

- ▶ Highly visible and easily accessible
- ▶ 15,000 vehicles pass by per day
- ▶ Thousands of people attend area events just outside its doors



Office Space

The center will have office space for 3 collaborating organizations with the shared goals of economic vitality through tourism and attracting, informing and directing visitors and residents to businesses, attractions and events.

We are seeking strategic collaboration

Main Street Pittsboro

Chatham Chamber of Commerce

Chatham County



It is our endeavor to create a center which

- ▶ Communicates through its design, the character of Chatham County
- ▶ Provides a welcoming and comfortable space for visitors
- ▶ Provides Interaction with trained staff as well as a self-serve kiosk



Napa Valley Visitors Center



Roanoke Rapids Visitors Center

It is our endeavor to create a center which

- ▶ Provides an interactive experience through online tours and photo-op murals



Angel Wings Mural
Nashville, Tn.

Public Support

This project has financial and public support from numerous organizations which include (but are not limited to):

- The Town of Pittsboro
- Pittsboro Business Association
- Chatham Economic Development Corporation
- Chatham Park Investors
- MOSAIC – Lee-Moore Development
- The Pittsboro Roadhouse
- Pittsboro ABC Board
- SOCO
- The Beverage District
- The Abundance Foundation

This is a promising project with the potential to build upon the work of the Pittsboro-Siler City Convention & Visitors Bureau, the Chatham Chamber of Commerce and Main Street Pittsboro. We hope that you will vote to collaborate with us.



Increasing Chatham County Economic Vitality through Strategic Collaboration

Subject: Increasing Chatham County Economic Vitality through Strategic Collaboration

Need: Chatham County is one of the State's fastest growing counties, and Pittsboro is on track to become one of the State's fastest growing towns. Chatham County's two mega-sites and Pittsboro's Chatham Park development continue to attract great interest. Chatham Park's MOSAIC commercial development, new housing, Thales Academy, additional offices and industry are quickly transforming our area from a rural County to one representing the best of new and old. Increasing numbers of new visitors and residents are curious to know more about Chatham County and Pittsboro, and what they have to offer. Presently, there is no central, convenient location for these people to stop, ask questions, collect information, and plan their day(s) touring and experiencing the ever-expanding options available in Pittsboro and Chatham County.

Idea: Main Street Pittsboro is proposing to address this need by leasing and converting a vacant downtown Pittsboro storefront to become the "**Chatham County and Pittsboro Welcome Center.**" This storefront would offer a centrally located, visible presence accessible to residents and visitors alike to provide information on businesses, restaurants, the arts, entertainment, parks, attractions, and general things to see and do in Chatham County. To maximize impact, we are seeking strategic collaboration, funding, and staffing from three key stakeholder groups:

1. Main Street Pittsboro, Inc.,
2. Chatham Chamber of Commerce,
3. Chatham County.

Main Street Pittsboro, Inc. is a 501(c)(3) non-profit affiliated with the NC Department of Commerce's NC Main Street & Rural Planning Center which works to stimulate economic development within the context of historic preservation. Main Street Pittsboro (MSPBO) seeks to cultivate Pittsboro's vibrant and authentic downtown, grow and sustain a high level of economic vitality, and nurture our uniqueness while preserving our historic character.

MSPBO endeavors to do so through advocacy, promotion, education and celebration. Part of our goal is to create a destination location for tourism. While Pittsboro is our main area of focus, we are aware of and understand the benefits of thinking more broadly. Through cross promotion of towns, attractions and businesses throughout the county, we believe we will not only strengthen the attraction of visitors to Pittsboro but to all of Chatham County.

Main Street Pittsboro has identified 37 Hillsboro Street, Pittsboro as an appropriate location for such a center. Its position on the courthouse circle, which, according to NCDOT figures, sees more than 15,000 vehicles a day pass by, would provide the high visibility a successful welcome center requires. In addition to its vehicular visibility, this location sees, just outside its doors, thousands of people attending area events such as PBA First Sundays, Summer Fest, Pepper Fest, the Holly Days Tree Lighting, the Pittsboro Holiday Parade, and Main Street's Local on Main community farm to table dining. These events offer excellent opportunities to cross promote other Chatham County towns and their activities and businesses. Collaborating organizations, if located within the 3 offices which this building offers, would benefit from this high level of exposure and ease of public access to their organizations.

In an effort to realize our mission of enhancing visitor services and economic vitality in Pittsboro and Chatham County, it is our endeavor to create a center which:

- Communicates through its design the character of Chatham County
- Provides a welcoming and comfortable space for visitors, residents and small groups to collect information on countywide businesses, attraction and events
- Provides self-serve kiosks
- Provides paid, trained staff to assure the accuracy and quality of information
- Provides volunteers to meet and greet visitors as a way to engage the community
- Provides office space for organizations with the shared goals of economic vitality through tourism and attracting, informing and directing visitors and residents to businesses, attractions and events.

In addition to these goals, we desire to create a space that goes beyond a place to gather information. Main Street Pittsboro recognizes that people are interested in more than just meeting a need or desire; eating a meal, buying a product or gathering information. They want a shared experience. Therefore, our plan is to establish a space in which visitors and residents could experience:

- Indoor and outdoor space to relax and recharge
- Interaction and engagement with staff and volunteers
- Virtual tours
- Photo-op murals

Our ask of the County is to share in the funding of upfitting the center to make it ready for initial occupancy. A detailed financial analysis of investor contributions as well as startup and operational costs is provided as an attachment to this proposal.

Benefits: Strategic collaboration between these three organizations with the shared goal of economic vitality through increased tourism and promotion can strengthen and enhance the work of each organization. A highly visible welcome center would be the appropriate space for such collaboration, providing visitors and residents with information on County and Pittsboro attractions, businesses and events, thereby furthering shared goals.

Pittsboro is situated in the heart of Chatham County. It is the county seat and home to Chatham County's Government Complex. A Welcome Center located here would enable

Chatham County and the Pittsboro-Siler City Convention & Visitors Bureau (CVB) to create a visible, centrally located presence for its current literature & information and would complement the current CVB operation located in the Performance Building on East St.

A welcome center would enhance the good work of Neha Shah. According to The Economic Impact of Travel on North Carolina Counties prepared for Visit North Carolina by the U.S. Travel Association, in 2018, Chatham County saw \$36.89 million in visitors spending. This translated into \$680,000.00 in tax revenue. This revenue will increase even more with the addition of Pittsboro's first hotel to be built in MOSAIC over the next two years. Visitors and travelers brought to the area through the CVB would have an easily locatable space in which to gather more information on shopping, dining and other activities throughout Chatham, lengthening time and dollars spent in our County. More time and dollars spent generates more tax revenue.

The Town of Pittsboro gains a new downtown tenant for a vacant building. The building owner is willing to invest \$5,000 to utilize the Main Street façade grant program to return the exterior of the building to the original brick which lies behind the current T-111 exterior siding. This would integrate the building's appearance with other downtown properties.

Pittsboro is home to numerous diverse small businesses, fine restaurants, artists' workshops, unique retail establishments, and a variety of locally owned shops full of art, crafts, gifts, and antiques. MSPBO, already working closely with the Town of Pittsboro, would now have a physical base of operations to continue its efforts to improve and market downtown Pittsboro, partner with key stakeholder groups, conduct key events such as the recent Local on Main dinner, support downtown merchants, work to make downtown Pittsboro more economically viable, and satisfy NC Main Street program requirements for MSPBO staffing as Pittsboro continues to grow.

The Chatham County Comprehensive Land Use Plan recommends "Reinforce Towns as Residential and Commercial Centers of the County." Adding a staffed welcome center enables strategic collaboration between Chatham County, the Chatham County Chamber of Commerce, and the Main Street Pittsboro organizations to implement this recommendation. The Chatham County Economic Development Corporation (aka EDC) is the lead economic development agency for Chatham County and is responsible for business recruitment, retention, expansion, and entrepreneurship for Chatham County. Partnering between MSPBO and the EDC makes sense to fulfill the economic development focus in downtown Pittsboro and has already begun with joint support for EG-Gilero, a medical device equipment manufacturer planning to operate in the old Biolex facility in downtown.

Chatham County is one of the fastest growing counties in the state. Both Pittsboro and Chatham County are experiencing significant change as expansion from the Triangle region spreads west and Chatham Park development takes hold. Chatham Park is interested in seeing downtown Pittsboro and the surrounding areas thrive economically. Chatham Park has been a strong supporter of MSPBO, having funded the initial Downtown Vision Plan and continues to sponsor MSPBO events like Local on Main as well as other downtown events like Summerfest and Holly Days. Chatham Park and MOSAIC also support the idea of a local trolley to connect Chatham Park with downtown Pittsboro. This location is perfect as a

trolley stop with space to pass through directly in front of the building without disrupting traffic on Hillsboro Street. Chatham Park recognizes that having a strong and vibrant downtown will only enhance the value of Chatham Park as it continues to develop.

Evidence: Main Street Pittsboro has already secured financial and public support from numerous organizations which include (but are not limited to):

- The Town of Pittsboro
- Pittsboro Business Association
- Chatham Economic Development Corporation
- Chatham Park Investors
- MOSAIC – Lee-Moore Development
- The Pittsboro Roadhouse
- Pittsboro ABC Board
- Paula Stafford
- The Beverage District
- The Abundance Foundation

Conclusion: Chatham County's support for this initiative can cement a logical and powerful collaboration amongst three strategic organizations committed to increasing the economic vitality of Chatham County for the benefit of all its citizens and visitors. A Welcome Center supported by these organizations can bring tremendous value to Pittsboro and Chatham County, as well as increase visibility and exposure for each of the stakeholder groups. It behooves the stakeholders to seize this opportunity in partnership with MSPBO to drive collective impact for Chatham County.

Next Step: We humbly request your vote of approval to fund this effort as detailed in the financial analysis.

We are very excited at the potential this project provides. It is our hope that you also see the promise of such a collaboration.

Thank you for your consideration,
Maria Parker-Lewis
President, Main Street Pittsboro



Welcome Center

37 Hillsboro Street

11/4/2019

Concept Budget Expenditure: FY 2019-2020

Upfit and Façade Complete February 28; Occupancy begins March 1

Monthly Occupancy Expense

Rent	\$	1,650.00 /mo	
Taxes	\$	190.00 /mo	
Commercial General Insurance	\$	100.00 /mo	
Contents Insurance	\$	35.00 /mo	
On Site destination/marketing Printing	\$	450.00 /mo	
Utilities	\$	450.00 /mo	
Utility Maintenance	\$	25.00 /mo	
Interior Maintenance	\$	150.00 /mo	
Grounds Maintenance	\$	100.00 /mo	
	\$	<u>3,150.00 /mo</u>	\$ 12,600.00 /yr

Employment Expense

Employee 1	\$	2,025.00 /mo	
Employee 2	\$	- /mo	
Employee 3	\$	- /mo	
Employee 4	\$	- /mo	
	\$	<u>2,025.00 /mo</u>	\$ 8,100.00 /yr

Upfit Capital Expense

Option Payment	\$	-	
Option Extension Payment	\$	3,200.00	
Upfit Design/Permitting	\$	4,000.00	
Upfit	\$	20,000.00	
Furniture	\$	8,000.00	
Fixtures	\$	1,000.00	
Equipment	\$	8,000.00	
Utility Account Deposit	\$	500.00	
Parking Lot	\$	-	
Signage	\$	2,800.00	
	\$	<u>47,500.00</u>	\$ 47,500.00

Exterior Capital Expense

Facade Grant Match		\$ 5,000.00
Sub-Total	\$	<u>73,200.00</u>
Contingency	\$	5,250.00
Grand Total	\$	<u>78,450.00</u>



Welcome Center

37 Hillsboro Street

Concept Budget Revenue: FY 2019-2020

11/4/2019

Investor	Value	% of Total
MS PBO	\$ 23,035.00	29.36%
Chatham County	\$ 16,000.00	20.40%
ABC Board Earmark	\$ 8,000.00	10.20%
Second Tenant	\$ 5,415.00	6.90%
Third Tenant	\$ -	0.00%
Local Restaurants	\$ 2,000.00	2.55%
Beverage District	\$ 2,000.00	2.55%
Paula Stafford	\$ 2,000.00	2.55%
Lee-Moore Capital Co	\$ 10,000.00	12.75%
Chatham Park	\$ 10,000.00	12.75%
Total	\$ 78,450.00	100.00%

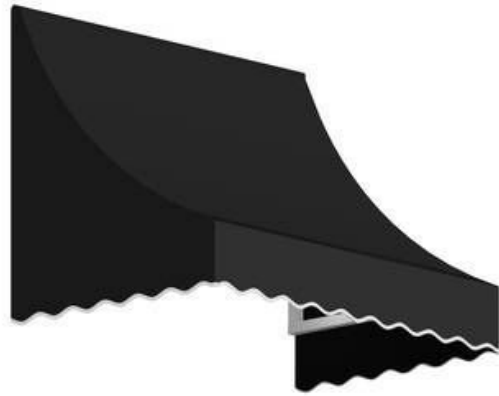


**37 Hillsboro Street
Pittsboro NC
27312**

August 7,2019

Take facade off & keep Brick

Add black awnings



Inspiration

Change facade Metal roof over existing



Paint building inspiration





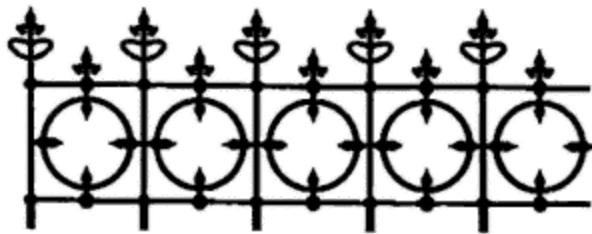
Exterior



Trim

Lakeland Patio Square Planter

Add architectural height & charm



THE GRAMERCY

The Gramercy Finial

3/16" Material Only

Height: 35"

Width: 11.1"

Item No. 384FSA

Price Each: \$111.00

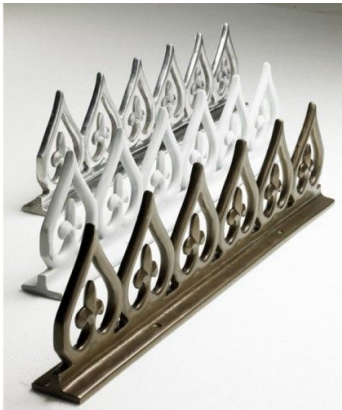
Style No. 384NC Architectural Iron Company
104 Ironwood Court
Milford, PA 18337-0126

Web Home Page: <http://www.architecturaliron.com>

Toll Free: 800-442-IRON/4766

Fax: 570-296-IRON/4766

E-mail: sales@architecturaliron.com



Aluminium Spaded Fleur Cresting (590mm)

Normal Price: £26.99

Special Price: £21.59 sales@blackcountrymetalworks.co.uk

Product Code: CP503

Add Lighting

Clio Outdoor Barn Light wayfair.com **\$67.21**



11.5 H x 12 W x 12 D

Add Nature



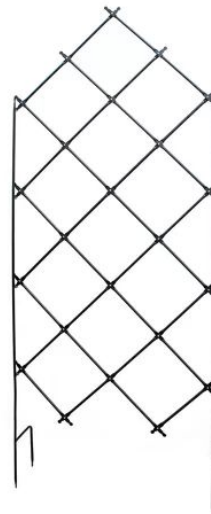
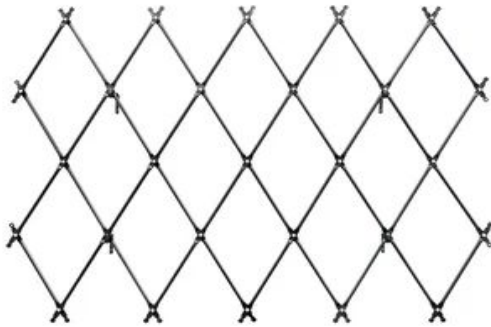
Lakeland Patio Square Planter
Target.com 20 x 20 \$86.99

Add seating



SKU: ACOT9282 Wayfair.com \$114.74

Ismenia Checkered Outdoor Cast Aluminum Patio Garden Bench



Interior

Change flooring



Item # 895539 Model # G3606401

**Armstrong Flooring Pickwick Landing III 12-ft W x
Cut-to-Length Light Walnut Wood Look Low-Gloss Finish Sheet
Vinyl \$1.19 / Sq. Ft. Purchase Price: \$14.28 / Linear Ft.**



Internet #300461649 Model # I96713L Store SKU #1002849568 Store SO SKU #100214524 LifeProof home depot.com
Trail Oak 8.7 in. x 47.6 in. Luxury Vinyl Plank Flooring (20.06 sq. ft. / case)
\$2.99 /sq. Ft. \$59.97 /case





Paint
inspiration



BM

Walls Steam AF-15

Ceiling night mist-1569

ADD wood trim



Trim color



Conference room Wall partition



County Scape



office glass forested with each Logo

Conference room lighting



3x

SKU: W000238743 Clío 1-Light Outdoor Pendant \$104.99



Large table



More work space



Visitor center



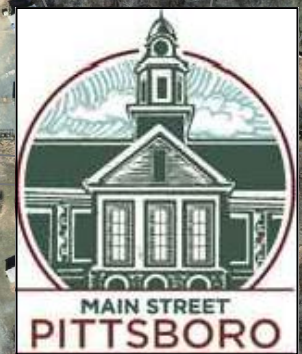
**New Pittsboro
Town Hall site**

Building Location

**New Chatham
County Government
Center Campus**

Welcome Center

**A collaboration of:
Main Street Pittsboro and
the Chatham Chamber of Commerce**





Site Parking

Building Location

Public Parking

Public Parking

Public Parking

Public Parking

Welcome Center

A collaboration of:
Main Street Pittsboro and
the Chatham Chamber of Commerce



Welcome Center

Street View

Facade Grant to remove siding and faux roof to expose original brick

Similar awnings to be installed above existing Welcome Center windows



Google Earth

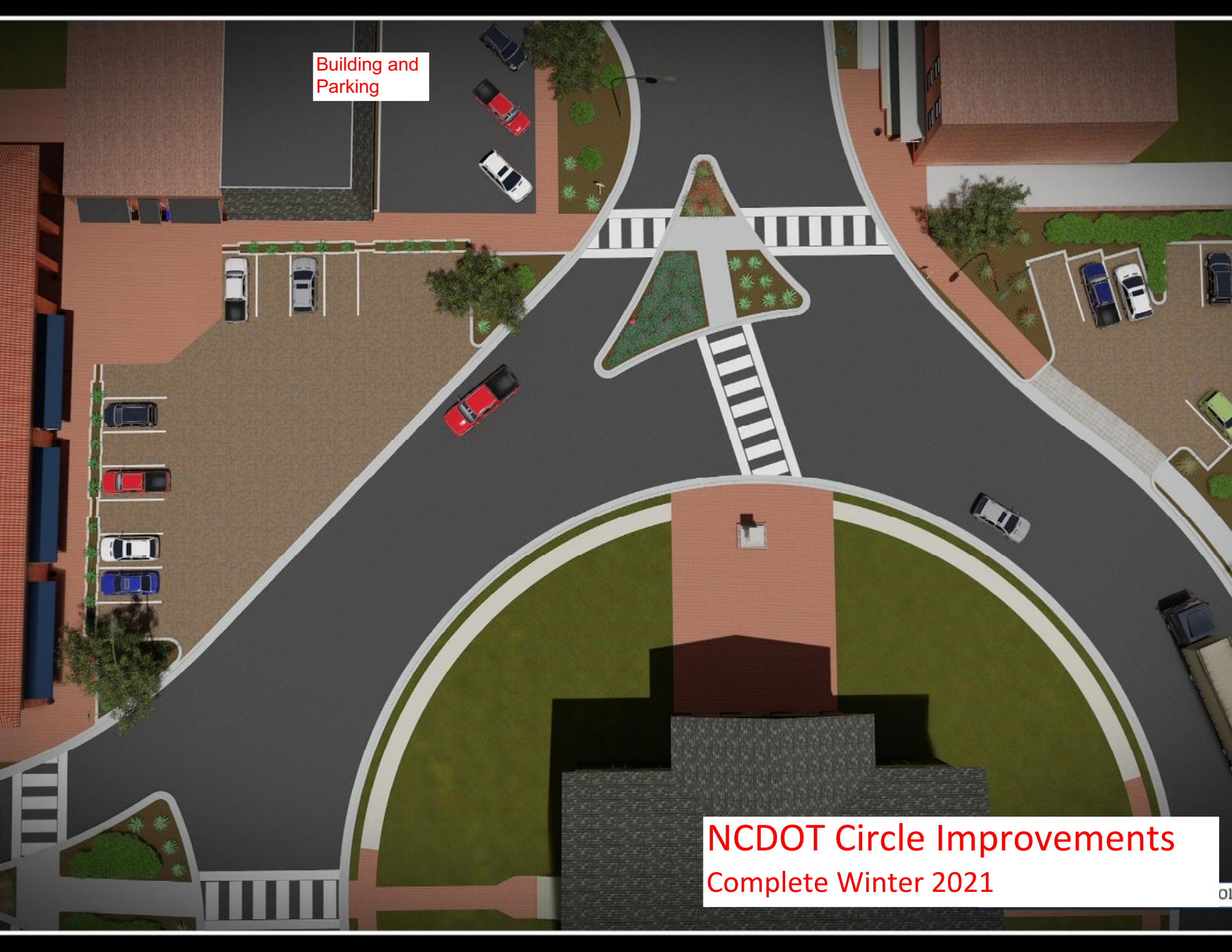
© 2018 Google

© 2019 Google

6.52 ft



Building and
Parking



NCDOT Circle Improvements
Complete Winter 2021



Building

OVM FINANCIAL

NCDOT Circle Improvements
Complete Winter 2021

A RESOLUTION IN FAVOR OF MAIN STREET PITTSBORO ESTABLISHING A WELCOME CENTER AT 37 HILLSBORO STREET IN DOWNTOWN PITTSBORO

Whereas, the Town of Pittsboro is a member of the "Main Street Program" which is administered by the North Carolina Department of Commerce; and

Whereas, the Town of Pittsboro has established a Main Street District with a zoning overlay and a map indicating the properties within the district; and

Whereas, the Town of Pittsboro endorsed a Downtown Vision Plan on June 14, 2014; and

Whereas, the Town of Pittsboro has determined that the economic vitality and unique qualities of historic downtown Pittsboro are important to preserve, revitalize and enhance; and

Whereas, the Town of Pittsboro works through the local non-profit, "Main Street Pittsboro", whose mission through "Main Street America" supports a commitment to creating high-quality places and stronger communities through preservation based economic development; and

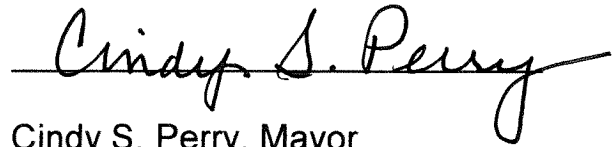
Whereas, public spaces are valuable and important within the Town and especially the Main Street District;

Now, therefore be it resolved that the Town of Pittsboro supports efforts by Main Street Pittsboro to lease 37 Hillsboro Street, improve said property, and utilize the property as a space for a Pittsboro/Chatham County welcome center with potential partners and users of the space including, but not limited to, Chatham Chamber of Commerce, the Pittsboro Business Association, Pittsboro-Siler City Convention and Visitors Bureau and similar organizations.

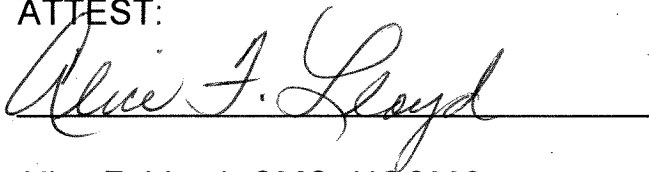
Furthermore, be it resolved, that the Town of Pittsboro supports efforts by Main Street Pittsboro to secure short term and long term funding support

for the "Welcome Center" from public and private sources including, but not limited to, Chatham County.

Adopted this the 28th day of October, 2019


Cindy S. Perry, Mayor

ATTEST:


Alice F. Lloyd, CMC, NCCMC

Alice F. Lloyd, CMC, NCCMC

Town Clerk



North Carolina General Assembly
Senate

SENATOR VALERIE P. FOUSHEE
23RD DISTRICT

OFFICE: 517 LEGISLATIVE OFFICE BUILDING
300 N. SALISBURY STREET
RALEIGH, NC 27603-5925
PHONE: (919) 733-5804
FAX: (919) 754-3268



COMMITTEES:

APPROPRIATIONS/JUSTICE AND PUBLIC SAFETY
COMMERCE AND INSURANCE
EDUCATION/HIGHER EDUCATION
HEALTHCARE
STATE AND LOCAL GOVERNMENT

JOINT OVERSIGHT LEGISLATIVE COMMITTEES
GENERAL GOVERNMENT
HEALTH AND HUMAN SERVICES
LOCAL GOVERNMENT
PROGRAM EVALUATION

November 7, 2019

Chatham County Board of Commissioners
12 East Street
Pittsboro, NC 27312

Dear Commissioners:

I submit this letter in total support of Main Street Pittsboro's efforts to lease 37 Hillsboro Street for a Pittsboro/Chatham County Welcome Center. The proposed renovations of this site coupled with the establishment of the Pittsboro/Chatham County Welcome Center align with the Town of Pittsboro's commitment to the enhancement of its economic vitality and the preservation of its historic downtown.

The Pittsboro/Chatham County Welcome Center could be a multifaceted service center for Pittsboro and Chatham County; i.e., serve as an information center regarding the Town and County, promote tourism, stimulate local economic growth/opportunities, etc. This is a great opportunity for the Town of Pittsboro and Chatham County.

Again, I support this effort wholeheartedly! The best of luck with this endeavor!

Sincerely,

Valerie P. Foushee



The Pittsboro Business Association
PO Box 107 Pittsboro, NC 27312
Downtown.pittsboro@gmail.com

October 30, 2019

Dear Chatham County Board of Commissioners,

The Pittsboro Business Association is committed to supporting and promoting a healthy economic climate in Pittsboro. Towards that end, in addition to promoting our members, the organization hosts several events throughout the year, bringing thousands of visitors to our downtown district.

While our focus is Pittsboro, we recognize the importance of working together and cross promoting other commercial centers and visitor attractions across Chatham County. An economically strong County contributes to the health and vibrancy of its individual communities and vice versa. A Welcome Center in the heart of Pittsboro, the County seat, would enable and facilitate these cross-promotional efforts. The proposed location on the courthouse circle provides a high level of visibility and would be easily accessible to the many attendees the PBA brings to our events.

Therefore, I am submitting this letter in support of Main Street Pittsboro's efforts to create a Welcome Center located at 37 Hillsboro Street.

On behalf of the Pittsboro Business Association,

A handwritten signature in black ink, appearing to read "Pam", written in a cursive style.

Pam Fulk
President

ML&M VENTURES

105 Old Legacy Lane, Chapel Hill, NC 27516

To whom it may concern:

My name is Travis Kososki and I am the owner of 37 Hillsboro (Old Capital Bank Building). I am writing to express my support for Main Street's plans for the Pittsboro Visitor Center.

I have seen the plans for the Visitor Center and believe it will be great addition to the town of Pittsboro. Given the central location of the building, 37 Hillsboro would serve as the hub to educate people about Pittsboro and Chatham County. Further, it could help to attract and facilitate new business development within the town and county.

I have agreed to help with building improvements of 37 Hillsboro to make the visitor center more welcoming, including a restoration of the original brick façade in order to make the property more cohesive with the look and feel of Pittsboro.

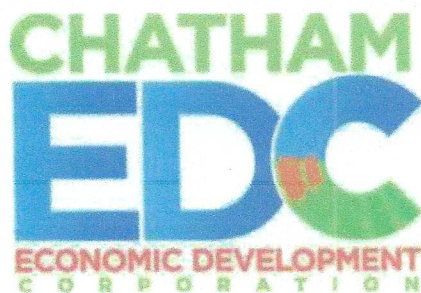
I believe that the Pittsboro Visitor Center can be a long-lasting landmark on Main Street that will help to promote the town and make it more welcoming to visitors.

If I can be of further assistance, please feel free to reach out to me anytime.

Best regards,



Travis



CHATHAM EDC RESOLUTION SUPPORTING MAIN STREET PITTSBORO

WHEREAS, the Chatham County Board of Commissioners adopted the Chatham County Comprehensive Land Use Plan (the "Plan") on November 20th 2017, including Economic Development as one of ten plan elements; and

WHEREAS, Chatham County Economic Development Corporation (the "EDC") is the lead economic development agency for Chatham County, North Carolina and is responsible for business recruitment, retention, expansion, and entrepreneurship for Chatham County; and

WHEREAS, the Plan's Economic Development element lists as its fifth recommendation, "Reinforce Towns as Residential and Commercial Centers of the County"; and

WHEREAS, the Town of Pittsboro (the "Town") in 2017 supported the formation of Main Street Pittsboro, Inc. ("Main Street Pittsboro"), a nonprofit North Carolina Main Street organization based on the Main Street model developed by the National Trust Main Street Center, as a method to support revitalization of neighborhood commercial districts; and

WHEREAS, Main Street Pittsboro and the Town desire to maintain an economically vital and vibrant town center for its residents, visitors and tourists and have created a special Downtown Overlay District ("Downtown District") for this purpose; and

WHEREAS, Main Street Pittsboro and the Town realize that a sustainable Downtown District economy contributes to the community's economic health; and

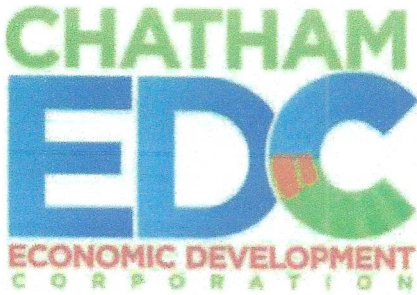
WHEREAS, Main Street Pittsboro and the Town recognize its Downtown District represents the unique history and culture of its community; and

WHEREAS, Main Street Pittsboro and the Town wish to maintain a livable, walkable Downtown District with opportunities to shop, work, live and discover recreational, cultural and heritage opportunities.

NOW, THEREFORE, the Chatham Economic Development Corporation Board of Directors adopts the following resolution:

1. The EDC supports the efforts of Main Street Pittsboro to enhance Pittsboro's Downtown District to be economically viable; and

[Continued on next page]



2. The EDC commits to work collaboratively with the Town and Main Street Pittsboro to create a successful downtown economic development program; and
3. The EDC will collaborate with Main Street Pittsboro to conduct its annual small business survey and share information on businesses comprising the Downtown District; and
4. The EDC president will update the Main Street Pittsboro board annually on EDC activity as it relates to the Main Street Pittsboro program.

Adopted, this the 4 day of November, 2019



Jeff Wilson, Chair

Chatham Economic Development Corporation Board of Directors

Eco CP Partners LLC

P.O. Drawer 9
Sanford, NC 27331

November 4, 2019

Mr. Mike Dasher, Chairman
Chatham County Board of Commissioners
12 East Street
Pittsboro, NC 27312

Dear Chair Dasher,

As the developers of Mosaic at Chatham Park, we fully support the vision of Main Street Pittsboro to create high-quality places and stronger communities through preservation-based economic development.

The Welcome Center planned for 37 Hillsboro Street is an important part of this vision. We agree that their plan to lease and improve this property as a visitor's center for Pittsboro/Chatham County will help promote the town and make it more welcoming to visitors, as well as help attract new business development to Pittsboro by sharing the many great attributes of this community.

We join other community members, business owners and the Town of Pittsboro in asking for your support of Main Street Pittsboro's efforts to bring their vision of a Welcome Center to reality in downtown Pittsboro.

Sincerely,



Kirk J. Bradley, Manager

CC: Chatham County Commissioners



490 WEST STREET – PITTSBORO, NC 27312 - 919-545-2333

November 03, 2019

Chatham County Commissioners

12 East St

Pittsboro, NC 27312

Dear Commissioners,

I am writing in support of the Visitor Center in Downtown Pittsboro. It would be a great location for all visitors and also for our local folks to learn what is happening Downtown and around Chatham County.

The events thus far have been well received with the Main Street Dinner and Pepperfest. Visitors are always drawn to Downtown and having the Welcome Center in a prime location will build excitement for upcoming events and for our local shop owners.

The Visitor Center would be a huge asset to Pittsboro.

Sincerely,

A handwritten signature in black ink that reads "Kris Howard".

Kris Howard

Broker/Owner

Chatham Homes Realty

khowardchatham@aol.com



www.abundancenc.org

Cultivating and celebrating resilient community

220 Lorax Lane #5 · Pittsboro, NC 27312 · 919-533-5181

October 22, 2019

Chatham County Board of Commissioners
12 East Street
Pittsboro, NC 27312

Dear Commissioners,

Abundance NC fully supports the vision of a Vistor Center in Downtown Pittsboro. It fits with Main Street's mission of boosting economic resiliency and diversity as well as supporting downtown Pittsboro and further out across the county. Investment in our local economy and the Main Street District is even more crucial as our small town becomes a city.

Our mission of community resilience includes a vibrant downtown full of diversity, commerce and an eclectic mix of art and entertainment.

Our recent PepperFest was a huge hit. Downtown is the perfect home for this event and the building was a big part of the success as we operated out of there for the weekend.

Thank you for your consideration,

Tami Schwerin
Executive Director
919-444-9300
tami.schwerin@gmail.com

The Abundance Foundation is a 501(c)3 nonprofit organization, Federal Tax ID# 20-4327530

local food • renewable energy • community



Chatham County, NC

Text File

File Number: 19-3313

Agenda Date: 11/18/2019

Version: 2

Status: Work Session

In Control: County Manager's Office

File Type: Agenda Item

Update on Collaborative Impact Teams

Action Requested: Receive Update on Collaborative Impact Teams

Introduction & Background:

Collaborative Impact Teams are the driving force for County Departments implementing the goals and strategies of Plan Chatham. For the last two years, departments have been working diligently to transform the foundational land use plan into a 3-5 year strategic plan that creates a path forward for their work and towards the first round of prioritized action items. This presentation is an update on that progress.

Discussion & Analysis:

The Collaborative Impact Teams are in the midst of the pre-season of budget. Heads Up were just submitted, and for the second half of 2019, teams took a new approach to discussing them in team settings, and also began solidifying their priorities and the implementation factors needed to reach their goals and objectives.

How does this relate to the Comprehensive Plan: It is the internal county department process of interpreting and implementing the Comprehensive Plan

Budgetary Impact:

N/A

Recommendation:

Receive the Presentation



Collaborative Impact Team Update

November 18, 2019

TABLE OF CONTENTS

01

Timeline
Overview

02

CITs & Preparing for
FY21

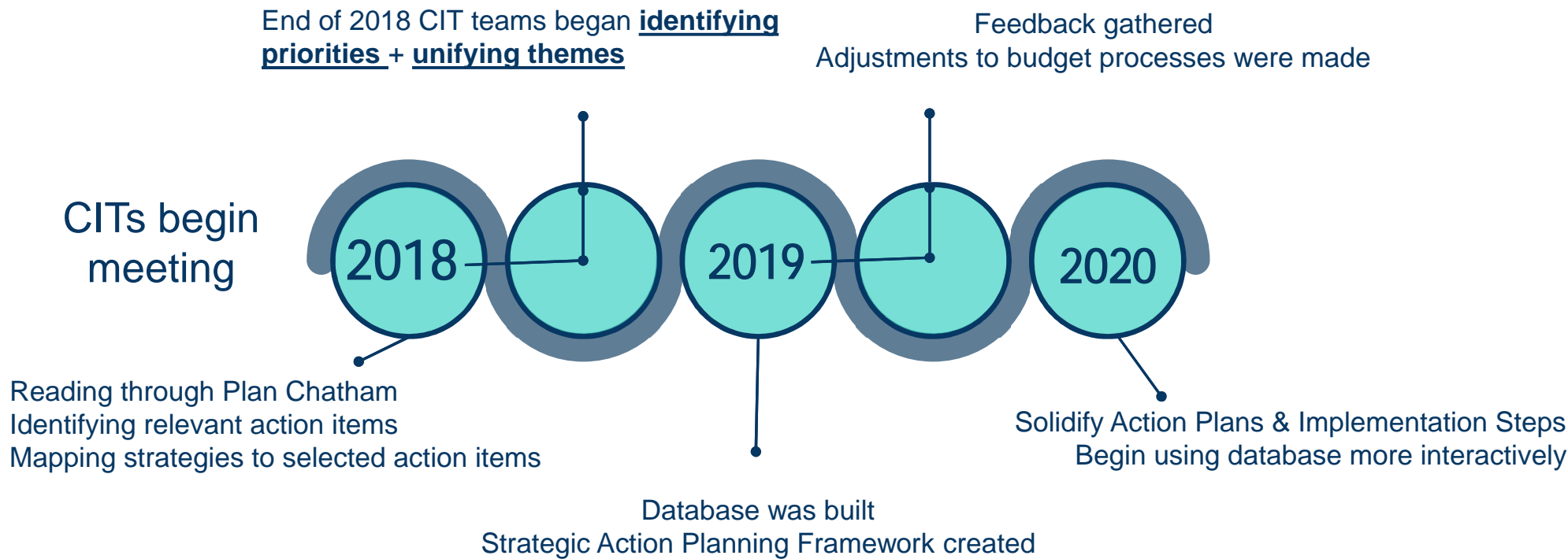
03

Strategic Plan

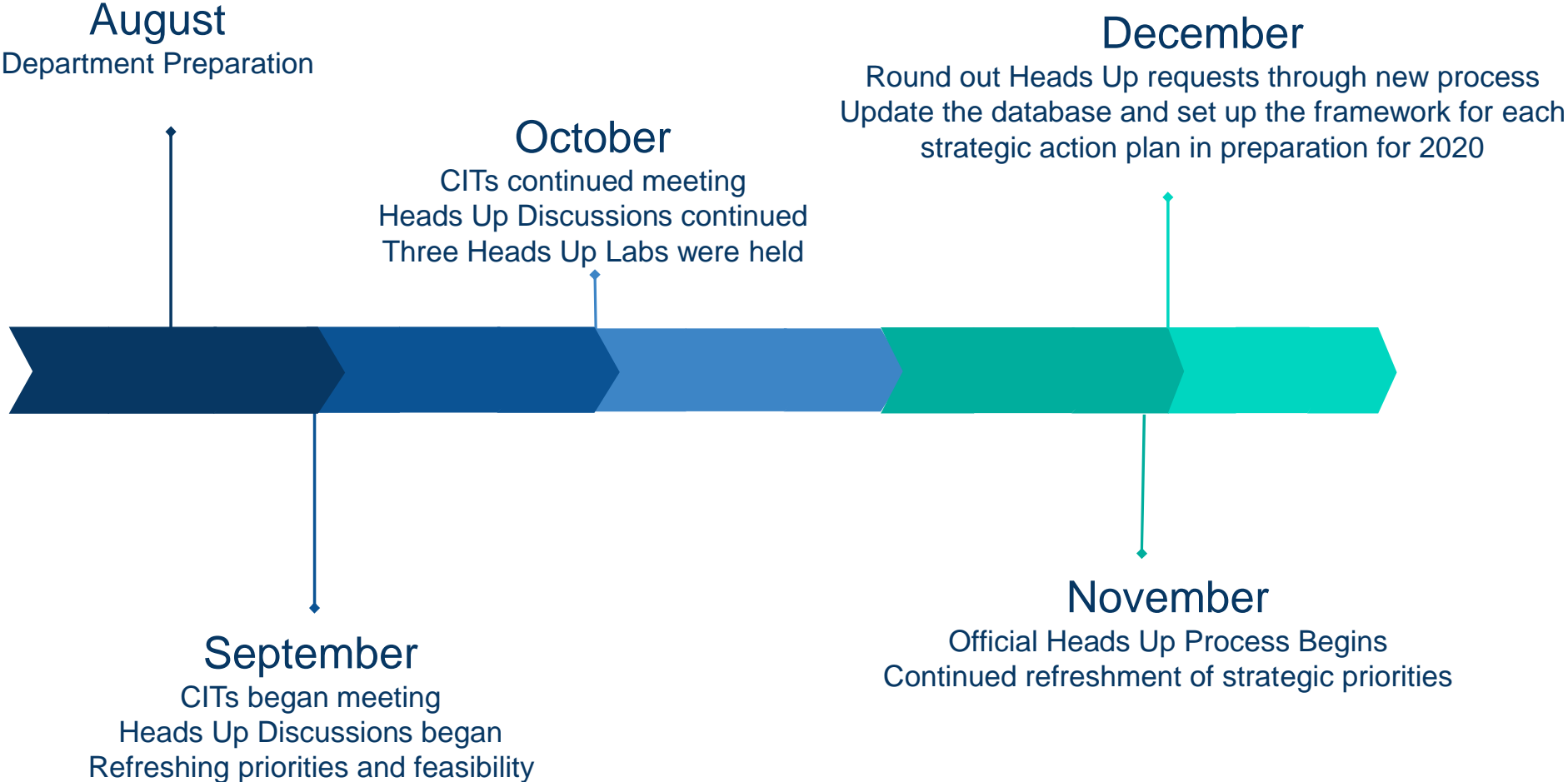
04

Things to look forward to

TIMELINE OVERVIEW & UPDATE



Preparing for FY21



Strategic Planning Process + Partnerships

Theme	Goal	3-5 years 2020-2023-2025					
	Action Item/Objective						
	Strategies	Lead	Partners	Internal Start Date	Target Completion Date	Metrics Data	What would this take (staffing, funding, technical assistance)


THINGS TO LOOK FORWARD TO



2020 Budget Retreat



Additional adjustments in policy and procedure



New and different ways to understand and value goals, creative ideas, and impending demand on our departments



Chatham County, NC

Text File

File Number: 19-3301

Agenda Date: 11/18/2019

Version: 2

Status: Approval of Agenda and
Consent Agenda

In Control: County Manager's Office

File Type: Resolution

Vote on a request to approve a resolution calling for a special referendum on the Article 46 local option sales tax.

Action Requested: Vote on a request to approve a resolution calling for a special referendum on the Article 46 local option sales tax.

Introduction & Background: The North Carolina General Assembly enacted the "One Quarter Cent (1/4) County Sales and Use Tax Act" in 2007 under Article 46 of Chapter 105 of the North Carolina General Statutes (Session Law 2007-323), which authorizes counties to levy a local sales and use tax. Under the legislation, counties seeking to levy the sales and use tax must conduct an advisory referendum in accordance with the provisions of the North Carolina General Statutes Section 163-287

Discussion & Analysis: The referendum will allow county voters to have direct input on the addition of this local option sales tax to Chatham County. Assuming passage of the referendum, the sales tax would generate an estimated additional \$1.6 million annually that the County would be able to use to fund additional programs, projects, or initiatives.

How does this relate to the Comprehensive Plan: Should the referendum pass, the additional funds generated by the local option sales tax will be used to further many of the goals outlined in the Comprehensive Plan.

Budgetary Impact: No immediate budgetary impact. Upon successful referendum and levying of Article 46 local option sales tax, estimated additional annual sales tax revenue of approximately \$1.6 million.

Recommendation: Vote to approve the resolution calling for a special referendum on the Article 46 local option sales tax.

**RESOLUTION CALLING FOR A MARCH 3, 2020 SPECIAL ADVISORY
REFERENDUM CONCERNING THE LEVY OF A ONE-QUARTER CENT (1/4)
COUNTY SALES AND USE TAX**

WHEREAS, the North Carolina General Assembly has enacted the "One Quarter Cent (1/4) County Sales and Use Tax Act," Article 46 of Chapter 105 of the North Carolina General Statutes (Session Law 2007-323), which authorizes counties to levy a local sales and use tax; and

WHEREAS, in order to levy the local sales and use tax, the County of Chatham must conduct an advisory referendum in accordance with the provisions of the North Carolina General Statutes Section 163-287;

NOW, THEREFORE, BE IT RESOLVED by the Chatham County Board of Commissioners that:

Section 1: In accordance with the North Carolina General Statutes, a special advisory referendum is hereby called to be held between the normal time the polls are open on Tuesday, March 3, 2020, at which there shall be submitted to the qualified voters of the County of Chatham the question set forth in Section 3 of this Resolution.

Section 2: The Chatham County Board of Elections shall conduct said Referendum.

Section 3: The ballot question shall be in the following form:

FOR AGAINST

Local sales and use tax at the rate of one-quarter percent (0.25%) in addition to all other State and local sales and use taxes.

Section 4: The Clerk to the Board of Commissioners is authorized and directed to transmit a certified copy of this Resolution to the Chatham County Board of Elections within three (3) days after the passage hereof.

Section 5: The Board of Elections shall publish legal notice of the special advisory referendum in accordance with North Carolina General Statutes Section 163-287.

Section 6: This Resolution shall take effect upon its passage.

ADOPTED this the 18th day of November, 2019.



Chatham County, NC

Text File

File Number: 19-3304

Agenda Date: 11/18/2019

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: County Manager's Office

File Type: Resolution

Vote on a request to approve a resolution stating the Board of Commissioners intended use of Article 46 local option sales tax funds upon a successful advisory referendum

Action Requested: Vote on a request to approve a resolution stating the Board of Commissioners intended use of Article 46 local option sales tax funds upon a successful advisory referendum.

Introduction & Background: The Chatham Board of Commissioners is calling for a referendum on instituting the Article 46 local option sales tax within Chatham County. While a stated use for the funds is not allowable on the ballot item by state statute, the Board of Commissioners is able to pass a resolution stating the intended use of the funds (assuming a successful referendum).

Discussion & Analysis: Current legislation does not allow for any statement of intended use of funds on the actual referendum ballot question; however the Board of Commissioners may pass a resolution stating the intended use of the Article 46 sales tax funds (assuming successful passage of the referendum). At the October 21, 2019 meeting, the Board of Commissioners instructed staff to prepare a resolution of stated/intended use for the following items/areas: Affordable Housing, Education, Parks and Recreation, and Agricultural Preservation and Enhancement.

How does this relate to the Comprehensive Plan: The Board of Commissioners intended uses of the Article 46 sales tax funds are all for items that will directly address goals of the Comprehensive Plan as well as the additional Board of Commissioner goals.

Budgetary Impact: There is no immediate budget impact. Upon successful passage of the Article 46 local option sales tax referendum (and subsequent levying of the tax by the Board of Commissioners), then there will be approximately an additional \$1.6 million per year to direct toward programs/projects that align with the Board's intended use of the funds.

Recommendation: Vote to approve the resolution stating the Board of Commissioners intended uses of Article 46 local option sales tax funds upon a successful advisory referendum.

RESOLUTION OF THE CHATHAM COUNTY BOARD OF COMMISSIONERS CONFIRMING THE INTENDED USE OF ADDITIONAL SALES TAX FUNDS IF THE VOTERS OF THE COUNTY APPROVE A ONE QUARTER CENT (1/4 cent) COUNTY SALES AND USE.

WHEREAS, the Chatham County Board of Commissioners has by resolution called for a March 3, 2020 special advisory referendum concerning the levy of a one quarter cent (1/4) county sales and use tax; and

WHEREAS, the Chatham County Board of Commissioners recognizes the need for revenue to support and enhance the County's efforts in the areas of: Affordable Housing, Education, Parks & Recreation, and Agricultural Preservation & Enhancement; and

WHEREAS, the levy of Article 46 one-quarter cent (1/4 cent) County sales and use tax would provide an incremental source of revenue to Chatham County in the amount of approximately \$1,600,000 annually;

NOW, BE IT THEREFORE RESOLVED by the Chatham County Board of Commissioners that:

The revenue from the Article 46 one-quarter cent (1/4) County sales and use tax will be used to support and enhance the County's efforts in the areas of: Affordable Housing, Education, Parks & Recreation, and Agricultural Preservation & Enhancement.

ADOPTED this the 18th day of November, 2019.



Chatham County, NC

Text File

File Number: 19-3298

Agenda Date: 11/18/2019

Version: 1

Status: Work Session

In Control: Planning

File Type: Agenda Item

A request by the Planning Department to schedule a Legislative Public Hearing for January 21, 2020 to consider an amendment to the Chatham County Comprehensive Plan.

Action Requested:

A request by the Planning Department to schedule a Legislative Public Hearing for January 21, 2020 to consider an amendment to the Chatham County Comprehensive Plan.

Introduction & Background:

During the November 20, 2017 Commissioners meeting, the comprehensive plan, Plan Chatham, was adopted by unanimous vote. Since adoption, there has only been one technical revision to the guiding document on January 16, 2018.

Discussion & Analysis:

A revision to the language in the Utilities Section should be considered to reflect the growing needs of the County to be able to locate public service facilities where needed in the County to serve the County (Attachment A). Strategy 1.2 is considered for revision without changing the intent of the Recommendation 01 and Policy 01 which it is aimed at achieving. This request is also being submitted in conjunction with a text amendment to the Zoning Ordinance to allow greater flexibility in locating government facilities in the county.

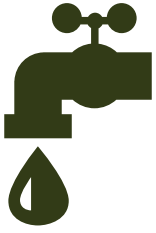
How does this relate to the Comprehensive Plan:

Goal 7: Provide Infrastructure to support desired development and support economic and environmental objectives.

Goal 8: Become more resilient by mitigating, responding and adapting to emerging threats.

Recommendation:

Schedule Legislative Public Hearing January 21st, 2020.



RECOMMENDATIONS AND STRATEGIES

Recommendation 01

Support the desired development pattern with utility policies and public services.

Utility Policy 1

Ensure adequate utilities and public services to support the desired development pattern.

► Strategy 1.1

Support well-designed, decentralized wastewater systems in order to support land use goals and objectives, particularly:

- Growth in designated, well-planned, walkable, mixed use centers
- Conservation subdivisions that conserve sensitive natural resources while protecting property rights

► Strategy 1.2

Develop utilities policies, systems and services that facilitate compact development and support economic development in defined areas.

- Adopt an Urban Service Area (USA) and update utility and public service policies to reinforce the USA.
- Locate new public services **and public service facilities**, such as governmental offices and schools, in growth areas identified on the Future Land Use and Conservation Plan, **or where existing infrastructure exists and public services are needed.**



Chatham County, NC

Text File

File Number: 19-3299

Agenda Date: 11/18/2019

Version: 1

Status: Work Session

In Control: Planning

File Type: Agenda Item

A request by the Planning Department to schedule a legislative public hearing for January 21st, 2020 to consider amendments to the Chatham County Zoning Ordinance; specifically, Section 7.2 Definitions; Section 8.1 Relationship of Building to Lot; Section 10.13 Table of Permitted Uses; Section 17.1 Procedure; and Section 17.2 Plans.

Action Requested:

A request by the Planning Department to schedule a legislative public hearing for January 21st, 2020 to consider amendments to the Chatham County Zoning Ordinance; specifically, Section 7.2 Definitions; Section 8.1 Relationship of Building to Lot; Section 10.13 Table of Permitted Uses; Section 17.1 Procedure; and Section 17.2 Plans.

Introduction & Background:

Periodically the Chatham County Zoning Ordinance is amended to reflect the ever evolving needs of Chatham County. The Zoning Ordinance was last updated on September 16th 2019. Over the last year there has been an increase in concern for and the requested use of Recreational Vehicles as temporary or permanent residences within the county, along with other concerns related to storage and any occupation of RV's. With such issues becoming more prevalent, Chatham County planning staff set out to develop a set of definitions and regulations relating to the use of RV's in the county. Staff reached out to neighboring jurisdictions, as well as those with recent updates to their Recreational Vehicle regulations in order to formulate a set of best practices to implement in the zoning ordinance.

Additional changes to the Table of Permitted Uses are related to continued marketability of the Moncure Mega-site. In order to differentiate Moncure from the other mega sites in North Carolina the zoning ordinance needs to enable the development of life science projects. Edits to Section 17 are needed based on the continuing implementation of special study requirements and previous approved amendments to the Zoning Ordinance. The other proposed amendments to the zoning ordinance are minor revisions that largely deal with improving process facilitation and language clarification. The main impacts of proposed changes are listed in the attached table "Table Attachment #1- Zoning Ordinance Text Amendments"

Discussion & Analysis:

Section 7.2 Definitions of the Chatham County Zoning Ordinance requires amendments

to reflect the addition of definitions for Recreational Vehicles (RV's), Park Model RV's, and Structure. Based on an increase in concerns from county residents and staff regarding the use and storage of RV's within the county, and the nature to which RV's are related to other structures and buildings, planning staff developed new definitions and standards for the regulation of Recreational Vehicles. The update to the definition of structure is related to the new RV definitions as well as the previous changes to the ordinance in September 2019. The height regulation changes included in the ordinance text amendment in September necessitated the need for an updated definition for structure.

Sections 8.1 is being amended to include the new regulations for recreational vehicles. The regulations for RV's is added as number 4 of the 4 requirements of the Relationship of Buildings to Lot. Storage of RV's will be permitted on residential lots within the county. Recreational vehicles are not designed nor intended for permanent habitation, therefore an RV cannot be considered as a primary residence. Permanent habitation is not permitted. In order to provide for the health, safety, and welfare, the use of a recreational vehicle for permanent habitation shall be deemed unlawful.

Section 10.13 is being amended to add five new uses and edit the wording of several others. A new use is being added for Government buildings and offices which will be permitted in all districts. Four of the additional uses are specifically added to enhance the viability of the Moncure Megasite.

How does this relate to the Comprehensive Plan:

Goal 4: Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting. Objective 7: Provide infrastructure to support desired development and support economic and environment objectives.

Recommendation:

Schedule a Legislative Public Hearing for January 21st at 6:00pm in the Historic Courthouse.

Machinery Manufacture											CU ³
Medical Equipment and Instrument Manufacture											CU ³
Metal manufacturing for primary and fabricated materials											CU ³
Pharmaceutical products manufacture (Subject to additional requirements of Section 17.9)										CU ³	CU ³
Semiconductor Manufacture (Subject to additional requirements of Section 17.9)											CU ³
Transportation equipment Manufacture											CU ³
Wireless Support Structures that are greater than one hundred ninety-nine (199) feet, but no more than four hundred (400) feet in height *Subject to the Wireless Telecommunication Facilities Ordinance	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*

³ When municipal water and sewer infrastructure is utilized the use is allowed by right.

SECTION 8 **GENERAL PROVISIONS**

8.1 Relationship of Building to Lot

4. Regulation of Recreational Vehicles (RV's).

- a. Recreational Vehicles are permitted to be stored unoccupied on residential lots. Such storage of the Vehicle shall not be within any required setback. The unoccupied vehicle may not be used to store any materials, items, pets, farm animals, and the like. Recreational vehicles are not designed nor intended for permanent habitation, therefore an RV cannot be considered as a primary residence. A Recreational Vehicle stored in accordance with this ordinance shall:
 - i. Not be connected to any permanent utility service. The use of extension cords for cleaning and/or repair is allowed on a temporary basis.
 - ii. Have its wheels and axels remain at all times
 - iii. Maintain proper insurance and registration being fully licensed and ready for highway use.
 - iv. Have no accessory structures supported by the Vehicle, this includes decks, porches, and awnings.
- b. Permanent habitation is not permitted. In order to provide for the health, safety, and welfare, the use of a recreational vehicle for permanent habitation shall be deemed unlawful.
- c. A Recreational Vehicle can be utilized for temporary occupation for no more than 180 days if the following requirements are met:
 - i. It is used during the construction of a single-family dwelling or placement of modular/mobile home.
 - ii. Temporary RV's are used after an emergency or natural disaster.
 - iii. It is used while a damaged/destroyed home is being replaced due to damage by fire, flood, hurricane, tornado, or other **emergency event**.

SECTION 10 **SCHEDULE OF DISTRICT REGULATIONS**

10.1b- 10.8b

Minimum Building/**Structure** Height- 60 feet.

SECTION 7 **DEFINITIONS**

7.2 Definitions

Recreational Vehicles (RV) - A Vehicle, or vehicle type portable structure which can be hauled, towed or driven, designed for recreational use (as in camping). Recreational Vehicles are not designed for permanent occupancy. This would include, but is not limited to travel trailers, motor homes, camping trailers, campers, truck and recreational vans. Recreational vehicles are considered domestic vehicles.

Recreational Vehicle (RV), Park Model - A vehicle that is built on a single chassis, is 400 sq. feet or less when measured at the largest horizontal projection, is self-propelled or permanently towable by a light duty truck, and is generally used as temporary living quarters for recreational, camping, travel, seasonal, and special uses.

Structure - Anything constructed, erected, or placed, including but not limited to buildings, flagpoles, carports, or storage buildings, and which requires location on the land or attachment to something having permanent location on the land. (Note: All buildings are structures, but not all structures are buildings.)

SECTION 17 CONDITIONAL USE PERMITS

17.1 Procedure

3. The requested permit will not impair the integrity or character of the surrounding or adjoining **areas**, and will not be detrimental to the health, safety, welfare **or environment** of the community.

17.2 Plans

Final plans for any development to be made pursuant to any conditional use permit shall be submitted to the Planning Department for review prior to the issuance of any permits. **The EIA or special study, if required pursuant to Section 11.3 or Section 17.9 respectively, shall be completed and submitted to the Planning Department prior to the issuance of any permits.** Such review shall be for the purpose of determining compliance with the permit conditions and other Ordinance requirements.

Table of Zoning Ordinance Text Amendments

Section of Zoning Ordinance	Proposed Amendment
Section 7.2 Definitions	A definition is added for Recreational Vehicle (RV) . <i>A Vehicle, or vehicle type portable structure which can be hauled, towed or driven, designed for recreational use (as in camping). Recreational Vehicles are not designed for permanent occupancy. This would include, but is not limited to travel trailers, motor homes, camping trailers, campers, truck and recreational vans. Recreational vehicles are considered domestic vehicles.</i>
Section 7.2 Definitions	A definition is added for Recreational Vehicle (RV), Park Model . <i>A vehicle that is built on a single chassis, is 400 sq. feet or less when measured at the largest horizontal projection, is self-propelled or permanently towable by a light duty truck, and is generally used as temporary living quarters for recreational, camping, travel, and seasonal use.</i>
Section 7.2 Definitions	Definition of Structure is changed to provide greater clarity and context. <i>Anything constructed, erected, or placed, including but not limited to buildings, flagpoles, carports, or storage buildings, and which requires location on the land or attachment to something having permanent location on the land. (Note: All buildings are structures, but not all structures are buildings.)</i>
Section 8 General Provisions 8.1 Relationship of Building to Lot	Add #4 (A, B, C) Regulation of Recreational Vehicles (RV's) . Specifies the proper usage and storage of RV's within the county.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add footnote (CU*) to Pharmaceutical Products Manufacture . When municipal water and sewer infrastructure is available and utilized the use is allowed by right. In IL and IH Districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Change the height limit for wireless support structures to no more than 400 (400) feet.

Table of Zoning Ordinance Text Amendments

Section 10.13 Table 1: Zoning Table of Permitted Uses	Add (Subject to additional requirements of 17.9) to Laboratories for research and testing.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Government Offices and Facilities." Permitted in all districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the words "or assembly" to the light manufacturing use. Permitted in the IL and IH districts. "Light manufacturing, processing or assembly not otherwise named herein provided no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor or dust which will be detrimental to the health, safety or general welfare of the community"
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Aviation/aerospace equipment, engine, and instrument manufacturing and/or assembly." Permitted in IH–Heavy Industrial districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Semiconductor Manufacturing." Permitted in IH–Heavy Industrial Districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Data processing, hosting, and related services." Permitted in IH – Heavy Industrial Districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Battery Manufacturing." Permitted in IH–Heavy Industrial Districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Heavy manufacturing, processing or assembly not otherwise named herein provided no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor or dust which will be detrimental to the health, safety or general welfare of the community (Subject to additional requirements of Section 17.9)"
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Furniture Manufacture." Permitted in IL- Light Industrial and IH- Heavy Industrial districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Electrical equipment, appliance, and component manufacturing." Permitted in IL- Light Industrial and IH- Heavy Industrial districts.

Table of Zoning Ordinance Text Amendments

Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Computer and Electronic product manufacture." Permitted IH- Heavy Industrial districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Machinery Manufacture." Permitted IH- Heavy Industrial districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Medical Equipment and Instrument Manufacture." Permitted in IL- Light Industrial and IH- Heavy Industrial districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Transportation equipment Manufacture." Permitted in IL- Light Industrial and IH- Heavy Industrial districts.
Section 10.13 Table 1: Zoning Table of Permitted Uses	Add the use "Metal manufacturing for primary and fabricated materials." Permitted in IL- Light Industrial and IH- Heavy Industrial districts.
Section 17.1 Procedure	Add the words "or environment" and change the word "districts" to "areas" in #3 of the 5 affirmative findings needed to grant a conditional use permit.
Section 17.2 Plans	Add a sentence. <i>The EIA or special study, if required pursuant to Section 11.3 or Section 17.9 respectively, shall be completed and submitted to the planning department prior to the issuance of any permits.</i>



Chatham County, NC

Text File

File Number: 19-3315

Agenda Date: 11/18/2019

Version: 1

Status: Work Session

In Control: Board of Commissioners

File Type: Appointment

Discuss applications and vote on the appointment of the alternate to the Board of Equalization and Review.



Chatham County, NC

Text File

File Number: 19-3277

Agenda Date: 11/18/2019

Version: 1

Status: Agenda Ready

In Control: Board of Commissioners

File Type: Minutes

Vote on a request to approve the September 16, 2019 Work and Regular Session Minutes and the October 7, 2019 Regular Session Minutes.



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, September 16, 2019

6:00 PM

Historic Courthouse Courtroom

Rollcall

Present: 5 - Chair Mike Dasher, Vice Chair Diana Hales, Commissioner Jim Crawford, Commissioner Karen Howard and Commissioner Andy Wilkie

Work Session - 2:00 PM - Historic Courthouse Courtroom

Chair Dasher announced that the Board will add a closed session to the end of the work session to discuss matters relating to attorney-client privilege and economic development.

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

[19-3194](#)

Receive annual report from the Climate Change Advisory Committee

Attachments: [CC Annual Report 2019 08012019](#)

Climate Change Advisory Committee Chair Mike Petruska gave the committee's annual report to the Board. (Report attached)

Vice Chair Hales stated Duke Energy has a neighborhood weatherization program and it is a free program. Chapel Hill participated last year. She suggested Siler City may have some good neighborhoods for the committee to look into.

Vice Chair Hales asked if the Climate Change Advisory Committee served on a Collaborative Impact Teams. She believes they would be an important addition. County Manager Dan LaMontagne said the CITs do not have advisory committee groups participating. CITs are staff and department groups. The advisory committee liaisons are members of the CITs so there is a connection between the two.

Chair Dasher requested an update on the CITs at a future meeting.

[19-3230](#)

Receive Presentation by NC Cooperative Extension Agent Phyllis Smith, RD, LDN on Family and Consumer Science

Attachments: [Phyllis Smith Presentation](#)

Phyllis Smith with Cooperative Extension gave a presentation to the Board. (Presentation attached)

[19-3200](#)

Receive update and presentation from Chatham Economic Development Corporation.

Attachments: [08-19-2019 Chatham BOC Presentation](#)

Chatham Economic Development Corporation President Alyssa Byrd gave a presentation to the Board. (Presentation attached)

Vice Chair Hales asked if the EDC has already completed their work plan. Ms. Byrd stated that the work plan is done through the County budget process and was submitted with the budget in June. The County Manager stated the January retreat would be a good time to present the EDC work plan to the Board.

[19-3232](#)

Receive introductory presentation of the Unified Development Ordinance by project consulting firm CodeWright Planners LLC.

Attachments: [Chatham County BOCC Initial Pres 9.16.19v2](#)

Planner Cara Russell introduced Chad Meadows with CodeWright who gave a presentation to the Board. (Presentation attached)

Vice Chair Hales said she is glad to see Meg and Vic as part of the team.

Chair Dasher stated flexibility in the UDO will be key.

[19-3242](#)

Receive presentation on water and sewer master plan.

Attachments: [2019.09.16 Chatham MP Final Review](#)

James Hennessey with Hazen and Sawyer gave a presentation to the Board on the water and sewer master plan. (Presentation attached)

Mr. Hennessey demonstrated the dashboard. The dashboard is meant to be used by the county and municipal engineers. It is not available to the public.

The County Manager stated Hazen and Sawyer is presenting this program at a national conference next week.

[19-3239](#)

Receive update from staff on possible uses of Article 46 sales tax revenue.

Attachments: [Article 46 - potential uses presentation Sept BOC meeting](#)

Budget Analyst Darrell Butts and Policy Analyst Stephanie Watkins-Cruz gave a presentation to the Board. (Presentation attached)

Commissioner Wilkie asked if the school impact fees can only be used for new school construction. Staff believes that the impact fees can only be used for construction but Finance Director Vicki McConnell will check and get back to the Board.

The Board will take action in October.

[19-3240](#)

Vote on a request to approve awarding Certificates of Appreciation for Long Time Volunteer Committee Service for volunteers serving two terms.

After some discussion, the Board agreed that if a volunteer has been appointed at least two times they will be eligible for a certificate of appreciation after resigning from the committee.

A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, to approve giving certificates of appreciation for committee volunteers who have been appointed at least twice before their resignation from the committee. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

CLOSED SESSION

[19-3248](#)

Closed Session to discuss matters relating to economic development and attorney-client privilege.

A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, to approve going out of Work Session and convening in Closed Session to discuss matters relating to economic development and attorney-client privilege. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

ADJOURNMENT

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

End of Work Session

Regular Session - 6:00 PM - Historic Courthouse Courtroom

Present: 5 - Chair Mike Dasher, Vice Chair Diana Hales, Commissioner Jim Crawford, Commissioner Karen Howard and Commissioner Andy Wilkie

INVOCATION and PLEDGE OF ALLEGIANCE

Chairman Dasher asked everyone to pause for a moment of silence and reflection after which he invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

APPROVAL OF AGENDA and CONSENT AGENDA

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the agenda and consent agenda be approved. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

19-3207

Vote on a request to approve \$700 Breast and Cervical Cancer Control Program (BCCCP) additional Funds

Attachments: [\\$700 BCCCP Additional Funds](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

19-3208

Vote on a request to approve \$20,000 Culturally and Linguistically Appropriate Services (CLAS) Standards Advancing Health Equity Grant additional funds.

Attachments: [\\$20,000 CLAS Additional Funds](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

19-3209

Vote on a request to approve \$2,951 additional Preparedness State Funds.

Attachments: [\\$2,951 Emergency Preparedness Funds](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

19-3210

Vote on a request to approve \$4,529 Healthy Communities State Funds Reduction

Attachments: [\\$4,529 Healthy Communities - Reduction State Funds](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3211](#)

Vote on a request to approve \$14,770 Minority Diabetes Prevention Program (MDPP) Funds.

Attachments: [\\$14,770 FY20 MDPP Contract](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3221](#)

Vote on a request to accept \$2,250 Community Health Grant Funds.

Attachments: [Community Health Grant\\$2,250 Orange County HD Voucher Program FY19-20](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3241](#)

Vote on a request to adopt a Resolution Proclaiming September 2019 as Senior Center Month

Attachments: [SeniorCenterMonth2019](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Resolution #2019-39 Proclaiming September 2019 Senior Center Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3222](#)

Vote on a request to approve appointment of Dr. Stephanie Freese, DVM, to fill the Veterinarian vacant seat on the Board of Health effective 9-23-19.

Attachments: [Dr. Stephanie Freese](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3223](#)

Vote on a request by Dan Sears, P.A. on behalf of Fitch Creations, Inc. for subdivision **Final Plat** review and approval of **Fearrington P.U.D., Section X Area "D" Phase One - Montgomery**, consisting of 14 lots on 8.792 acres, located off Milcroft/SR-1817, E. Camden/SR-1813, and Weathersfield/SR-1807 parcel #18998.

Attachments: [Hyperlink](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3224](#)

Vote on a request by Dan Sears, P.A. on behalf of Fitch Creations, Inc. for subdivision **Preliminary Plat** review and approval of **Ferrington P.U.D., Section X Area "D" Phase 2 & 3 - Montgomery**, consisting of 11 lots on 5.12 acres in Phase 2 and 10 lots on 4.24 acres in Phase 3, located off Milcroft/SR-1817, E. Camden/SR-1813, and Weathersfield/SR-1807 parcel #18998.

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

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3233](#)

Vote on a request to approve the Environmental Enhancement Grant (EEG) Program for the Bynum Mill Project

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3234](#)

Vote on a request to adopt the proposed Schools Track Resurfacing Project Ordinance

Attachments: [Project Ordinance Schools Track Resurfacing Original 9-16-19](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Ordinance Concerning the Schools Track Resurfacing, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3235](#)

Vote on a request to approve Fiscal Year 2019-2020 Budget Amendments

Attachments: [Budget Amendment 2019-2020 Sept](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Budget Amendments, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3236](#)

Vote on a request to approve Tax Releases and Refunds

Attachments: [August 2019 Release and Refund Report](#)
[August 2019 NCVTS Pending Refund Report](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3237](#)

Vote on a request to approve Tax Department - Write-off of Outstanding Real and Personal Property Taxes

Attachments: [2019 Write off](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3245](#)

Vote on a Request to Approve a Pyrotechnics Display at the Bennett Baptist Church, 68 E. Bonlee Street, Bennett, NC 27208, on October 26, 2019.

Attachments: [Attachment A-N.C.G.S. Pyrotechnic Displays](#)
[Attchment B - Pyrotechnic Display Request Bennett Baptist 2109](#)
[Attchment C - Pyrotechnic License](#)
[Attachment D - Hale Artif. Certificate of Insurance](#)
[Attachment E - Hale Atific. ATF License](#)
[Attachment F - Bennett Baptist Site Plan 2019](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3243](#)

Vote on a Request to Approve Applying For a Grant to Install a DC Fast Charging Station For Electric Vehicles

Attachments: [DC Fast grant approval form](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

End of Consent Agenda

PUBLIC INPUT SESSION

Mike Pool expressed his disappointment regarding the past rally. He felt as though one group of demonstrators engaged in intimidating behavior which detracted from the demonstration in which Mr. Pool was participating. He also submitted the following comments:

I would like to share some excerpts from the Richmond Times Dispatch.

The headline. Charlottesville judge says Confederate statues cannot be removed, will award attorney's fees. A Charlottesville Circuit Court judge has ruled that two Confederate statues do not send a racially discriminatory message and issued a permanent injunction preventing their removal.

The judge stated "I don't think I can infer that a historical preservation statute was intended to be racist," he said. "Certainly, [racism] was on their minds, but we should not judge the current law by that intent." Though the statues may represent a history that many do not like, they do not speak of hatred, he said, but people do.

Expanding his viewpoint, Moore said he also could not find that the statues denied equal access to any protected classes or stifled the voices of anyone in the community.

Regarding our monument, in an earlier session the board asked the County lawyer to provide legal options to deal with the monument. I'm requesting that you release the legal options to the public. If the legal interpretation is that the owner of the monument is the county, the people of Chatham county need to know if we need a new county lawyer or if the four that voted to move the monument violated their oath.

Robert Butler supports keeping the statue in its current location and is concerned that in voting in favor of its removal, four of the commissioners are violating their oaths.

Mike Fishback explained a situation he is currently dealing with in his neighborhood. There are many dogs living in the properties abutting his own and their barking is noisy and disruptive. Mr. Fishback has reached out to the County Manager, Sheriff and Animal Services Director but does not feel as though he has received a satisfactory response from any of the aforementioned parties.

PUBLIC HEARINGS

[19-3225](#)

A legislative public hearing request by Warren Mitchell dba Hwy 64 Boat & RV Storage for an amendment to the Conditional District Regional Business zoning district to revise the existing site plan on Parcel No. 17891, located at 13144 US 64 E; revise the uses to remove boat, trailer, and other utility vehicle sales and service facility; and relocate the approved mini warehouse storage facility on the project site.

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

Zoning Administrator Angela Birchett reviewed the specifics of the request.

The Chair opened the hearing.

Will Gasiorowski stated he is not against the application but he would like them to leave as many trees as possible next to his property. He is worried about the noise from Hwy 64. When it rains his property is affected.

Mark Espisito stated he is not against the application either. He stated the noise definitely got worse when the trees were cut down. He is also concerned about lighting. He does believe after speaking to the owner that these things will be addressed.

Applicant Warren Mitchell addressed the issues raised by the neighbors and stated he will do his part to be a good neighbor.

The Chair closed the hearing.

This Agenda Item was referred to the Planning Board.

[19-3227](#)

A Legislative public hearing request by Ernest Clemons to amend the language in the Watershed Protection Ordinance, Section 302.D.1.e, to add the use of “retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.

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

Zoning Administrator Angela Birchett reviewed the specifics of the request.

The Chair opened the hearing.

No one signed up to speak.

The Chair closed the hearing.

This Agenda Item was referred to the Planning Board.

[19-3226](#)

A quasi-judicial public hearing request by Ernest Clemons for a conditional use permit revision on Parcel No. 19508, located at 1711 Farrington Point Rd., to add the additional use of retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.

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

The Chair administered the oath to those wishing to speak during this hearing or the quasi-judicial hearing occurring immediately after.

The Chair opened the hearing.

Janie Phelps reviewed the specifics of the request.

Ms. Phelps: Good evening, everyone. So this is a quasi-judicial public hearing request by Ernest Clemons for a conditional use permit revision and he wants to add the additional use of retail stores and for personal service shops similar to those listed dealing in direct consumer and personal services. Currently the property is zoned for

approximately 1.133 acres of the 8.70 acre property. On the application it was stated 1.9 but that was just a misprint so it's actually about 1.133 acres. That's non-residential zoning. It was originally approved on May 17, 1999. The approved uses for retail stores and personal service shops specifically for the sales servicing and utilization of computers, emailing, public internet access and computer consulting for individuals with small businesses. And there's also a conditional five that list some other uses similar to the kind of low-traffic retail and everything services. Um, there was one notice of violation that was issued on September 22, 2008 for having uses on the property that weren't included in the conditional use permit for approval but from email correspondences in the file, um, compliance on the issue is met by December 31st of the same year in 2008 and there have been no other zoning violations on the property. There is no site plan change so everything is remaining the same and the issue that we had was, um, in the approved use it says that retail stores and personal service shops specifically for the sale. So with that word specifically limits it to only the sale and the computers use and everything and everything that its written for so pretty much specifically is going to take-be taken out so it says retails stores and personal service shops. Um, that's all I have and again, Ernest Clemons is here if you have any questions for him or if you have any questions for me.

Vice Chair Hales: And this is on the corner of where?

Ms. Phelps: Sorry.

Chair Dasher: Right across from that BP station.

Vice Chair Hales: And the service station is across the barrier there, yeah.

Chair Dasher: Any questions?

Commissioner Howard: So the material change would be removing that, that, that just limitation?

Ms. Phelps: Pretty much just specifically because it really limits the it to only the computer sales and at the time when it was requested, that was a really big time. Computers were coming out and everything so that's why it was-that's why we're assuming it was done that way. But now they kind of want to have some options for other small retail to come and to help benefit the area a bit more.

Commissioner Howard: And is there something there right now?

Ms. Phelps: I think there is...I think he still has his consulting services there and the computer services.

Chair Dasher: Alright. Anyone want to hear from the applicant or...um. Close this and send it to the Planning Board?

Commissioner Crawford: Do you want to give him a chance to speak?

Chair Dasher: Yeah, okay. Mr. Clemmons did you want to..? Thank you.

Clerk Ray: Can you come to the microphone please?

Ernest Clemons: Hello. I really don't have anything to add, we were just um. We've been going through this for a few years now. Just so limited. A lot of people that want

to come by and rent space and we couldn't do it. Um, the infraction she was talking about was a guy who came by and wanted to do U-Haul out of there and that was an infraction so. Uh, we'd just like to have more opportunity to do things out of that spot.

Vice Chair Hales: Yeah, because your (inaudible) sounds like you're in a, you'd be in a good little location for—

Mr. Clemons: Yeah, it's a great location.

Vice Chair Hales: -the right, the right little business right there.

Mr. Clemons: Right, yeah. I'm hoping we can find that business.

Vice Chair Hales: Good luck.

Commissioner Crawford: And you don't have any like, plans to add to the parking spaces or build or add anything to it? You're basically going off the footprint you have?

Mr. Clemons: Yes. Um, the only thing I was interested in adding would be charging stations for EV cars which is environmental (inaudible) that was, that's the only thing I'd like to add.

Vice Chair Hales: Well you're certainly talking to the right group about that. Very good.

Commissioner Howard: Sounds good.

Chair Dasher: Thank you, sir.

Mr. Clemmons: Thank you.

Chair Dasher: Okay, we will close the hearing and refer that to the Planning Board. Did we see...no one else signed up to speak...did I ask that?

Clerk Ray: No, no, no. I would have told you.

The Chair closed the hearing.

This Agenda Item was referred to the Planning Board.

[19-3228](#)

A quasi-judicial public hearing request by For Garden's Sake Nursery & Landscaping for a conditional use permit revision on Parcel No. 19644, located at 9197 NC 751 Hwy, to add the additional use of Event Center Limited.

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

The Chair administered the oath to those wishing to speak during this hearing at the beginning of the first quasi-judicial hearing.

Planning Director Jason Sullivan reviewed the specifics of the request.

Mr. Sullivan: Good evening. I will be handling this set of notes. So similar to the item that we just heard, this is a revision to an existing conditional use permit. This property is zoned Conditional Use B1 and has a parallel conditional use permit that was approved several years ago. This location is off of NC 751 at the Chatham County

and Durham County line. For Garden's Sake Nursery currently operates there. It is a nursery and retail establishment. Because of the conditional use permit there are limitations on uses that can occur on the property. This public hearing is to add the use of Event Center Limited, so just adding a single use to the existing conditional use permit. There is a site plan that is also included with this. There are some slight modifications to the site plan. There is a possibility of relocating the O'Kelly Chapel Church, which is on an adjoining tract. There is also a change in the existing caretaker facility. That was changed several years ago to allow for a caretaker's residence on the property. The request will be to convert the rear house back to the business use. It is a fairly straight forward request. This is in the joint plan area, Joint Chatham-Cary Planning Area. This information was sent to the Town of Cary but it doesn't require any changes as it relates to the joint plan because the existing footprint for this business use is already accounted for. There is no request to expand the zoning footprint, which is the area shown in green. If you have any questions I would be happy to answer them. The applicant is also here.

Vice Chair Hales: Does your property also extend across the county line?

Mr. Sullivan: That I don't know but I don't think it does. Angie is saying it doesn't. Here is the recorded survey.

Vice Chair Hales: And so you said it would also, as an event center, they are going to be able to convert a residence too?

Mr. Sullivan: There was an existing structure that was a business use that was converted to a caretaker residence and the request is just to take it back, being able to use it for business use.

Commissioner Crawford: The document we have shows that there is an intention to build an oper air pavilion...

Mr. Sullivan: Right. Yes, that is correct. This southern area.

Commissioner Crawford: That would be for weddings, parties, things like that?

Mr. Sullivan: That is correct.

Commissioner Howard: How big was the parcel?

Mr. Sullivan: This property is 19.25 acres. A little under 20 acres.

Commissioner Howard: And the access is from 751?

Mr. Sullivan: It is. They have the existing access already in place for the nursery.

Commissioner Crawford: So they are next door to the camel? Have you been out there to see the camel?

Mr. Sullivan: No.

Commissioner Crawford: There is a camel. To the south of their parcel is a big camel.

Chair Dasher: Is it a residence with a camel?

Commissioner Crawford: It is still a winery, so they have their grape vines and a camel as well. Don't know how they go together. It is the new landmark out there.

Angela Birchett: I will say, if you know where the property is, he is not proposing any changes to what you see form 751. The property is elevated above 751 so you still will not see all of this, and in conjunction with the current business. It is not going away.

Chair Dasher: Any other questions for staff or the applicant?

Commissioner Crawford: I have a few questions if the applicant would be willing to answer about the O'Kelly Chapel. That is an important historic structure. Can you share any of your plans for it?

Scott Pearson: Yes, that is part of the plan. We purchased the chapel about a year, or in the last two years, let's say. The property is two acres additional to what we are talking about now. We feel like the best, the one thing you said it would be great to see it used in some way. It has sat empty for years and years. We would like to work on a process to restore that. It seems like one of the best ways to do it would be to possibly move it on to this property that already has zoning in place. Where the chapel is sitting is residential zoning from back in the day. It is a small parcel. I actually just did a little soil testing on that property and it is just not conducive to anything. The idea would be to put it over there where there are already some things in place and possibly do some restoration to it. (Inaudible) We would love to get it over there first and then say over time, work on the restoration and use of it. Maybe for like a small 100 person or less wedding or event like that could make use of it again.

Commissioner Crawford: I can see how this fits right in with weddings. You would have an actual chapel.

Mr. Pearson: I received a request today to use it. But you don't want to use it right now. I see why you are interested.

Vice Chair Hales: Where is the O'Kelly Chapel? Is it in the red area?

Mr. Pearson: The only adjoining area there to the north.

Vice Chair Hales: To the north? And that is what you purchased recently then?

Mr. Pearson: That is correct.

Vice Chair Hales: But you don't want to put that under this...

Mr. Pearson: Not currently. We are not looking at that right now.

Vice Chair Hales: But you could move, I take it that it is a small building?

Mr. Pearson: It is about 30 by 80. It is tall, we would take down some red lights, I think. That is the only big inconvenience. I've already talked with Oldham about moving it and he has come out and looked and seen what it would take to do it.

Commissioner Crawford: It is a historic church because Peter O'Kelly started the United Church of Christ. I imagine having a purpose to preserve the building, buildings that don't get used, especially in our climate, they deteriorate. There is no gain, no money to bring back a building that goes past a certain point. I applaud any effort you

might have to preserve it because it is a one of a kind structure.

Chair Dasher: I wonder if the United Church, the UCC even as an organization would have any interest in helping...

Mr. Pearson: That is who we bought it from. The UCC actually owned it at that point and they approached us and said they wanted to put it on the market. They wanted to see if there could be a connection with us later so we bought it directly from the denomination itself. They considered moving it up to Elon and restoring it and they just decided they weren't going to put any more money into it. They decided they were done.

Vice Chair Hales: Moving a building is very expensive, especially when it is sixty miles.

Mr. Pearson: That is expensive, even to move it half a mile.

Chair Dasher: Any other questions? Thank you.

Mr. Pearson: Thank you.

Commissioner Crawford: Good luck.

The Chair closed the hearing.

This Agenda Item was referred to the Planning Board.

BOARD PRIORITIES

19-3231

Vote on a legislative request to consider amendments to the Zoning Ordinance to revise the list of uses that are eligible for a height exception as recommended by the Planning Board.

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

Planning Director Jason Sullivan reviewed the specifics of the request.

The Board discussed that this would be effective immediately upon adoption and would apply county wide.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2019-40 Adopting a Consistency Statement for the Approval of Zoning Ordinance Text Amendments to Section 8.8, Height Limit Exception, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that this Ordinance Amending the Zoning Ordinance of Chatham County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Hales, Commissioner Crawford and Commissioner Howard

No: 1 - Commissioner Wilkie

[19-3220](#)

Vote on a request to approve a Resolution Requesting the Chatham County Board of Elections Hold Elections Regarding the On-Premises Sale of Malt Beverages

Attachments: [RESOLUTION REQUESTING THE CHATHAM COUNTY BOARD OF ELECTIONS HOLD ELECTIONS REGARDING THE ON-PREMISES SALE OF MALT BEVERAGES](#)
[ABC Presentation in Word - August 2019](#)
[Ballot Proposition - ABC Election Ballot Proposition - On and Off Premises Sale of Malt Beverages - July 2019 - 3](#)

Assistant County Manager Bryan Thompson gave a presentation to the Board. (Presentation attached)

A motion was made by Commissioner Howard, seconded by Commissioner Crawford, that Resolution #2019-41 Requesting the Chatham County Board of Elections Hold Elections Regarding the On-Premises Sale of Malt Beverages, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

MANAGER' S REPORTS

Mr. LaMontagne wanted to publicly thank the Sherrif and his staff as well as the County's Communications and Emergency Management departments for their work during the events of the last week. They did an excellent job, as did the Pittsboro Police Department. He also informed the Board that on the 27th of September, Chatham County 360, along with Siler City Safe Homes and the Sheriff's Department, are putting on Friday Night Flicks at Bray Park in Siler City. This is a family-friendly event with a focus on mental health and substance abuse awareness.

COMMISSIONERS' REPORTS

Vice Chair Hales asked Mr. LaMontagne to confirm that the Board was going to hear about private well testing in October. Mr. LaMontagne stated yes, and that Dr. George would be here to speak about his testing at the October 21st meeting. Vice Chair Hales thinks it will be a good presentation and discussion. On September 11, there was a conversation about poverty and education that was sponsored by Chatham News and Our Chatham. The event was solid, informational, and well-attended. These community discussions are well done and Vice Chair Hales thinks they will serve the community well. The United Way kickoff was at the Governor's Club last week and there was a good turnout. She participated in a September 6th call with the NCACC and learned that the Army Corp of Engineers has a new program for financing water infrastructure. This was a good conversation and there may be some opportunities for Chatham. She was impressed with the Habitat project in Orange County. The Commissioners were invited to Farm Bureau's meeting on August 26th to talk about Phase II for the Agricultural and Conference Center as well as their desire to have an equine facility. She attended a NCACC event and there was a session about human labor trafficking. She was shocked to hear that this is happening everywhere but was encouraged to hear that county and town staff are in the best position to see it.

Commissioner Crawford reminded the Board that the Pepperfest is this Sunday. Mr. LaMontagne confirmed that the County is working on securing the electric car as well as seeing if music can be played out of the bell tower. The whole CCCC system has broken its previous record for student enrollment. Typically booms happen during a recession but this is actually happening during a period of expansion and a thriving economy. Also, the certification technology program at CCCC got a perfect rating score from the certification agency. Finally, a group called Niche rated CCCC the best community college in the state of NC.

Commissioner Howard also attended and appreciated the Chatham Community Conversation last week. She went to the School Board meeting last week and the projects are moving along well. We are going to need to think about other schools. She expressed her concern that traffic on Andrews Store Road might become problematic once there are four schools functioning in that area. She would be interested to hear DOT's assessment. The Partnership for Children is going through a strategic planning process so hopefully some good information will come out of that. She will be co-chairing the NCACC Presidential Initiative for disaffected youth and hopes to focus on younger children not just older teens. The first meeting will be held in Wilmington in October. She attended an Arts Council meeting last week, and told the Board the Council is extremely grateful for the additional funding since Chatham has been removed from consideration for two grants. She also reminded the Commissioners of an upcoming Arts Council event being held at Lorax Lane.

Commissioner Wilkie enjoyed the Chamber's Development Breakfast. The event was well-attended and Chair Dasher gave a good speech.

Chair Dasher wanted to mention the emails from Briar Chapel residents regarding the sewage issues. He attended the HOA meeting with the NC State regulator last week, and he had just done an inspection the day prior and had some issues with a few items. Envirolink was not present. The HOA is going to schedule another meeting with the hope that Envirolink will be there to address resident concerns.

ADJOURNMENT

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, October 7, 2019

3:00 PM

Historic Courthouse Courtroom

Regular Session - 3:00 PM - Historic Courthouse Courtroom

Present: 5 - Chair Mike Dasher, Vice Chair Diana Hales, Commissioner Jim Crawford, Commissioner Karen Howard and Commissioner Andy Wilkie

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Dasher asked everyone to observe a moment of silence after which he invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

The meeting was called to order at 3:03PM.

APPROVAL OF AGENDA and CONSENT AGENDA

A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that the Agenda and Consent Agenda be approved. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3238](#)

Vote on a request to approve the August 19, 2019 Work and Regular Session Minutes.

Attachments: [08.19.2019 Draft Minutes](#)

A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that the Minutes be approved. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3249](#)

Vote on a request to approve the naming of three private roads in Chatham County

Attachments: [ENCLAVE WAY PETITION](#)
[ENCLAVE WAY MAP](#)
[SIPE FARM DR PETITION](#)
[SIPE FARM DR MAP](#)
[RIVERINE DR PETITION](#)
[RIVERINE DR MAP](#)

A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

[19-3251](#)

Vote on a request to approve an agreement between the County and E & J Randsell LLC. to purchase approximately 252 acres located in the Hickory Mountain Township at \$8,000 per acre, and authorize the County Manager to execute the agreement.

Attachments: [Purchase Agreement E & J Randsell LLC](#)

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

End of Consent Agenda

PUBLIC INPUT SESSION

Mike Pool submitted the following comments:

Look at us now. Do you think people in the region watching the news are interested in coming to Pittsboro? Do you remember the words from Obama "you didn't build that"? Well, the four of you built a divided community. Just a few months ago the community was peaceful, downtown Pittsboro business were thriving on the weekend, but look at us now. Four of you participated in divisive democrat identity politics telling us how we need to feel about our veteran's war memorial. This vote divided the community and business owners have complained about the protest. I am not sure how this ends since you divided the county, one side is not going to be happy.

At the September 28th rally, the friends of our veteran's memorial typically gather in one or two spots and keep to ourselves. We were doing just that when your side marched into the middle of our group and started with a profanity laced tirade not only directed at us but at the Pittsboro police officers. They went as far as leading a chant "blue lives murder". Every citizen, downtown Pittsboro business owner and the chamber of commerce should be calling for your jobs for creating this disruption. Prior to your vote, the veteran's war memorial did not have the community divided and not one business owner has ever told me that the memorial hurts their business.

In the last commissioners meeting I requested you release the county lawyer recommendations on what you can do with the monument. If you remember I stated the people of Chatham County need to know if we need a new county lawyer or if the four that voted to move the monument violated their oath. For me the answer is becoming clear.

In reading the County lawyer Memorandum updated August 19, 2019 I have determined you need to release additional documents to the public, one being the May 3, 2019 memo from the county attorney and the proof the county has regarding ownership.

Regarding the county lawyer memo, on page 1 under item 1, second paragraph where someone other than the lawyer states "that there are no records, documents, or other evidence that the County ever accepted the Monument."

- Do you expect us to believe that the county was not involved in what the monument would look like and where it would be placed? Do you think that this material would have arrived on site and allowed to be constructed without consent?*
- Is there a document that says the county did not accept the monument?*
- What I have read in the Unveiling & Dedication ceremony is that the statue was presented by Mrs. H. A. London and received by Lieutenant O. A. Hanner. In this ceremony the veteran's war memorial was DEDICATED, someone PRESENTED the memorial and someone RECEIVED the memorial.*
- The county lawyer states that "based on documents we have seen thus far, and subject to further research in the County archives, it appears to us more likely that not that the monument is still owned by the Daughters". The word "appears" does not establish ownership. The lawyer also stated "Ownership is important and we will of course continue to look at that issue."*

I agree with the county attorney that ownership needs to be determined. I am requesting that the board release any document they have that shows ownership. If the board cannot produce this document, I request that the board terminate their action against the UDC as you have voted to have them remove something they say they do not own and you have not provided proof of ownership.

Calvin Megginson introduced himself as an organizing member of Chatham Organizing for Racial Equity. He expressed his support and appreciation for the work of the Board of Commissioners. The recent discussion regarding the removal of the Confederate monument has resulted in the exposure of wounds in the community. CORE is proposing a charrette, or an action to develop a plan for the removal of the statue based on community empowerment. Stakeholders from the community with a range of opinions are invited to participate. Mr. Megginson submitted a draft proposal to the Clerk and the Board.

Lisa Hudson submitted the following comments:

I would first like to say to Mr. Wilkie that most of my comments are not directed toward you. You came late to this fight, AND you were the only commissioner with the guts to stand up against Chatham for All.

To the other four of you: You don't have guts. You have gall. Y'all sat up there night after night so smug and pompous, and you feigned interest in the well researched and impassioned pleas that our side presented, knowing all along what your vote would be.

What a sham. A decision of this magnitude should not be made by four people, certainly not by four people pursuing their own agenda. It should be made by a vote of the people of Chatham County and I dare you to put it to a county-wide vote.

Don't you find it curious that before Chatham for All brought all this conflict and controversy and division to Chatham there was no conflict and controversy and division over the memorial? I do.

You sat up there and passed a new tax for no other reason except that you could. Then you sat around trying to think of what you could spend that new tax revenue on. Maybe you can spend it on another memorial that will appease Chatham for All. Some, or maybe one of you, mentioned a memorial to the lynchings that took place in Chatham. If you want to memorialize something so ugly, that's on you. Or maybe you can "reimage" a statue of a tutu wearing, tuba playing fairy, (or whatever that costume was supposed to represent). Again, that would be on you. BUT, if you tear down a memorial to our veterans, that will also be on you.

If you are successful in your imprudent decision to tear down the Confederate memorial, for my own sake I hope I live long enough to forgive you. But in turn I hope you live long enough to regret it.

Robert Butler submitted the following comments:

Chairman Dasher and members of the Board, will you please tell the citizens of this county why this meeting was moved from its normal time of 6pm to 3pm and stated that there would be no talk about the monument during public input? Was this your way to quiet the public voice that you so disagree with? Well, it's not going to work. You're doing nothing but wasting the taxpayers time and money with your self centered antics. The good people of Chatham County are having to pay attorneys to litigate against county attorneys that we've already paid for.

*Mr. Dasher, I'm sure you're familiar with Maya Little since she's the Antifa person that you support in your tweets to her. Are you aware, and I hope you were able to see the video where she cussed our local law enforcement like dogs. And Mr. Dasher, as far as you vilifying the good men of Chatham County for working on private property by calling them "D**ks", try joining us one day and tell that to our faces and where that gets you. We southern men don't sit behind keyboards and insult others. Hope you like "our flags" because you are going to be seeing a lot more of them.*

Peter Naylor is a resident of Hickory Mountain. Mr. Naylor stated that he is a resident of Hickory Mountain and wanted to comment on the purchase of 252 acres of land in the Hickory Mountain Township. Mr. Naylor detailed some of the biodiversity present on Hickory Mountain. He stated that he does not believe the area should be used for development because it would change the trees, flow of water and animals present. He expressed his desire for the commissioners to state the intended purpose of the purchased land and believes there should be a discussion.

Robbin Whittington supports keeping the statue in its current location.

BOARD PRIORITIES[19-3257](#)

Receive presentation from Cooperative Extension Poultry Agent Dan Campeau.

Attachments: [UPDATED dan's poultry slides BOC](#)

*Cooperative Extension Agent Dan Campeau gave a presentation to the Board.
(Presentation attached)*

Commissioner Crawford asked Mr. Campeau about the percentage of birds from Chatham County being processed at the Mountaire Plant. Mr. Campeau stated that right now it is a smaller percent but over the next 5-10 years there will be more birds coming from this area and Randolph County. Mountaire employs close to 1,200 people and generates 9-12 million dollars in salaries that are going to be spent in this county but it is a process that can take a while. Additionally, most Chatham County farmers already have contracts elsewhere so the plant is still bringing in birds from other locations.

[19-3254](#)

Receive presentation on Human Relations

Attachments: [10-7-19 BOC Human Relations Update Courtney](#)
[Diagram human relations collaborative structure February 18 2019](#)

Part-Time Analyst Courtney Cooper-Lewter gave a presentation on Human Relations to the Board.

Vice Chair Hales asked about the successful models that Ms. Cooper-Lewter used as a reference. Ms. Cooper-Lewter responded that some were in Durham, one was in Charleston, and one organization based out of D.C. that does social justice work with local governments across the country.

Commissioner Howard asked for clarification on the phrase credibility for the community. She asked if Ms. Cooper-Lewter was referring to the broader community as in Chatham County or the specific community that a person represents or deals with. Ms. Cooper Lewter stated that she believes everyone should have credibility within the community they represent but the convener needs to have broad credibility with the larger community because it would help create more buy-in, especially from parts that are further away otherwise not normally involved. Commissioner Howards then asked for clarification on the word "convener". Ms. Cooper Lewter said it would depend on how the human relations collaborative was organized but basically it refers to the convening entity and not necessarily to an individual.

At the conclusion of Ms. Cooper-Lewter's presentation, Commissioner Howard asked if Ms. Cooper-Lewter has had a chance to talk to some of the groups and organizations that may already being doing things in the community. Ms. Cooper-Lewter asked if Commissioner Howard was referring to bringing groups like CORE and the Hispanic Liaison together. Commissioner Howard said yes. Ms. Cooper-Lewter said she had not talked to them in that context but it's a possibility as well. Commissioner Howard asked if there was someone that could already be identified early on that could serve as a sort of touchpoint or somewhere online where something could be created. She

recommended maybe forming a database or establishing someone for groups seeking a safe space to dialogue to reach out to. Ms. Cooper-Lewter said they were welcome to point people in her direction.

Vice Chair Hales believes that the Council on Aging should be a part of this group and dialogue. She also stated that she would like to see more of a voice given to the other existing non-profits as well. Ms. Cooper-Lewter stated that Melanie Girard from the Council on Aging was part of the task force so they had been in contact.

Commissioner Howard said there are multiple conversations happening in the community right now revolving around the statue but there is also a deeper conversation being had. She would like a list compiled of the organizations and community groups having this conversation because she does not feel as though this should be a commissioner-led, government-mandated thing. It should be something the community supports.

[19-3250](#)

Receive presentation to review transportation planning in Chatham County.

Attachments: [Resource Page](#)
[Transportation Knowledge Powerpoint](#)

Planner Chance Mullis gave a presentation to the Board. (Presentation attached)

Commissioner Howard asked are the MPO and TARPO lines fixed or will they change with development? Regional Rural Planning Organization Representative Matt Day stated every ten years after the census is completed, the MPOs revise their boundaries.

Mr. Day said Pittsboro has their own transportation plan but eventually it will become part of the county plan.

Chair Dasher asked if most of these plans deal with traffic? Chance - traffic, bike/ped

Vice Chair Hales asked who is on the TARPO? Mr. Day responded that there is only one voting member per county.

Vice Chair Hales asked if there is a federal component to TARPO. Mr. Day said no, there is federal funding for TARPO but there are no federal rules.

MANAGER' S REPORTS

Mr. LaMontagne wanted to report on CycleNC. He congratulated CVB Director Neha Shah on the great job she did. The event was tremendously successful and a major benefit to Siler City.

COMMISSIONERS' REPORTS

Vice Chair Hales had the honor of pushing in the new firetruck with Mayor Grimes in Siler City. It was a good event. She is glad the agency will soon be able to hire five new full time employees.

Commissioner Crawford once again reminded the Board about the upcoming regional TJCOG Summit being held at the Agriculture and Conference Center. The day begins

at 8:00 AM and the workshops and awards begin at 9 AM. There will be a limited number of disposable water bottles available in an effort to make the event more ecologically friendly.

Commissioner Howard reported on a large event the Arts Council had at the plant. It was a great success and there were testimonies that spoke to what the arts are doing in schools. She thanked commissioners again for support. On Thursday, attending first A Ambassador. Friday executive board committee. Update on Coates center soon

Commissioner Wilkie attended a meeting with the Parks and Recreation Committee and reported that they are looking for input for the Moncure/Southeast Park. Input will be solicited November 7th and November 9th at the Moncure Fire Department.

CLOSED SESSION

[19-3253](#)

Closed Session to discuss items relating to attorney-client privilege and economic development.

A motion was made by Vice Chair Hales, seconded by Commissioner Wilkie, to approve going out of the Regular Session and convening in Closed Session to discuss matters relating to economic development and attorney-client privilege. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie

ADJOURNMENT

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

Aye: 5 - Chair Dasher, Vice Chair Hales, Commissioner Crawford, Commissioner Howard and Commissioner Wilkie



Chatham County, NC

Text File

File Number: 19-3225

Agenda Date: 11/18/2019

Version: 2

Status: Approval of Agenda and Consent Agenda

In Control: Planning

File Type: Agenda Item

Vote on a request to approve a legislative request by Warren Mitchell dba Hwy 64 Boat & RV Storage for an amendment to the Conditional District Regional Business zoning district to revise the existing site plan on Parcel No. 17891, located at 13144 US 64 E; revise the uses to remove boat, trailer, and other utility vehicle sales and service facility; and relocate the approved mini warehouse storage facility on the project site.

Action Requested:

Vote on a request to approve a legislative request by Warren Mitchell dba Hwy 64 Boat & RV Storage for an amendment to the Conditional District Regional Business zoning district to revise the existing site plan on Parcel No. 17891, located at 13144 US 64 E; revise the uses to remove boat, trailer, and other utility vehicle sales and service facility; and relocate the approved mini warehouse storage facility on the project site.

Introduction & Background:

A legislative public hearing was held September 16, 2019. Planning staff presented the request. The applicant was present to answer questions and there were two citizens who also spoke. The original approval for this property in connection with Parcel 17890 which makes up the entire project area, was given in 2014. At that time a boat dealership and service area was projected to be constructed as part of phase two. Since that time the applicant states the market for additional boat dealerships and/or service areas has decreased but the demand for storage has continued to increase along with mini self-storage. This revision request is due to those changing market considerations. Conditional zoning districts are districts in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. Per Section 5.9.A of the Zoning Ordinance - Alterations to Approval, states that changes to the approved conditional zoning district application or to the conditions attached to the approval shall be treated the same as a new application for a conditional zoning district and shall be processed in accordance with the procedures in Section 5.7. This includes significant changes to the approved site plan.

Discussion & Analysis:

There are five standard items listed in the Zoning Ordinance under section 5.3 that must be addressed by an applicant when submitting a revision to a rezoning application. The applicant has addressed those items in the application materials or in supplemental materials and they are also discussed below. There was a community meeting held on July 2, 2019. The applicants and one adjoining neighbor were present. The main issue discussed during the meeting was the wall pack lighting on the buildings that can be seen during the winter months when no leaves are present. The applicant agreed to further shield these lights from view of the adjoining neighbor. The neighbor stated per the minutes of the meeting that the addition of the structures should help with the US 64 traffic noise he currently experiences. No other concerns were noted or reported. The Chatham County Appearance Commission (CCAC) reviewed the revised site plan on July 24, 2019. The site plans presented had some vague boundary notations. Commission members requested and Mr. Mitchell agreed to amend the plans to show a 500 foot boundary line marking the area that will be

disturbed on the southern side of the property. Plans will also be amended to include notation that there will be an undisturbed 30' buffer on the East side of the property. Members voted unanimously to approve the plant list, signage, and lighting that was submitted.

Item #1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed description of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same. The applicant is claiming no errors in the Ordinance. It is planning staff opinion this standard is satisfied.

Item #2: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare. The applicant states the following market changes warrant the revision request to the current site plan and uses:

- The boating season is short and it can be a difficult business since the sales are slow for over half of the year. There were no interested parties to open up a boat sales and service center at this time.
- The site has operated as a boat and rv storage business for three years and have a continued need from customers to expand.
- The approved self-storage use is being relocated on the site as shown on the submitted plans.

The applicant states in the narrative of the application materials that the self-storage facility was proposed at 92,700 square feet in two buildings, one three-story, and one one-story. The new plan showing the relocation of this use shows four buildings totaling 90,000 square feet in size reducing the footprint of the use. One building per the applicant will be a bi-level that will give the appearance of a one-story structure. This building will not be on the highway side of the project.

The original approval was for 254 spaces. The new proposal will provide for a total of 658 spaces.

The zoning map below shows the property located in the CD-RB Conditional District Regional Business zoning district.

It is planning staff opinion this standard is satisfied.

Item #3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. The Comprehensive Plan identifies the area around and including this property suitable for industrial and commercial development (p21). Page 61 reads "in the future more growth and development should occur within and near established and planned centers of activity. The US 64 and NC 751 intersection is noted as an Employment Center. Strategy 4 on page 56 reads "permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements". This project is located within the Employment Center node of the Plan.

By allowing and meeting the demand for additional boat and RV storage, Strategy 6 on page 58 encourages increasing tourism and recreational opportunities and amenities. Residents and visitors accessing Jordan Lake and other recreation areas are increasingly seeking places in close proximity to those locations to keep their boats and recreational vehicles.

The Future Land Use and Conservation Plan Map shows the location of the property within the Employment Center node

It is planning staff opinion this standard has been satisfied.

Item #4: The requested amendment is either essential or desirable for the public convenience or welfare. The applicant states the business has been open for three years and there is a continued request for more storage space from customers residing in and out of the county. With more housing developments creating smaller lots and restrictive private covenants, customers are not able to store their recreational vehicles and boats on their property.

The site has already been supported as the appropriate area for this use so expansion will further support the anticipated need for this service. It is planning staff this standard is satisfied.

Item #5: All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment include: As a result of removing the boat dealership and service facility the need for a larger septic area for the dealership will no longer be needed. The septic area for the small office use will be maintained as noted on the plans.

Per the Chatham County Tax Office, the county receives the taxes for the boats and recreational vehicles from the storage sites. Property tax is paid to the jurisdiction where the recreational vehicle or boat is stored.

The facility is located within close proximity to other businesses ranging from general retail to light industrial. Being located on a major highway further supports these types of activities.

The structures will continue to be set back an additional 25 feet from the property line for a total of 75 feet to provide for a future service road that was included in the a US64 corridor study completed by NCDOT. With the change in the site plan, the build out for the project is expected to be at the maximum built upon area of 36% without curb and gutter.

The map above shows that the property is located within a WS-IV Protected Area watershed district within the Jordan Lake drainage.

There are currently no zoning issues or other violations known.

It is planning staff opinion this standard has been satisfied.

The Planning Board reviewed this item during their October 1, 2019 meeting and discussion included if the three story building was going to architecturally resemble the building they have on Hwy 15-501, stormwater runoff, outdoor lighting, stream buffer widths, and landscaping buffers. The applicant commented the original approval included a three story building, but that was being changed to a bi-level storage building that would appear as one story from US 64. He also commented that they would be installing stormwater ponds to capture runoff on-site and that the pond on the neighboring property was located in the stream and the outlet pipe wasn't adequate to address the current drainage. Additionally, the adjoining property owner has enlarged the outlet pipe, which has helped. The applicant agreed to modify the existing lighting to address a neighbors concerns. Staff discussed stream buffer widths and commented that the site is subject to the pre-2008 standard because there was no subdivision involved and the site is grandfathered under the old standard. The applicant did agree to show a continuous 50' buffer along the length of the stream that bisects the property. It was also noted that a 30' landscape buffer was shown on the plan and this was important because the property is a gateway into the county. The Planning Board voted 9-0 to recommend approval of the staff prepared consistency statement and 9-0 to recommend approval of the rezoning amendment.

How does this relate to the Comprehensive Plan: The Comprehensive Plan identifies the area around and including this property suitable for industrial and commercial development (p21). Page 61 reads "in the future more growth and development should occur within and near established and planned centers of activity. The US 64 and NC 751 intersection is noted as an Employment Center. Strategy 4 on page 56 reads "permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements". This project is located within the Employment Center node of the Plan.

Recommendation:

The Planning Board by unanimous vote (9-0) recommend adoption of a resolution approving the following consistency statement :

The request to revise the existing Conditional Rezoning District and modify the approved site plan as submitted is hereby supported based on following items listed in the adopted comprehensive plan:

- the property is located within an Employment Center as identified on the Future Land Use and Conservation Plan Map;
- Strategy 4.4 under the Economic Development element that includes permitting existing commercial and industrial uses to continue to operate and expand contingent upon meeting environmental and transportation requirements;
- and Strategy 6.3 under the Economic Development element that encourages support for tourism and recreational opportunities within the county.

The Planning Board recommends by unanimous vote (9-0) approval of a legislative request by Warren Mitchell dba Hwy 64 Boat & RV Storage and adoption of an ordinance amending the Conditional District Regional Business zoning district to revise the existing site plan on Parcel No. 17891, located at 13144 US 64 E; revise the uses to remove boat, trailer, and other utility vehicle sales and service facility; and relocate the approved mini warehouse storage facility on the project site. Based on all standards being satisfied, it is planning staff's opinion the revision request as submitted and detailed above and in the following conditions be approved.

The following conditions are recommended for approval:

Site Specific Conditions

1. A continuous 50' buffer shall apply on both sides of the stream and be shown on the final site plan.
2. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes and as shown on the submitted site plan, or revised site plan as required, that reflects the adopted design guidelines. The planning staff and CCAC may conduct routine inspections of the property to ensure compliance with the landscaping requirements.
3. A building permit shall be obtained and remain valid at all times within two years of the date of this approval or the site plan and approved uses becomes null and void.
4. All previous conditions not amended with this request shall remain valid at all times.

Standard Site Conditions

5. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.
6. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

7. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
8. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
9. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
10. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.



Chatham County, NC

Text File

File Number: 19-3226

Agenda Date: 11/18/2019

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Status: Approval of Agenda and Consent Agenda

In Control: Planning

File Type: Agenda Item

Vote on a request to approve a quasi-judicial request by Ernest Clemons for a conditional use permit revision on Parcel No. 19508, located at 1711 Farrington Point Rd., to add the additional use of retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.

Action Requested:

Vote on a request to approve a quasi-judicial request by Ernest Clemons for a conditional use permit revision on Parcel No. 19508, located at 1711 Farrington Point Rd., to add the additional use of retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.

Introduction & Background:

Approximately 1.133 acres of the 8.07 acre property was rezoned from residential to Conditional Use B-1 (CU-B1) on May 17, 1999. The approved use is for retail stores and personal service shops specifically for the sale, servicing, and utilization of computers, e-mailing, public Internet access, and computer consulting for individuals and small businesses. In addition, other uses permitted are computer sales and service; internet service providers; art and craft sales; clothing sales; fishing equipment sales; water sports equipment sales/rental and service; consultation such as financial, marriage, and personal. One notice of violation was issued on September 22, 2008 for having uses on the property not included in the Conditional Use Permit approval. From email correspondence in the file, it appears compliance on this issue was met by December 31, 2008. There have been no other zoning violations on this property.

A quasi-judicial public hearing was held on September 16, 2019. Planning staff presented the application and supporting information. Mr. Ernest Clemons, owner and applicant, also spoke to the Board on the request. The request is to remove the word "specifically" from "specifically for the sale, servicing..." and to add the use of "retail stores and personal service shops similar to those listed dealing in direct consumer and personal services" in order to attract a wider range of small business tenants. No one else spoke on the matter.

Discussion & Analysis:

In reviewing and considering approval of the CUP, the Board must find that all of the findings of facts shall be supported. Per the Zoning Ordinance, "In considering an application for a conditional use permit or revision to a CUP, the Board of Commissioners shall give due regard that the purpose and intent of this Ordinance shall be served, public safety and welfare secured and substantial justice done. If the Board should find, after public hearing, the proposed conditional use permit or revision thereof should not be granted, such proposed permit shall be denied."

The property is currently zoned CU-B1 for retail stores and personal service shops specifically for the sale, servicing, and utilization of computers, e-mailing, public Internet access, and computer consulting for individuals and small businesses. In addition, other uses permitted are computer sales and service; internet service providers; art and craft sales; clothing sales; fishing equipment sales; water sports equipment sales/rental and service; consultation such as financial, marriage, and personal. The property to the east, across Farrington Point Road is zoned B-1, Business, and the property diagonal is zoned CU-B1 for various business uses and was approved on November 20, 2006. The other adjoining and adjacent properties are zoned R-1, Residential.

The zoning map above displays the Conditional Use Business (CU-B1) zoning district the property is located in and the surrounding zoning classifications.

Finding 1 - The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located. The removal of the word 'specifically' in the currently approved use for the property remains compliant with the uses listed in the B1, Business, zoning district and "retail stores and personal service shops similar to those listed dealing in direct consumer and personal services" is an allowed use. It is planning staff opinion this finding has been met.

Finding 2 - The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare. The applicant contends that the request for the additional use will provide the community with more choices for service, retail, trade, and health related local small business. Additionally, the applicant is not requesting any modification to the site plan, so any additional use would have to conform to the existing site plan or an additional CUP amendment would be required. It is planning staff opinion this finding has been met.

Finding 3 - The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. The applicant proposes that there will be no change from its current state in any form which is visible to the public. There are no proposed changes to the landscaping or lighting, and no increased noise levels. The property is currently developed below the allowable built upon area (BUA) limit within the WS-IV CA Jordan Lake watershed district. Approximately 0.17 acres is BUA out of the approximate 1.93 acres that would be permitted.

The map above shows the Watershed District of WSIV-CA within the Jordan Lake Buffer rule area. Impervious surface is limited to 24%.

It is planning staff opinion this finding has been met.

Finding 4 - The requested permit will be or remain consistent with the objectives of the Plan Chatham comprehensive land use plan. The use currently occurring on the property will continue. Economic Development Policy 6, page 57, supports entrepreneurship and new businesses that diversify the local economy and capitalize on the unique assets of Chatham County. As stated in the Comprehensive Plan, page 58, this revision will support development that leads to the co-location of compatible uses that, together, create destinations in the county. This property is located entirely within a Crossroads Community node in the Future Land Use and Conservation Plan Map. These areas have a minimal amount of retail with limited supporting retail.

The map above shows the Future Land Use and Conservation Map and the property is located in an area identified as Crossroads Community. The map is a guide showing the intended future land use pattern using various land use areas. Strict adherence to the map in making land use decisions is not recommended but should be used as a guide.

It is planning staff opinion this finding has been met.

Finding 5 - Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies, and regulations. No changes are proposed aside from the change in the approved permit to remove the word 'specifically' and add an additional use for retail and personal services. All utilities, road access, landscaping and other required site specific details will continue to be in compliance with county regulations. It is planning staff opinion this finding has been met.

The Planning Board discussed this item during their October 1, 2019 meeting and discussion included that there is a request to amend the Watershed Protection Ordinance being processed concurrently with this application, that the amendment is specific to this property, the amendment would allow the owner greater flexibility to use the existing commercial building, and that the owner has had difficulty for several decades in leasing the building due to the strict limitations on allowed uses. Staff commented that there is a Watershed Protection Ordinance being processed concurrent with this application and was being reviewed by the Watershed Review Board. The Planning Board recommended by unanimous vote to approve the requested amendment.

Based on all five findings being supported, planning staff supports the CUP revision request and the Planning Board recommends approval.

How does this relate to the Comprehensive Plan: The property is located entirely within a Crossroads Community node in the Future Land Use and Conservation Plan Map that was adopted as part of the

comprehensive plan. The description for Crossroads Community includes a "mix of uses include sing-family residential, some agriculture support services, limited supporting retail, and institutional uses. Smaller than villages, these communities are within rural areas and typically have a minimal amount of retail and institutional uses".

Recommendation:

The Planning Board recommends approval by unanimous vote (9-0) to the Board of Commissioners adoption of a resolution approving a quasi-judicial request by Ernest Clemons for a conditional use permit revision on Parcel No. 19508, located at 1711 Farrington Point Rd., to add the additional use of retail stores and personal service shops similar to those listed dealing in direct consumer and personal services. The following conditions are provided for consideration if recommended for approval:

Site Specific Conditions

1. The following uses are added to the conditional use permit: retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.
2. The following use is revised to read: retail stores and personal service shops for the sale, servicing, and utilization of computers, e-mailing, public Internet access, and computer consulting for individuals and small businesses.
3. All existing conditions shall remain in effect, except as modified by this conditional use permit amendment.

Standard Site Conditions

4. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

Standard Administrative Conditions:

6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditional listed above.
8. Non-Severability - If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
9. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.



Chatham County, NC

Text File

File Number: 19-3227

Agenda Date: 11/18/2019

Version: 2

Status: Approval of Agenda and Consent Agenda

In Control: Planning

File Type: Agenda Item

Vote on a request to approve a Legislative request by Ernest Clemons to amend the language in the Watershed Protection Ordinance, Section 302(D)(1)(e), to add the use of "retail stores and personal service shops similar to those listed dealing in direct consumer and personal services".

Action Requested:

Vote on a request to approve a Legislative request by Ernest Clemons to amend the language in the Watershed Protection Ordinance, Section 302(D)(1)(e), to add the use of "retail stores and personal service shops similar to those listed dealing in direct consumer and personal services".

Introduction & Background:

A legislative public hearing was held on September 16, 2019 before the Chatham County Board of Commissioners to amend Section 302(D)(1)(e) of the Watershed Protection Ordinance to add the use of "retail stores and personal service shops similar to those listed dealing in direct consumer and personal services". Planning staff presented the request. No-one else spoke on the matter and the applicant was present.

The Chatham County Watershed Protection Ordinance (CCWPO) became effective in January 1, 1994. Since that time there have been several amendments in order to comply with statutory changes, maintain conformity with other county land use regulations, and individual requests based on changing market demands.

The CCWPO was designed to promote the public health, safety and general welfare of residents as outlined by the NC Department of Environment and Natural Resources (now NC Department of Environmental Quality) in order to implement a program to protect water supply watersheds. However, when the Board of Commissioners adopted the ordinance, they exceeded the minimum State requirements by expanding watershed districts, establishing county specific districts in areas that weren't covered under State requirements, decreased allowable densities and built upon area, and restricting allowable land uses within certain districts. These standards are implemented by allowing or prohibiting certain uses within a watershed and limiting the area of development through built upon area limits (BUA) to ensure pervious area remains in order to filter stormwater runoff before it enters to surface water impoundments.

Within the ordinance, there are eight (8) watershed designations and within those closest to Jordan Lake there are additional restrictions that were adopted in order to limit uses that could have a detrimental environmental impact. This request is specific to the WSIV-Critical Area of Jordan Lake (see attached map).

Discussion & Analysis:

In May 1999, the applicant received approval for a Conditional Use Business rezoning with a Conditional Use Permit (CUP) for retail stores and personal service shops specifically for the sale, servicing, and utilization of computers, e-mailing, public Internet access, and computer consulting for individuals and small businesses. In addition, other uses permitted are computer sales and service; internet service providers; art and craft sales; clothing sales; fishing equipment sales; water sports equipment sales/rental and service; consultation such as financial, marriage, and personal. It is not clear as to why the uses were

limited to those stated in the application from 1999.

Concurrent with this application to amend the CCWPO, the applicant is also seeking a revision to the CUP in order to remove the word "specifically" so that currently approved use for "specifically for the sale, servicing, and utilization of computers, e-mailing, public Internet access, and computer consulting for individuals and small businesses

is not in conflict with the addition of the broader retail stores and personal services use that is proposed to be added to the CCWPO. The applicant is also requesting to add the use "retail stores and personal service shops similar to those listed dealing in direct consumer and personal services", but in order to do that a revision to the watershed regulations must also be approved.

Below is the current watershed map with the subject property outlined in red for reference. The amendment (see attachment #1) would also apply to properties within the Jordan Lake WS-IV Critical Area watershed (see attachment #2) subject to the existing standards in the ordinance, which restrict the area where these uses are allowed. The existing standards (see attachment #3 for the full text) includes the following limitations:

Uses allowed under this subparagraph (e) shall be subject to the following:

- (I) Uses enumerated shall be allowed on at least one road classified as a collector road, or higher classification; and
- (II) The use area shall be restricted to a location within 500 feet of a road intersection, and
- (III) The land area involved at a quadrant of an intersection shall not be greater than two acres, and
- (IV) All uses involving the storage of toxic, hazardous, or highly flammable substances shall be prohibited.

The current allowable uses are computer sales and service, internet service providers, art and craft sales, clothing sales, fishing equipment sales, sale, rental and service of water sports equipment, and consultation services such as financial, marriage, personal and any other type of individual or group counseling. Those uses also have additional restrictions already written within the ordinance. To add the use of retail stores and personal service shops similar to those listed dealing in direct consumer and personal services already covers the uses that were listed originally but the reason for those limiting uses is not known. There are other provisions embedded in the ordinance to regulate any hazardous use or process within these critical areas.

The Watershed Review Board (WRB) reviewed this request during their October 10, 2019 meeting and discussion included clarification of the area where the amendment would apply and questions about the impacts of various uses that would be allowed and how they could impact Jordan Lake. Staff clarified that the area where this amendment would apply was limited to the Jordan Lake critical area watershed, on property located adjacent to a collector road or higher status, within 500' of a road intersection, and on property that was no greater than 2 acres. The board also discussed that some uses might have unique wastewater needs, such as a dry cleaner. Staff commented that was a possibility, but all of the uses would have to comply with all regulatory permitting requirements, including Environmental Health permits for wastewater systems. After additional discussion the WRB voted unanimously to recommend approval of the text amendment.

How does this relate to the Comprehensive Plan:

Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.

Recommendation:

The Planning Department and Watershed Review Board by unanimous vote recommend approval of an ordinance amending the Watershed Protection Ordinance to amend the language in Section 302(D)(1)(e), to add the use of "retail stores and personal service shops similar to those listed dealing in direct consumer and personal services".



Chatham County, NC

Text File

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Vote on a request to approve a quasi-judicial request by For Garden's Sake Nursery & Landscaping for a conditional use permit revision on Parcel No. 19644, located at 9197 NC 751 Hwy, to add the additional use of Event Center Limited.

Action Requested:

Vote on a request to approve a quasi-judicial request by For Garden's Sake Nursery & Landscaping for a conditional use permit revision on Parcel No. 19644, located at 9197 NC 751 Hwy, to add the additional use of Event Center Limited.

Introduction & Background:

A quasi-judicial public hearing was held on September 16, 2019. Planning staff presented the request and stated there are no current issues with the property or the request. The applicant was available for questions. No-one else spoke on the matter.

Commissioner Crawford had one question about the former O'Kelly Chapel church that the applicant now owns and what the intent is for its use. The applicant stated they would like to move it at some point onto the property and utilize it for special events which will help preserve it and maintain some history of the area.

A conditional district B-1 (CU-B1) rezoning with a conditional use permit for a landscape design business, lawn and garden shop and horticulture was approved June 20, 1995. The business has continued to operate and expand their business since. This request is intended to provide additional services that are being requested by the community based on the location and the layout of the property, as well as the desire of the applicant to expand their business.

The property is zoned CU-B1 and the adjoining properties are zoned R1 and R5, which are residential zoning districts. This request will not expand the boundaries of the business zoned area.

The zoning map above displays the Conditional Use Business (CU-B1) zoning district the property is located in and the surrounding zoning classifications.

There are currently no known violations existing on the site. We have received no complaints or concerns related to this property.

Discussion & Analysis:

In reviewing and considering approval of the conditional use permit (CUP) or revision to an existing CUP, the Board must find that all of the findings of facts shall be supported. Per the Zoning Ordinance, "In considering an application for a conditional use permit or revision to a CUP, the Board of Commissioners shall give due regard that the purpose and intent of this Ordinance shall be served, public safety and welfare secured and substantial justice done. If the Board should find, after public hearing, the proposed conditional use permit or revision thereof should not be granted, such proposed permit shall be denied."

Finding 1 - The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located. The use of an Events Center Limited and general and professional offices are among those permitted in the current zoning classification for the property. There is no error in the ordinance that would be remedied with this request. It is planning staff opinion this finding is met.

Finding 2 - The requested conditional use permit or revision to the existing permit is either essential or

desirable for the public convenience or welfare. The property has been successful with its current business and the applicant contends they receive many requests for use of the property for small scale events such as weddings, rehearsal dinners, family and group gatherings, etc. They are located in close proximity to Pittsboro, Durham, NW Cary, Chapel Hill and other population centers in the Triangle region. The applicant thinks that with the population growth in the surrounding area makes this a prime location for the services they can offer all while maintaining a rural setting. The appearance of the boundary of the property will not be changed/modified. All activity will occur in the interior of the site. It is planning staff opinion this finding is met.

Finding 3 - The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. The property currently operates a retail business seven days a week and the parcel is approximately 20 acres. The owners have maintained a rural character in the development of the site and have proposed to continue in that same manner. Events and any additional structures that are indicated on the site plan will be constructed on the interior of the property where activity is already occurring.

The current parking will accommodate any new uses that would fall under the events center limited so no new parking areas are proposed. Signage and lighting are in place and no changes are proposed. The applicant has stated in the application they will adhere to any noise ordinance regulations and all other county requirements.

There is a cemetery located on a portion of the property that adjoins the O'Kelly church property which will not be impacted and will remain undisturbed.

The property is located within a WS-IV Protected Area watershed district and also within the Jordan Lake drainage. Any additional built upon area will have to meet the requirements of the watershed protection ordinance. There is one stream identified on the property on both the USGS and NRCS maps and that feature will require a 50' buffer on either side.

The map above shows the WSIV-PA watershed district within the Jordan Lake Buffer rule area. The map also shows a stream on the property and special flood hazard area on adjoining property owned by the US Army Corps of Engineers.

It is planning staff opinion this finding is met.

Finding 4 - The requested permit will be or remain consistent with the objectives of the Plan Chatham comprehensive land use plan.

The property is located within an area identified as Conservation on the Future Land Use and Conservation Plan Map in the comprehensive plan. The conservation designation is described as development which is predominately residential and sensitively integrated into the landscape. The plan also includes in ED Policy 4, Strategy 4.4 to "permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements."

The map above shows the Future Land Use and Conservation Map and the property is located in an area identified as Conservation. The map is a guide showing the intended future land use pattern using various land use areas. Strict adherence to the map in making land use decisions is not recommended but should be used as a guide.

The property is also located within the Chatham County-Town of Cary Joint Land Use Plan and the Joint Land Use Plan Map identifies this area as "Commercial/Retail". This designation "includes shopping/retail uses, dining, entertainment, services, and related" and was included in the plan to recognize existing businesses that were in existence prior to adoption of the joint plan.

The map above shows the Joint Land Use Plan Map and the property is located in an area identified as Commercial/Retail. The map is a guide showing the intended future land use pattern using various land use areas.

It is planning staff opinion this finding is met.

Finding 5 - Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies, and regulations.

The application notes that the current facilities and septic systems should be adequate for the initial phase

of the upgrades, but they will comply with all regulatory requirements. It is further noted that prior to construction of the proposed buildings, that restrooms and septic system requirements will be met. Additionally, all county regulations will apply to future development and will be reviewed as part of the permitting process. It is planning staff opinion this finding is met.

The Planning Board discussed this item during their October 1, 2019 meeting and discussion included whether additional parking is proposed, status of the built upon area, and if a 50' buffer applied to the stream leaving the pond. Staff responded that additional parking wasn't proposed at this time, that updated built upon area calculations would be required if there were any changes to the site plan, and 50' buffer was required adjacent to both sides of the stream leaving the pond. The applicant also commented that he would honor the 50' buffer and update the site plan to reflect it. The Planning Board voted unanimously to recommend approval of the application with an additional condition that the site plan reflect the 50' buffer. Based on all five findings being supported, planning staff supports the CUP revision request and the Planning Board recommends approval.

How does this relate to the Comprehensive Plan: The property is located within an area identified as Conservation on the Future Land Use and Conservation Plan Map in the comprehensive plan. The conservation designation is described as development which is predominately residential and sensitively integrated into the landscape. The plan also includes in ED Policy 4, Strategy 4.4 to "permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements." The property is also located within the Chatham County-Town of Cary Joint Land Use Plan and the Joint Land Use Plan Map identifies this area as "Commercial/Retail". This designation "includes shopping/retail uses, dining, entertainment, services, and related" and was included in the plan to recognize existing businesses that were in existence prior to adoption of the joint plan.

Recommendation:

The Planning Board recommends approval by unanimous vote (9-0) to the Board of Commissioners adoption of resolution approving a quasi-judicial request by For Garden's Sake Nursery & Landscaping for a conditional use permit revision on Parcel No. 19644, located at 9197 NC 751 Hwy, to add the additional use of Event Center Limited. The following conditions are provided for consideration if recommended for approval:

Site Specific Conditions

1. Add the following use: Event Center Limited.
2. Amend the site plan as shown in application with the addition of a 50' on either side of the stream leaving the pond.
3. All existing conditions shall remain in effect, except as modified by this conditional use permit amendment.

Standard Site Conditions

4. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

Standard Administrative Conditions:

6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditional listed above.
8. Non-Severability - If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
9. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the

County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.



Chatham County, NC

Text File

File Number: 19-3291

Agenda Date: 11/18/2019

Version: 1

Status: Approval of Agenda and Consent Agenda

In Control: Planning

File Type: Agenda Item

Vote on a request to approve by F-L Legacy Owner, LLC for subdivision Final Plat approval of **The Legacy at Jordan Lake - Phase 4A3**, consisting of 34 lots on 8.38 acres, located off SR-1716, Big Woods Road, parcel #92463.

Action Requested:

Vote on a request to approve by F-L Legacy Owner, LLC for subdivision Final Plat approval of **The Legacy at Jordan Lake - Phase 4A3**, consisting of 34 lots on 8.38 acres, located off SR-1716, Big Woods Road, parcel #92463.

Introduction & Background:

Under the pre2008 Subdivision Regulations. The Legacy at Jordan Lake Subdivision

was approved by the Board of County Commissioners on March 15, 2004 as a Planned Unit Development for a cluster development. Modifications were made to the plan in 2005 to add 50.6 acres and change the number of lots to 463. The project is approved for 463 acres on 626 acres with an amenity center. Phase One received final plat approval in December, 2005 for 105 lots. Phases Two and Three, consisting of 114 lots received preliminary / final plat approval in 2006. In 2011, the developer submitted a request to the Board of County Commissioners to relinquish the final plat approvals for Phases Two and Three (undeveloped); to recombine the 114 lots with the remaining undeveloped portion of the property into one parcel of land containing 402 acres; and to allow Phases Two and Three to revert to their approved preliminary plat status as of November 20, 2006. The BOC approved the request on November 7, 2011. The Resolution Accepting The Voluntary Relinquishment of Final Plat Approvals of The Legacy at Jordan Lake, Phase Two and Three is recorded in Deed Book 1593, Page 272. The recorded recombination plat can be viewed at Plat Slide 2011, Pages 199 & 200 and at Plat Slide 2012, Page 10. The resolution stated that the recreation fees and the water availability fees previously paid by the developer would be retained by the county and credited toward any

similar fees incurred by the developer in future submittals until December 31, 2015 or any later date required by an amendment to the Permit Extension Act.

To date 307 lots have received final plat approval. The tennis courts, playground, clubhouse and pool have been completed. The clubhouse and pool opened to the residents on September 9, 2017. *As part of a 2014 CUP revision, the completion date for the entire project is December 31, 2020.*

Discussion & Analysis:

The request before the Board is for final plat approval of The Legacy, Phase 4A3 consisting of 34 lots on 8.38 acres with a financial guarantee. Phase 4A3 received preliminary plat approval from the Board of Commissioners on April 15, 2019. The final plat conforms to the approved preliminary plat. The pre-2008 Subdivision Regulations allow a final plat to be submitted with a financial guarantee when a minimum of 40% of the total cost of improvement have been completed and when the public health and/or safety will not be endangered. Mitch Craig, PE, CE Group, submitted a cost letter with the final plat submittal certifying that 40% of the required infrastructure has been completed; that all roadways are private and will be constructed to NCDOT standards; and that the roadways are accessible to emergency vehicles. An updated cost letter may be submitted if additional work has been completed prior to recordation of the final plat to reduce the amount of the financial guarantee. The county attorney will review and approve the form of the contract and financial guarantee.

The roadways in The Legacy are private and to be constructed to meet NCDOT's Standards and Specifications, but not reviewed or approved by NCDOT. A third party testing agency has been retained to provide testing and certification. Those records will then be provided to the homeowners association. Per Note 12 on the plat, maintenance of the private roads is the sole responsibility of The Legacy at Jordan Lake HOA, Inc. Per Note 13 the maintenance of all park, common and meadow areas are the sole responsibility of The Legacy at Jordan Lake HOA, IThe Technical Review Committee met on September 11, 2019 to review the request. Bev Wiggins with Chatham County Historical Association wanted to know if the developer had coordinates of the Haw River Cemetery. There's a possibility the cemetery is located near the boundary of Legacy. Staff had no concerns or questions.

After the TRC meeting the developer contacted Ms. Wiggins with coordinates of the Haw River Cemetery. The Haw River Cemetery is located on adjacent property north of the proposed project. The developer show the cemetery on the cover sheet.

The submittal meets the requirements of the Subdivision Regulations.

Planning Board:

The Planning Board reviewed the application during their October 1, 2019 meeting. Mr. Mark Ashness, P.E. and Mr. Andy Williams, representative for the development company, were present for questions. Planning Board discussion included questions about access to the Haw River Cemetery located north of the proposed site, if the perennial creek is named, if any changes since preliminary plat, steep slopes, and runoff into the stormwater

ponds. Mr. Ashness stated there was access to the cemetery from Mt. Gilead Church Road, the creek is a tributary and is unnamed, and there have been no changes since preliminary plat approval.

How does this relate to the Comprehensive Plan:

The property is located in an area designated as Compact Residential. The designation is based on the existing approved Planned Unit Development for a cluster development.

Recommendation:

The Planning Department and Planning Board by 7-2 vote recommends granting final plat approval of **The Legacy at Jordan Phase 4A3** with the following conditions:

1. The county attorney shall review and approve the contract and financial guarantee prior to final plat recordation.
2. The final plat shall not be recorded until the engineer has certified that the roadway providing access to the parcels are accessible to emergency vehicles.



Chatham County, NC

Text File

File Number: 19-3292

Agenda Date: 11/18/2019

Version: 1

Status: Approval of Agenda and Consent Agenda

In Control: Planning

File Type: Agenda Item

Vote on a request to approve by F-L Legacy Owner, LLC for subdivision Final Plat approval of **The Legacy at Jordan Lake - Phase 6A2**, consisting of 27 lots on 11.64 acres, located off SR-1716, Big Woods Road, parcel #17378.

Action Requested:

Vote on a request to approve by F-L Legacy Owner, LLC for subdivision Final Plat approval of **The Legacy at Jordan Lake - Phase 6A2**, consisting of 27 lots on 11.64 acres, located off SR-1716, Big Woods Road, parcel #17378.

Introduction & Background:

Under the pre2008 Subdivision Regulations. The Legacy at Jordan Lake Subdivision

was approved by the Board of County Commissioners on March 15, 2004 as a Planned Unit Development for a cluster development. Modifications were made to the plan in 2005 to add 50.6 acres and change the number of lots to 463. The project is approved for 463 acres on 626 acres with an amenity center. Phase One received final plat approval in December, 2005 for 105 lots. Phases Two and Three, consisting of 114 lots received preliminary / final plat approval in 2006. In 2011, the developer submitted a request to the Board of County Commissioners to relinquish the final plat approvals for Phases Two and Three (undeveloped); to recombine the 114 lots with the remaining undeveloped portion of the property into one parcel of land containing 402 acres; and to allow Phases Two and Three to revert to their approved preliminary plat status as of November 20, 2006. The BOC approved the request on November 7, 2011. The Resolution Accepting The Voluntary Relinquishment of Final Plat Approvals of The Legacy at Jordan Lake, Phase Two and Three is recorded in Deed Book 1593, Page 272. The recorded recombination plat can be viewed at Plat Slide 2011, Pages 199 & 200 and at Plat Slide 2012, Page 10. The resolution stated that the recreation fees and the water availability fees previously paid by the developer would be retained by the county and credited toward any similar fees incurred by the developer in future submittals until December 31, 2015 or any later date required by an amendment to the Permit Extension Act.

To date 307 lots have received final plat approval. The tennis courts, playground,

clubhouse and pool have been completed. The clubhouse and pool opened to the residents on September 9, 2017. As part of a 2014 CUP revision, the completion date for the entire project is December 31, 2020.

Discussion & Analysis:

The request before the Board is for final plat approval of The Legacy, Phase 6A2 consisting of 27 lots on 11.64 acres with a financial guarantee. Phase 6A2 received preliminary plat approval from the Board of Commissioners on April 15, 2019. The final plat conforms to the approved preliminary plat. The pre-2008 Subdivision Regulations allow a final plat to be submitted with a financial guarantee when a minimum of 40% of the total cost of improvement have been completed and when the public health and/or safety will not be endangered. Mitch Craig, PE, CE Group, submitted a cost letter with the final plat submittal certifying that 42% of the required infrastructure has been completed; that all roadways are private and will be constructed to NCDOT standards; and that the roadways are accessible to emergency vehicles. An updated cost letter may be submitted if additional work has been completed prior to recordation of the final plat to reduce the amount of the financial guarantee. The county attorney will review and approve the form of the contract and financial guarantee.

The roadways in The Legacy are private and to be constructed to meet NCDOT's Standards and Specifications, but not reviewed or approved by NCDOT. A third party testing agency has been retained to provide testing and certification. Those records will then be provided to the homeowners association. Per Note 12 on the plat, maintenance of the private roads is the sole responsibility of The Legacy at Jordan Lake HOA, Inc. Per Note 13 the maintenance of all park, common and meadow areas are the sole responsibility of The Legacy at Jordan Lake HOA, Inc.

The Technical Review Committee met on September 11, 2019 to review the request. Staff had no concerns or questions.

The submittal meets the requirements of the Subdivision Regulations.

Planning Board:

The Planning Board reviewed the application during their October 1, 2019 meeting. Mr. Mark Ashness, P.E. and Mr. Andy Williams, representative for the development company, were present for questions. Planning Board discussion included questions about road maintenance and stub-out connection. Mr. Ashness stated the roads have geotechnical testing and the records are turned over to the homeowners association (HOA). The HOA have documentation on all the roads including that are constructed to NCDOT standards. Mr. Williams included they hire a company that completes an analysis that will determine the life of all the roads and sidewalks from the time they're constructed until repairs are anticipated to be needed. This helps the HOA to budget for road repairs and set aside an amount of money into an interest bearing account for road repairs. The stub-out will connect to Phase 6A1.

How does this relate to the Comprehensive Plan:

The property is located in an area designated as Compact Residential. The designation

is based on the existing approved Planned Unit Development for a cluster development.

Recommendation:

The Planning Department and the Planning Board by 7-2 vote recommends granting final plat approval of **The Legacy at Jordan Phase 6A2** with the following condition:

1. The county attorney shall review and approve the contract and financial guarantee prior to final plat recordation.
2. The final plat shall not be recorded until the engineer has certified that the roadway providing access to the parcels are accessible to emergency vehicles.



Chatham County, NC

Text File

File Number: 19-3271

Agenda Date: 11/18/2019

Version: 1

Status: Approval of Agenda and Consent Agenda

In Control: Health Department

File Type: Agenda Item

Vote on a request to approve \$16,461 Title X funds for the Family Planning Program FY 19-20.

Action Requested: Vote on a request to approve \$16,461 Title X funds for the Family Planning Program FY 19-20.

Introduction & Background: On March 26, 2019, the US Department of Health and Human Services, Public Health Service Notice of Award, P.L. 91-572 PHS Act Sec. 1001 as Amended, 42 CFR 59, authorized the awarding of Title X funds to the NC Statewide Family Planning Program for FY 19-20. The Notice of Award stipulated the total award of Title X funding has been increased from the previous fiscal year; thereby increasing the amount of funding available for allocation to local health departments.

Discussion & Analysis: This Agreement Addendum Revision #2 increases, by approximately 59%, the funding for this Activity as of October 1, 2019 due to the additional Title X funding received from the US Department of Health and Human Services, Public Health Service.

How does this relate to the Comprehensive Plan: N/A

Budgetary Impact: No Local Funding Requested

Recommendation: Vote on a request to approve \$16,461 Title X funds for the Family Planning Program FY 19-20.

Division of Public Health Agreement Addendum FY 19-20

Chatham County Public Health Department
Local Health Department Legal Name

Women's and Children's Health / Women's Health
DPH Section/Branch Name

151 Family Planning
Activity Number and Description

Joseph Scott, 919-707-5696
joseph.scott@dhhs.nc.gov
DPH Program Contact
(name, telephone number with area code, and email)

06/01/2019 – 05/31/2020
Service Period

DPH Program Signature **Date**
(only required for a negotiable agreement addendum)

07/01/2019 – 06/30/2020
Payment Period

- Original Agreement Addendum
 Agreement Addendum Revision # 2

I. Background:

As of October 1, 2019, this Agreement Addendum Revision #2 adds the following paragraph:

On March 26, 2019, the US Department of Health and Human Services, Public Health Service Notice of Award, P.L. 91-572 PHS Act Sec. 1001 as Amended, 42 CFR 59, authorized the awarding of Title X funds to the North Carolina Statewide Family Planning Program for FY 19-20. The Notice of Award stipulated the total award of Title X funding has been increased from the previous fiscal year; thereby increasing the amount of funding available for allocation to local health departments.


II. Purpose:

This Agreement Addendum Revision #2 increases, by approximately 59%, the funding for this Activity as of October 1, 2019 due to the additional Title X funding received from the US Department of Health and Human Services, Public Health Service.

III. Scope of Work and Deliverables:

The Activity 151 Family Planning Agreement Addendum Revision #2 requires further negotiation between the Women's Health Branch (WHB) and the Local Health Department.

The Local Health Department shall complete a detailed budget stating how it will use the additional funds for the service period October 1, 2019 through May 31, 2020 based on locally determined needs and circumstances. (Instructions provided in Attachment E.) **This budget must equal the amount of additional funding allocated to the Local Health Department.**


Health Director Signature (use blue ink)

10-4-19
Date

Local Health Department to complete: (If follow up information is needed by DPH)	LHD program contact name: <u>Bonnie Dikeman</u> Phone number with area code: <u>(919) 742-5641 EXT. 4276</u> Email address: <u>bonnie.dikeman@chathamnc.org</u>
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Signature on this page signifies you have read and accepted all pages of this document.

The information provided by the Local Health Department will be reviewed by the WHB. When the WHB representative and the Local Health Department reach an agreement on the information contained in the detailed budget, the WHB representative will sign the Agreement Addendum Revision #2 to execute it.

IV. Performance Measures/Reporting Requirements:

No change.

V. Performance Monitoring and Quality Assurance:

No change.

VI. Funding Guidelines or Restrictions:

No change.

Supplement reason: In AA+BE or AA+BE Rev -OR- -

CFDA #: 93.217 Federal awd date: 3/26/19 Is award R&D? no FAIN: FHPA006400 Total amount of fed awd: \$ 7,250,000

CFDA name: Family Planning Services	Fed award project description: North Carolina Family Planning Program	Fed awarding agency: DHHS, Office of Population Affairs	Federal award indirect cost rate: n/a	%
				%

Subrecipient	Subrecipient DUNS	Fed funds for This Supplement	Total of All Fed Funds for This Activity	Subrecipient	Subrecipient DUNS	Fed funds for This Supplement	Total of All Fed Funds for This Activity
Alamance	965194483	36,307	138,121	Jackson	019728518	17,020	98,284
Albemarle	130537822	96,794	389,648	Johnston	097599104	28,083	114,956
Alexander	030495105	13,942	61,797	Jones	095116935	10,013	43,707
Anson	847163029	13,743	63,147	Lee	067439703	15,953	73,767
Appalachian	780131541	44,032	163,605	Lenoir	042789748	18,324	106,255
Beaufort	091567776	15,907	78,863	Lincoln	086869336	16,483	58,431
Bladen	084171628	14,685	61,325	Macon	070626825	12,388	48,172
Brunswick	091571349	20,600	94,817	Madison	831052873	11,772	52,258
Buncombe	879203560	70,774	208,735	MTW	087204173	35,601	173,215
Burke	883321205	20,501	97,901	Mecklenburg	074498353	121,428	661,629
Cabarrus	143408289	29,407	116,335	Montgomery	025384603	12,946	46,778
Caldwell	948113402	21,298	96,697	Moore	050988146	18,943	106,975
Carteret	058735804	49,723	146,071	Nash	050425677	25,311	127,269
Caswell	077846053	14,456	57,284	New Hanover	040029563	54,817	151,272
Catawba	083677138	30,365	115,367	Northampton	097594477	12,509	61,860
Chatham	131356607	16,461	68,532	Onslow	172663270	39,810	213,373
Cherokee	130705072	11,834	48,175	Orange	139209659	39,584	148,370
Clay	145058231	9,823	37,144	Pamlico	097600456	10,337	48,263
Cleveland	879924850	26,457	121,367	Pender	100955413	16,063	79,717
Columbus	040040016	16,617	65,211	Person	091563718	=	=
Craven	091564294	29,205	149,165	Pitt	080889694	42,773	176,789
Cumberland	123914376	62,505	322,367	Polk	079067930	-9,813	=
Dare	082358631	12,212	43,558	Randolph	027873132	27,962	146,355
Davidson	077839744	26,718	117,005	Richmond	070621339	14,879	72,678
Davie	076526651	13,200	56,590	Robeson	082367871	34,420	180,770
Duplin	095124798	20,349	92,125	Rockingham	077847143	19,349	102,890
Durham	088564075	90,988	237,359	Rowan	074494014	28,605	149,878
Edgecombe	093125375	20,421	127,542	RPM	782359004	=	=
Foothills	782359004	53,000	185,787	Sampson	825573975	19,196	84,418
Forsyth	105316439	116,708	265,578	Scotland	091564146	14,828	77,994
Franklin	084168632	16,674	64,117	Stanly	131060829	15,633	65,680
Gaston	071062186	46,616	183,242	Stokes	085442705	14,878	75,390
Graham	020952383	9,840	34,889	Surry	077821858	17,259	59,196
Granville-Vance	063347626	30,730	131,702	Swain	146437553	11,521	48,404
Greene	091564591	12,709	60,963	Toe River	113345201	33,111	142,162
Guilford	071563613	143,888	411,107	Transylvania	030494215	12,106	53,575
Halifax	014305957	21,209	123,076	Union	079051637	29,108	123,436
Harnett	091565986	24,016	101,598	Wake	019625961	92,904	403,725
Haywood	070620232	17,001	77,937	Warren	030239953	12,186	58,603
Henderson	085021470	20,022	79,365	Wayne	040036170	30,178	145,163
Hoke	091563643	16,790	69,746	Wilkes	067439950	15,953	74,009
Hyde	832526243	9,640	40,827	Wilson	075585695	23,106	113,683
Iredell	074504507	26,419	125,604	Yadkin	089910624	12,873	48,433



Chatham County, NC

Text File

File Number: 19-3285

Agenda Date: 11/18/2019

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Finance

File Type: Agenda Item

Agenda Number:

Vote on a request to appoint Tammy Kirkman, Jonathan E. Lindley, and Bryan Phillips as Deputy Finance Officers for the purpose of signing inmate trust account checks

Action Requested: Vote on a request to appoint Tammy Kirkman, Jonathan E. Lindley, and Bryan Phillips as Deputy Finance Officers for the purpose of signing inmate trust account checks

Introduction & Background: The Detention Division of the Chatham County Sheriff's Department manages funds of individuals who are incarcerated in the Chatham County jail. The funds that are collected upon incarceration and funds that are deposited on the inmates' behalf, if not spent while incarcerated, are returned to the inmate when they leave the facility. If inmates are transferred to another facility, a check must be issued for the balance of funds in the inmate's account. If approved, these appointments will supersede any prior approvals for the Detention Division.

Budgetary Impact: None

Recommendation: Motion to appoint Tammy Kirkman, Jonathan E. Lindley, and Bryan Phillips as Deputy Finance Officers for the purpose of signing inmate trust account checks



Chatham County, NC

Text File

File Number: 19-3318

Agenda Date: 11/18/2019

Version: 1

Status: Agenda Ready

In Control: Board of Commissioners

File Type: Appointment

Agenda Number:

Vote on a request to appoint Sandra Nettles to the Board of Equalization and Review

Action Requested: Vote on a request to appoint Sandra Nettles to the Board of Equalization and Review

Introduction & Background: There is a vacancy for the Board of Equalization and Review for District 2. Commissioner Dasher would like to appoint Sandra Nettles to represent District 2.

Discussion & Analysis: Ms. Nettles term will expire December 31, 2022.

How does this relate to the Comprehensive Plan: N/A

Budgetary Impact: N/A

Recommendation: Motion to appoint Sandra Nettles to the Board of Equalization and Review



Chatham County, NC

Text File

File Number: 19-3286

Agenda Date: 11/18/2019

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Health Department

File Type: Agenda Item

Vote on a request to approve the Debt Write-Off in the amount of \$52,428.02 for the period July 1, 2017 through June 30, 2018.

Action Requested: Vote on a request to approve the Debt Write-Off in the amount of \$52,428.02 for the period July 1, 2017 through June 30, 2018.

Introduction & Background: Based on the Chatham County Public Health Department Fee Policy, outstanding accounts having no activity in more than twelve (12) months shall constitute a debt write-off. These procedures allow the Health Department to clear outstanding accounts for the referenced time period.

Discussion & Analysis: Debts of client accounts having no activity for more than twelve (12) months are presented to the Board of Health and Board of County Commissioners for write-off consideration. The write-off for Patient Fees in the Clinical & Community Health Services Division for 07-01-17 through 06-30-18 is \$52,428.02.

How does this relate to the Comprehensive Plan: N/A

Budgetary Impact: The budgetary impact of the debt write-off results in uncollectible revenue totaling \$52,428.02.

Recommendation: Vote on a request to approve the Debt Write-Off in the amount of \$52,428.02 for the period July 1, 2017 through June 30, 2018.

**Chatham County Health Department
Debt Write-Off Report
07-01-17 thru 06-30-18**

PROGRAM	FY 17/18 Write-Off	FY 16/17 Write-Off	% Change
Adult Health	\$18,627.16	\$64,686.57	-71.2%
Child Health	\$7,271.78	\$4,917.91	32.4%
Family Planning	\$15,976.38	\$19,855.50	-19.5%
Immunization	\$407.00	\$237.00	41.8%
Maternal Health	\$10,077.70	\$22,480.02	-55.2%
Tuberculosis	\$68.00	\$120.00	-43.3%
TOTALS	\$52,428.02	\$112,297.00	-53.3%

Receipts from Debt Set-OFF FY 16-17	\$11,294.03
Receipts from Debt Set-OFF FY 17-18	\$10,479.09
Receipts from Debt Set-OFF to Date	\$150,249.13

Date approved by BOH _____
Date approved by BOC _____



Chatham County, NC

Text File

File Number: 19-3300

Agenda Date: 11/18/2019

Version: 1

Status: Approval of Agenda and Consent Agenda

In Control: Finance

File Type: Agenda Item

Vote on a request to approve Fiscal Year 2019-2020 Budget Amendments

Action Requested: Vote on a request to approve budget amendments as proposed by staff

Introduction & Background: During the fiscal year, the budget must be amended as changing conditions warrant. The fiscal year 2019-2020 budget ordinance authorizes the County Manager to transfer funds within a department without limitation. The Manager may also transfer amounts of up to \$5,000 between departments of the same fund and transfer amounts up to \$50,000 from contingency with a memorandum report of such transfers to the Board. The Board must approve all other transfers.

Discussion & Analysis: The attached proposed amendments must be approved by the Board of Commissioners for fiscal year 2020.

The Emergency Management department's budget is being increased by \$20,053 to cover grant expenses related to homeland security grant awards.

The Recreation department's budget is being increased by \$56,005 with a transfer from the parks capital reserve to cover the purchase of a playground.

The Health department's budget is being increased by \$31,303 due to prior year restricted funds being carried forward.

The Sheriff's budget is being increased by \$923 to reflect additional youth services donations received.

The Nonprofit Allocation budget is being increased by \$3,634 with a transfer from contingency to cover a camera for the morgue.

The Housing Trust Fund budget is being increased to include the approved \$50,000 emergency housing funds budgeted in the general fund budget.

Budgetary Impact: The proposed amendments increase the General Fund by \$107,361, including an increase to appropriated fund in the amount of \$31,303. Transfers from general fund contingency total \$3,634. The proposed amendments increase the Housing

Trust Fund budget by \$50,000.

Recommendation: Motion to approve budget amendments as proposed by staff.

FY 2020 Budget Amendments

General Fund

<u>Fund</u>	<u>Department/Division</u>	<u>Account Description</u>	<u>Revenue</u>	<u>Expense</u>	<u>Description</u>
General	Emergency Management	Misc-Insurance Reimb	16,000		Homeland Security Grant (CFDA# 97.067)
General	Emergency Management	Prg - Grant Federal		16,000	
General	Emergency Management	Misc-Insurance Reimb	4,053		Homeland Security Grant-Barricade Trailer Grant
General	Emergency Management	Prg - Grant Federal		4,053	
General	Recreation	Transfer In - Recreation Fee	56,005		Purchase of Playground Equipment
General	Recreation	Capital Outlay - Equipment		49,703	
General	Recreation	Park Maint - Equipment		6,302	
General	Health	Appropriated Fund Balance	19,945		FY 2019 Rollover Amendment
General	Health	Minority Diabetes Prevention		19,945	Minority Diabetes Prevention
General	Health	Appropriated Fund Balance	11,358		FY 2019 Rollover Amendment
General	Health	UNC Diabetes		11,358	UNC Diabetes Grant
General	Sheriff	Appropriated Fund Balance	923		Youth Services Donations
General	Sheriff	Youth Services		923	

Total General Fund Budget Increase (Decrease):

107,361 107,361

FY19 General Appropriated Fund Balance:

4,282,093

Additional Appropriation with Amendments:

31,303

FY19 Total General Appropriated Fund Balance:

4,313,396

FY 2020 Contingency Transfers

<u>Fund</u>	<u>Department/Division</u>	<u>Account Description</u>	<u>Revenue</u>	<u>Expense</u>	<u>Description</u>
General	Non Profit	Contingency		(3,634)	Morgue Camera
General	Non Profit	Allocations - Chat Hosp Morgue		3,634	

Total Transfers from Contingency:

3,634

FY 2020 Contingency Transfers

<u>Fund</u>	<u>Department/Division</u>	<u>Account Description</u>	<u>Revenue</u>	<u>Expense</u>	<u>Description</u>
Housing Trust	Emergency	Transfer from General Fund	50,000		Emergency Housing Funds
Housing Trust	Emergency	Allocations - Housing		50,000	

Total Transfers from Contingency:

50,000 50,000



Chatham County, NC

Text File

File Number: 19-3303

Agenda Date: 11/18/2019

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Tax Office Assessor

File Type: Agenda Item

Vote on a request to approve Tax Releases and Refunds

Action Requested: Vote on a request to approve Tax Releases and Refunds.

Introduction & Background: The attached list of taxpayers have requested a release or refund of their tax bills.

Discussion & Analysis: In accordance with G.S. 105-381, the attached list of taxpayers have requested a release or refund of their tax bills.

Recommendation: Vote to approve Tax Releases and Refunds.

DATE 11/04/19
 TIME 11:10:36
 USER CHAMY

BOARD REVIEW OF CORRECTED RECEIPTS REPORT
 CHATHAM CO TAX DEPARTMENT
 DEPOSIT DATES 10/01/2019 THROUGH 10/31/2019
 OMIT ABATE CODES ERROR BOER CHGOF PTC RGVLY

PAGE 1
 PROG# CL2182

SKIP NEGATIVE ABATEMENTS
 TAX

YEAR	TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD
2009	CRAIG JAMES EARL	10/02/2019	1482735	107		1.98				DOD 12/17	NOBOC
2009	GLASS FRANKLIN SCOTT	10/23/2019	1472718	107		1.45				DOD 10/12/16 NO	NOBOC
2009	GRAY WILLIAM HENRY JR	10/02/2019	1483579	101		30.00				MH DESTROYED IN	NOBOC
2009	HERNANDEZ RAUL GUZMAN	10/08/2019	1446597	202		15.76				SOLD 06/26/2007	OWNER
** YEAR TOTALS **						49.19					
2010	METTY NATHAN JAMES	10/18/2019	1629955	107			17.54			TITLE TRANSFER P	VSOLD
2010	CRAIG JAMES EARL	10/02/2019	1608362	107		2.28				DOD 12/17	NOBOC
2010	GRAY WILLIAM HENRY JR	10/02/2019	1609175	101		32.03				MH DESTROYED IN	NOBOC
2010	HERNANDEZ RAUL GUZMAN	10/08/2019	1570976	202		14.64				VEHICLE SOLD 06/	OWNER
2010	MOORE LOREN IRVING	10/16/2019	1634758	107			50.28			DOD 11/27/11	NOBOC
2010	OCONNOR ALICE WOODRUFF	10/31/2019	1671250	107			100.02			DOD 4/2/11 NO ES	NOBOC
** YEAR TOTALS **						48.95	167.84				
2011	GRAY WILLIAM HENRY JR	10/02/2019	1803877	101		32.03				MH DESTROYED 198	NOBOC
2011	HERNANDEZ RAUL GUZMAN	10/08/2019	1763281	202		13.20				SOLD 06/26/07	OWNER
** YEAR TOTALS **						45.23					
2012	GRAY WILLIAM HENRY JR	10/02/2019	1929974	101		32.03				MH DESTROYED IN	NOBOC
2012	HERNANDEZ RAUL GUZMAN	10/08/2019	1888301	202		20.52				SOLD 06/26/07	OWNER
** YEAR TOTALS **						52.55					
2013	GRAY WILLIAM HENRY JR	10/02/2019	2068512	101		32.03				MH DESTROYED IN	NOBOC
2013	HERNANDEZ RAUL GUZMAN	10/08/2019	2025206	202		18.47				SOLD 06/26/07	OWNER
** YEAR TOTALS **						50.50					
2014	GRAY WILLIAM HENRY JR	10/02/2019	2151785	101		32.48				MH DESTROYED IN	NOBOC
2014	HERNANDEZ RAUL GUZMAN	10/08/2019	2107651	202		17.09				SOLD 06/26/07	OWNER
** YEAR TOTALS **						49.57					
2015	GRAY WILLIAM HENRY JR	10/02/2019	2216334	101		32.48				MH DESTROYED IN	NOBOC
2015	HERNANDEZ RAUL GUZMAN	10/08/2019	2170623	202		15.40				SOLD 06/26/07	OWNER
2015	PHILLIPS RAY W	10/29/2019	2221337	103	.01					PROPERTY NOT EXE	RMEXP
2015	PHILLIPS RAY W	10/29/2019	2221338	103		31.49				PROPERTY NOT EXE	RMEXP
** YEAR TOTALS **					.01	79.37					
2016	GRAY WILLIAM HENRY JR	10/02/2019	2281148	101		30.93				MH DESTROYED IN	NOBOC
2016	HERNANDEZ RAUL GUZMAN	10/08/2019	2234012	202		13.97				SOLD 06/26/07	OWNER
** YEAR TOTALS **						44.90					
2017	GRAY WILLIAM HENRY JR	10/02/2019	2346445	101		27.49				MH DESTROYED IN	NOBOC
2017	HARRIS ROY LEE	10/29/2019	2337884	106				125.00		REMOVE 1 SWFEE P	SWFEE
2017	HERNANDEZ RAUL GUZMAN	10/08/2019	2298195	202		12.89				SOLD 06/26/07	OWNER

DATE 11/04/19
 TIME 11:10:36
 USER CHAMY

BOARD REVIEW OF CORRECTED RECEIPTS REPORT
 CHATHAM CO TAX DEPARTMENT
 DEPOSIT DATES 10/01/2019 THROUGH 10/31/2019

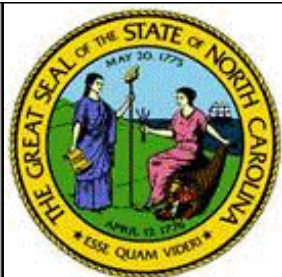
PAGE 2
 PROG# CL2182

SKIP NEGATIVE ABATEMENTS
 TAX

OMIT ABATE CODES ERROR BOER CHGOF PTC RGVLY
 DEPOSIT

YEAR	TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD
2017	URIAS JOSE ASUNCION TRUSTEE	10/23/2019	2335870	101	3192.03					PROPERTY EXEMPT	EXEMP
** YEAR TOTALS **					3192.03	40.38			125.00		
2018	GRAY WILLIAM HENRY JR	10/02/2019	2412136	101		27.49				MH DESTROYED IN	NOBOC
2018	HARRIS ROY LEE	10/29/2019	2399862	106					125.00	REMOVE 1 SWFEE P	SWFEE
2018	HERNANDEZ RAUL GUZMAN	10/08/2019	2362493	202		11.64				SOLD 06/26/07	OWNER
** YEAR TOTALS **						39.13			125.00		
2019	A & S GRADING/LANDSCAPING LLC	10/01/2019	2549205	107		31.09				INCORRECT VALUE	WVAL
2019	A & S GRADING/LANDSCAPING LLC	10/01/2019	2549204	107		40.69				INCORRECT VALUE	WVAL
2019	BELLSOUTH TEL CO LLC DBA	10/31/2019	2549139	107		162.99				PER CORRECTED CE	PBUTL
2019	CASHWELL JAMES BELL JR HEIRS	10/03/2019	2489520	101		.21				SOLD 6/21/2018	OWNER
2019	CHARBONNEAU WILFRED G	10/29/2019	2494827	201	264.21					NOT IN PITTSBORO	SITUS
2019	CHESTER KATHERINE	10/14/2019	2505720	101	823.95				125.00	INCORRECT TAX RE	NOBOC
2019	DUKE ENERGY PROGRESS LLC	10/23/2019	2534915	106	1904.18					NO RESPONSE TO A	RMEXP
2019	FETNER JUSTINA ANNE-PROCTOR	10/10/2019	2526232	107		55.78				SOLD 05/21/18	OWNER
2019	GRAY WILLIAM HENRY JR	10/02/2019	2543081	101		30.25				MH DESTROYED IN	NOBOC
2019	HERNANDEZ RAUL GUZMAN	10/08/2019	2492602	202		11.19				SOLD 06/26/07	OWNER
2019	HUDSON TERRY MARK JR	10/07/2019	2534185	107		158.93				BOAT SOLD 5/17/2	PPSLD
2019	HURLEY DAVE	10/10/2019	2505880	107		76.68				BOAT TOTALED 11/	NOBOC
2019	JONES RUTH E	10/31/2019	2499378	105	.02					NO CHANGE NEEDED	RMEXP
2019	KAIRYS GROUP INC	10/11/2019	2533242	107		15.13				TO MATCH TO AUDI	WVAL
2019	KAIRYS GROUP INC	10/11/2019	2533244	107		109.49				TO MATCH TO AUDI	WVAL
2019	KAIRYS GROUP INC	10/11/2019	2549279	107		15.13				TO MATCH TO AUDI	WVAL
2019	LOFLIN JESSICA LYNNE	10/18/2019	2513669	103		5.94				TITLE TRANSFER P	PPSLD
2019	MELTON EVELYN R	10/29/2019	2497758	201	196.71					NOT PITTSBORO CI	SITUS
2019	SHOSTAK GARY G	10/31/2019	2523505	201	165.17					NOT IN PITTSBORO	SITUS
2019	SIZEMORE RONNIE FLOYD	10/23/2019	2540150	103		4.07				SOLD 10/07/16	PPSLD
2019	SIZEMORE RONNIE FLOYD	10/23/2019	2540151	103		4.07				SOLD 4/28/11	PPSLD
2019	SMALL ANNIE LOIS MILLIKEN	10/01/2019	2536974	106	329.68					SCE ERRONEOUSLY	NOSCE
2019	TIMEPAYMENT CORP	10/08/2019	2505448	105		24.63				IN 109-HOPE(#136	SITUS
2019	TIMEPAYMENT CORP	10/08/2019	2513843	202		15.76				TO MATCH TO LIST	WVAL
2019	TIMEPAYMENT CORP	10/08/2019	2517994	104		4.13				UPDATE TO CORREC	WVAL
2019	TIMEPAYMENT CORP	10/08/2019	2530722	107		8.90				TO MATCH TO LIST	WVAL
2019	TIMEPAYMENT CORP	10/08/2019	2549255	107		17.71				WRONG SITUS	SITUS
2019	TIMEPAYMENT CORP	10/08/2019	2549257	107		17.71				IN 105-MONCURE (SITUS
2019	TIMEPAYMENT CORP	10/08/2019	2549256	107		5.37				IS 203 CARY (#13	SITUS
2019	WASHBURN DAVID A	10/25/2019	2527366	107						ADD SWFEE PER WM	SWFEE
2019	WEATHERBURN NATALIE	10/25/2019	2526299	107		18.57				BOAT SOLD 2017	PPSLD
2019	WILLIAMS DOMINIQUE WILSON	10/03/2019	2529453	107		145.23				SOLD 11/27/2018	PPVAL
2019	WILLIAMS SCOTSMAN INC	10/07/2019	2545813	105		66.67				TO CORRECT VALUE	WVAL
2019	WILLIAMS SCOTSMAN INC	10/07/2019	2548210	107		271.86				TO MATCH TO LIST	WVAL
2019	WILLIAMS SCOTSMAN INC	10/07/2019	2549233	107		289.52				ADD FROM DURH OR	WVAL
2019	WILLIAMS SCOTSMAN INC	10/07/2019	2549234	107		265.81				FINAL CORRECTION	WVAL
2019	WILLIAMS SCOTSMAN, INC	10/07/2019	2503292	201		73.64				TO MATCH LISTING	WVAL
2019	YARBOROUGH ERNEST MICHAEL	10/29/2019	2536206	106					125.00	REMOVE 1 SWFEE P	SWFEE
** YEAR TOTALS **					3683.92	1947.15			250.00		
*** FINAL TOTALS ***					6875.96	2446.92	167.84		500.00		

*** NORMAL END OF JOB ***



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
ALSTON, DEWITT ERNEST	ALSTON, DEWITT ERNEST		772 E ALSTON RD		PITTSBORO, NC 27312	Proration	0014492072	TXP4242	AUTHORIZED	114775192	Refund Generated due to proration on Bill #0014492072-2018-0000-00
BAILEY, MELODY ANN	BAILEY, MELODY ANN		31 HOT SHOTES DR		SILER CITY, NC 27344	Proration	0043306219	FDR1450	AUTHORIZED	113976206	Refund Generated due to proration on Bill #0043306219-2018-0000-00
BALATICO, TERESA CHASTAIN	BALATICO, TERESA CHASTAIN	BALATICO, MAC TED	30163 PHARR		CHAPEL HILL, NC 27517	Proration	0048817642	6082BC	AUTHORIZED	115220686	Refund Generated due to proration on Bill #0048817642-2018-0000-00
BRIGHT, WALTER ANTHONY	BRIGHT, WALTER ANTHONY		1305 WALTER BRIGHT RD		SANFORD, NC 27330	Adjustment >= \$100	0050140744	66473	AUTHORIZED	114270502	Refund Generated due to adjustment on Bill #0050140744-2019-0000-00
CALHOUN, KAREN KIMBERLY	CALHOUN, KAREN KIMBERLY		PO BOX 66		PITTSBORO, NC 27312	Adjustment < \$100	0050192774	1BIGLUV	AUTHORIZED	114373728	Refund Generated due to adjustment on Bill #0050192774-2019-0000-00



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/21/2019	10/21/2019 4:41:47 PM
ie	Other Errors	10/03/2019	10/3/2019 2:11:54 PM
ie	Vehicle Sold	10/29/2019	10/29/2019 11:36:23 AM
ie	Adjustment	10/09/2019	10/24/2019 4:36:06 PM
ie	Mileage	10/11/2019	10/11/2019 11:52:52 AM



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$22.45)	\$0.00	(\$22.45)
06	Tax	(\$4.38)	\$0.00	(\$4.38)
			Refund	\$26.83
00	Tax	(\$41.72)	\$0.00	(\$41.72)
09	Tax	(\$5.22)	\$0.00	(\$5.22)
			Refund	\$46.94
00	Tax	(\$60.86)	\$0.00	(\$60.86)
07	Tax	(\$9.98)	\$0.00	(\$9.98)
			Refund	\$70.84
00	Tax	(\$155.44)	\$0.00	(\$155.44)
06	Tax	(\$28.42)	\$0.00	(\$28.42)
			Refund	\$183.86
00	Tax	(\$15.95)	\$0.00	(\$15.95)
07	Tax	(\$2.57)	\$0.00	(\$2.57)
			Refund	\$18.52



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
CAROLINA TRANSPORT SERVICES LLC	CAROLINA TRANSPORT SERVICES LLC		566 NEODAK RD		APEX, NC 27523	Proration	0023635579	ZB41066	AUTHORIZED	114458392	Refund Generated due to proration on Bill #0023635579-2018-0000-00
CHOWDRY, AZAR	CHOWDRY, AZAR		350 MOUNTAIN LAUREL		CHAPEL HILL, NC 27517	Proration	0046205570	CJ11444	AUTHORIZED	114219758	Refund Generated due to proration on Bill #0046205570-2018-0000-00
CLAPP, LAURA MARSH	CLAPP, LAURA MARSH		1562 ED CLAPP RD		SILER CITY, NC 27344	Proration	0044922387	FKR2311	AUTHORIZED	113976000	Refund Generated due to proration on Bill #0044922387-2018-0000-00
CODY, GENEVIEVE MARRIN	CODY, GENEVIEVE MARRIN		205 LANDOVER CIR		CHAPEL HILL, NC 27516	Proration	0036821663	ECS2629	AUTHORIZED	114220354	Refund Generated due to proration on Bill #0036821663-2018-0000-00
CONNOLLY, CAROLYN HATCH	CONNOLLY, CAROLYN HATCH	CONNOLLY, JOHN THOMAS	413 HORATIO CT		CARY, NC 27519	Proration	0009274193	BFH2533	AUTHORIZED	170963382	Refund Generated due to proration on Bill #0009274193-2018-0000-00



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/14/2019	10/14/2019 10:50:09 AM
ie	Vehicle Sold	10/08/2019	10/8/2019 8:56:39 AM
ie	Vehicle Sold	10/03/2019	10/3/2019 10:36:28 AM
ie	Vehicle Sold	10/08/2019	10/8/2019 4:46:04 PM
ie	Vehicle Sold	10/02/2019	10/2/2019 1:48:17 PM

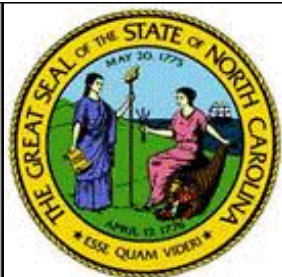


North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$53.43)	\$0.00	(\$53.43)
07	Tax	(\$8.76)	\$0.00	(\$8.76)
			Refund	\$62.19
00	Tax	(\$39.33)	\$0.00	(\$39.33)
07	Tax	(\$6.45)	\$0.00	(\$6.45)
			Refund	\$45.78
00	Tax	(\$17.56)	\$0.00	(\$17.56)
09	Tax	(\$2.19)	\$0.00	(\$2.19)
			Refund	\$19.75
00	Tax	(\$28.51)	\$0.00	(\$28.51)
07	Tax	(\$4.67)	\$0.00	(\$4.67)
			Refund	\$33.18
00	Tax	(\$4.23)	\$0.00	(\$4.23)
23	Tax	(\$2.36)	\$0.00	(\$2.36)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$6.59



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
CONTE, SARAH RODWICK	CONTE, SARAH RODWICK		30028 VILLAGE PARK DR		CHAPEL HILL, NC 27517	Proration	0031294640	EAB3194	AUTHORIZED	114027794	Refund Generated due to proration on Bill #0031294640-2018-0000-00
CRAWFORD, AMY NICOLE	CRAWFORD, AMY NICOLE	WILLIAMS, AUDREY MARIE	4056 CRAWFORD DAIRY RD		CHAPEL HILL, NC 27516	Proration	0019863672	5334AT	AUTHORIZED	114900214	Refund Generated due to proration on Bill #0019863672-2018-0000-00
CRAWFORD, RONALD TRAVIS	CRAWFORD, RONALD TRAVIS		824 VILLA DRIVE		N. MRYTLE BEACH, SC 29582	Proration	0035728500	DMS6737	AUTHORIZED	114516814	Refund Generated due to proration on Bill #0035728500-2018-0000-00
DRAP, CHRISTINE ANN	DRAP, CHRISTINE ANN	DRAP, DAVID STANLEY	816 ROCKHOUSE CT		CARY, NC 27519	Proration	0031804863	BMP7771	AUTHORIZED	170854962	Refund Generated due to proration on Bill #0031804863-2018-0000-00
DUNLAP, GLENN CHARLES	DUNLAP, GLENN CHARLES	DUNLAP, MARY CHARLENE	1005 CHATHAM CHURCH RD		MONCURE, NC 27559	Adjustment < \$100	0050217948	HEK1203	AUTHORIZED	114578980	Refund Generated due to adjustment on Bill #0050217948-2019-0000-00



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Totalled	10/04/2019	10/4/2019 4:47:03 PM
ie	Vehicle Sold	10/23/2019	10/23/2019 2:03:29 PM
ie	Reg . Out of state	10/15/2019	10/15/2019 9:42:20 AM
ie	Vehicle Sold	10/01/2019	10/2/2019 4:57:41 PM
ie	Over Assessment	10/16/2019	10/16/2019 2:26:00 PM



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$10.37)	\$0.00	(\$10.37)
07	Tax	(\$1.70)	\$0.00	(\$1.70)
			Refund	\$12.07
00	Tax	(\$21.82)	\$0.00	(\$21.82)
07	Tax	(\$3.58)	\$0.00	(\$3.58)
			Refund	\$25.40
00	Tax	(\$50.46)	\$0.00	(\$50.46)
09	Tax	(\$6.31)	\$0.00	(\$6.31)
			Refund	\$56.77
00	Tax	(\$75.87)	\$0.00	(\$75.87)
23	Tax	(\$42.28)	\$0.00	(\$42.28)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$118.15
00	Tax	(\$9.02)	\$0.00	(\$9.02)
06	Tax	(\$1.65)	\$0.00	(\$1.65)
			Refund	\$10.67



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
DURHAM, KENNETH ANTHONY	DURHAM, KENNETH ANTHONY		603 MILLBROOK DR		PITTSBORO, NC 27312	Proration	0014489751	4CHCUBS	AUTHORIZED	115024694	Refund Generated due to proration on Bill #0014489751-2018-0000-00
FIXSEN, EMMA MARGARET	FIXSEN, EMMA MARGARET		3721 KANAINA AVE	APT 219	HONOLULU, HI 96815	Proration	0048030977	HBD4850	AUTHORIZED	114899914	Refund Generated due to proration on Bill #0048030977-2018-0000-00
GRIFFIN, JEANNE STEINBICKER	GRIFFIN, JEANNE STEINBICKER	GRIFFIN, RONALD MELVIN	58 SUNWOOD LN		MONCURE, NC 27559	Proration	0014482128	WVD8635	AUTHORIZED	113903046	Refund Generated due to proration on Bill #0014482128-2018-0000-00
GROCE, JULIE MICHELE	GROCE, JULIE MICHELE	GROCE, SAMUEL EUGENE	620 SAM FIELDS RD		SILER CITY, NC 27344	Proration	0018811341	TVZ2092	AUTHORIZED	115125918	Refund Generated due to proration on Bill #0018811341-2018-0000-00
GUIDICI, MATTHEW BOSWORTH	GUIDICI, MATTHEW BOSWORTH		120 HAMLET GROVE DR		PITTSBORO, NC 27312	Proration	0040983032	EFW2480	AUTHORIZED	115125936	Refund Generated due to proration on Bill #0040983032-2018-0000-00



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/25/2019	10/25/2019 12:21:44 PM
ie	Reg . Out of state	10/23/2019	10/23/2019 10:16:46 AM
ie	Vehicle Sold	10/01/2019	10/1/2019 1:33:39 PM
ie	Vehicle Sold	10/28/2019	10/28/2019 2:16:54 PM
ie	Vehicle Sold	10/28/2019	10/28/2019 2:25:27 PM



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$21.17)	\$0.00	(\$21.17)
21	Tax	(\$14.61)	\$0.00	(\$14.61)
			Refund	\$35.78
00	Tax	(\$17.48)	\$0.00	(\$17.48)
07	Tax	(\$2.86)	\$0.00	(\$2.86)
			Refund	\$20.34
00	Tax	(\$35.28)	\$0.00	(\$35.28)
05	Tax	(\$7.02)	\$0.00	(\$7.02)
			Refund	\$42.30
00	Tax	(\$19.94)	\$0.00	(\$19.94)
01	Tax	(\$2.86)	\$0.00	(\$2.86)
			Refund	\$22.80
00	Tax	(\$3.53)	(\$0.23)	(\$3.76)
07	Tax	(\$0.58)	(\$0.04)	(\$0.62)
			Refund	\$4.38



North Carolina Veh

NCVTS Pending

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
GUTEKUNST, JOHN WILLIAM	GUTEKUNST, JOHN WILLIAM	GUTEKUNST, LEAH WOLLENBURG	258 BLACK DUCK RD		PAWLEYS ISLAND, SC 29585	Proration	0023926330	ADP3168	AUTHORIZED	113902938	Refund Generated due to proration on Bill #0023926330-2018-0000-00
GUTEKUNST, JOHN WILLIAM	GUTEKUNST, JOHN WILLIAM		258 BLACK DUCK RD		PAWLEYS ISLAND, SC 29585	Proration	0029428645	DDH8557	AUTHORIZED	113902936	Refund Generated due to proration on Bill #0029428645-2018-0000-00
HART, JONATHAN WILSON	HART, JONATHAN WILSON		5893 SNOW CAMP RD		SILER CITY, NC 27344	Proration	0047697606	FAL6624	AUTHORIZED	114689898	Refund Generated due to proration on Bill #0047697606-2018-0000-00
HUGHES, KIMBERLY ANN	HUGHES, KIMBERLY ANN		824 VILLA DRIVE		N. MRYTLE BEACH, SC 29582	Proration	0032935170	5858CP	AUTHORIZED	114516804	Refund Generated due to proration on Bill #0032935170-2018-0000-00
HUNT, JENNIFER AUDREY	HUNT, JENNIFER AUDREY	BURCH, RICK ALAN	5116 BEAVER CREEK RD		NEW HILL, NC 27562	Proration	0045064537	FKB3851	AUTHORIZED	114833134	Refund Generated due to proration on Bill #0045064537-2018-0000-00



North Carolina Veh

NCVTS Pending

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	Refund Reason	Create Date	Authorization Date
ie	Reg . Out of state	10/01/2019	10/1/2019 12:01:38 PM
ie	Reg . Out of state	10/01/2019	10/1/2019 11:59:04 AM
ie	Tag Surrender	10/18/2019	10/24/2019 4:36:16 PM
ie	Reg . Out of state	10/15/2019	10/15/2019 9:41:11 AM
ie	Vehicle Sold	10/22/2019	10/22/2019 1:58:19 PM



North Carolina Ver

NCVTS Pending

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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$28.17)	\$0.00	(\$28.17)
07	Tax	(\$4.62)	\$0.00	(\$4.62)
			Refund	\$32.79
00	Tax	(\$66.42)	\$0.00	(\$66.42)
07	Tax	(\$10.89)	\$0.00	(\$10.89)
			Refund	\$77.31
00	Tax	(\$283.64)	\$0.00	(\$283.64)
03	Tax	(\$31.61)	\$0.00	(\$31.61)
			Refund	\$315.25
00	Tax	(\$5.39)	\$0.00	(\$5.39)
09	Tax	(\$0.67)	\$0.00	(\$0.67)
			Refund	\$6.06
00	Tax	(\$58.88)	\$0.00	(\$58.88)
07	Tax	(\$9.66)	\$0.00	(\$9.66)
			Refund	\$68.54



North Carolina Veh

NCVTS Pending

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
JOHNSON, MICHAEL JEROME	JOHNSON, MICHAEL JEROME	JOHNSON, ANNE AVENT	894 WOODED LAKE DR		APEX, NC 27523	Adjustment < \$100	0050360247	U5007	AUTHORIZED	114900394	Refund Generated due to adjustment on Bill #0050360247-2019-0000-00
KLAUSMANN, ALEXANDER GUNTER	KLAUSMANN, ALEXANDER GUNTER		1110 WINDY RIDGE RD		CHAPEL HILL, NC 27517	Proration	0018805337	MSW5560	AUTHORIZED	114270802	Refund Generated due to proration on Bill #0018805337-2018-0000-00
LABRUSCIANO, ROGER DALE	LABRUSCIANO, ROGER DALE		1331 GOLFERS VW		PITTSBORO, NC 27312	Proration	0047128297	FHD3066	AUTHORIZED	114270224	Refund Generated due to proration on Bill #0047128297-2018-0000-00
LEWIS, THOMAS CHARLES	LEWIS, THOMAS CHARLES		PO BOX 137		MONCURE, NC 27559	Adjustment < \$100	0050551009	EEB6601	AUTHORIZED	115411394	Refund Generated due to adjustment on Bill #0050551009-2019-0000-00
LOEB, ANNE NELSON	LOEB, ANNE NELSON		108 BAYVIEW DR		CHAPEL HILL, NC 27516	Proration	0018807031	ZXN7867	AUTHORIZED	115411342	Refund Generated due to proration on Bill #0018807031-2018-0000-00



North Carolina Veh

NCVTS Pending

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	Refund Reason	Create Date	Authorization Date
ie	Mileage	10/23/2019	10/23/2019 4:18:21 PM
ie	Vehicle Sold	10/09/2019	10/9/2019 3:52:59 PM
ie	Vehicle Sold	10/09/2019	10/24/2019 4:36:16 PM
ie	Adjustment	10/31/2019	10/31/2019 12:49:42 PM
ie	Tag Surrender	10/31/2019	10/31/2019 11:52:21 AM



North Carolina Ver

NCVTS Pending

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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$7.00)	\$0.00	(\$7.00)
07	Tax	(\$1.13)	\$0.00	(\$1.13)
			Refund	\$8.13
00	Tax	(\$10.47)	\$0.00	(\$10.47)
07	Tax	(\$1.72)	\$0.00	(\$1.72)
			Refund	\$12.19
00	Tax	(\$109.99)	\$0.00	(\$109.99)
06	Tax	(\$21.45)	\$0.00	(\$21.45)
			Refund	\$131.44
00	Tax	(\$14.34)	\$0.00	(\$14.34)
05	Tax	(\$2.67)	\$0.00	(\$2.67)
			Refund	\$17.01
00	Tax	(\$18.47)	\$0.00	(\$18.47)
07	Tax	(\$3.03)	\$0.00	(\$3.03)
			Refund	\$21.50



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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
LONGLEY, REBECCA JANE	LONGLEY, REBECCA JANE	LONGLEY, SABRINA LYNN	72 S FARNLEIGH DR		CHAPEL HILL, NC 27517	Proration	0035803667	CLA8137	AUTHORIZED	114373656	Refund Generated due to proration on Bill #0035803667-2018-0000-00
MAISTO, FRANCIS VINCENT	MAISTO, FRANCIS VINCENT	MAISTO, MARY ANN	83 LANDOVER CIR		CHAPEL HILL, NC 27516	Proration	0030459210	WWR3210	AUTHORIZED	114689732	Refund Generated due to proration on Bill #0030459210-2018-0000-00
MARTINEZ, NICOLAS PEREZ-	MARTINEZ, NICOLAS PEREZ-		218 VALLEY VIEW LN		PITTSBORO, NC 27312	Proration	0043805624	HW9233	AUTHORIZED	114578850	Refund Generated due to proration on Bill #0043805624-2018-0000-00
MCKINLEY, DWAYNE THOMAS	MCKINLEY, DWAYNE THOMAS	MCKINLEY, TERESA CLARK	2054 KILDAIRE FARM RD	# 302	CARY, NC 27518	Proration	0041604812	PBW9791	AUTHORIZED	114636214	Refund Generated due to proration on Bill #0041604812-2017-0000-01
MCKINLEY, DWAYNE THOMAS	MCKINLEY, DWAYNE THOMAS	MCKINLEY, TERESA CLARK	2054 KILDAIRE FARM RD	# 302	CARY, NC 27518	Adjustment < \$100	0049601824	CL66203	AUTHORIZED	171954294	Refund Generated due to adjustment on Bill #0049601824-2019-0000



North Carolina Veh

NCVTS Pending

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Totalled	10/11/2019	10/11/2019 11:12:25 AM
ie	Vehicle Sold	10/18/2019	10/18/2019 9:57:41 AM
ie	Vehicle Sold	10/16/2019	10/16/2019 12:28:57 PM
ie	Vehicle Sold	10/17/2019	10/17/2019 10:55:02 AM
ie	Situs error	10/17/2019	10/17/2019 10:46:49 AM

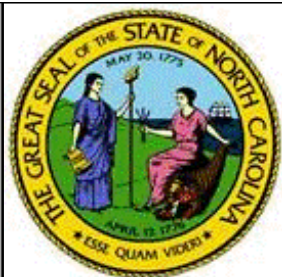


North Carolina Ver

NCVTS Pending

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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$49.16)	\$0.00	(\$49.16)
07	Tax	(\$8.06)	\$0.00	(\$8.06)
			Refund	\$57.22
00	Tax	(\$13.00)	\$0.00	(\$13.00)
07	Tax	(\$2.13)	\$0.00	(\$2.13)
			Refund	\$15.13
00	Tax	(\$61.51)	\$0.00	(\$61.51)
07	Tax	(\$10.09)	\$0.00	(\$10.09)
			Refund	\$71.60
00	Tax	(\$26.36)	\$0.00	(\$26.36)
07	Tax	(\$4.32)	\$0.00	(\$4.32)
			Refund	\$30.68
00	Tax	\$0.00	\$0.00	\$0.00
21	Tax	(\$18.11)	\$0.00	(\$18.11)
07	Tax	\$4.51	\$0.00	\$4.51
			Refund	\$13.60



North Carolina Veh

NCVTS Pending

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
MCSWAIN, KAREN ANNETTE	MCSWAIN, KAREN ANNETTE		513 GEORGE ST		SILER CITY, NC 27344	Proration	0049938154	TAB2581	AUTHORIZED	171329886	Refund Generated due to proration on Bill #0049938154-2019-0000-00
MENGEL, RICHARD MICHAEL	MENGEL, RICHARD MICHAEL		143 GENTLE WINDS DR		CHAPEL HILL, NC 27517	Proration	0049062080	HBX1749	AUTHORIZED	114373948	Refund Generated due to proration on Bill #0049062080-2019-0000-00
MINOR, TIMOTHY ADAMS	MINOR, TIMOTHY ADAMS		136 VICTORY PARK DR		CHAPEL HILL, NC 27517	Proration	0046085666	ZNL2659	AUTHORIZED	113975900	Refund Generated due to proration on Bill #0046085666-2018-0000-00
MITCHELL, JEREMY PAUL	MITCHELL, JEREMY PAUL		135 GREEN MEADOW CT		PITTSBORO, NC 27312	Proration	0049521883	TAB2373	AUTHORIZED	114517016	Refund Generated due to proration on Bill #0049521883-2019-0000-00
MITCHELL, STEPHEN ANDREW	MITCHELL, STEPHEN ANDREW	STACY, SYDNEY ALLYSEN	261 VALLEY DR		RICHLANDS, VA 24641	Proration	0040794810	FB4552	AUTHORIZED	114833186	Refund Generated due to proration on Bill #0040794810-2018-0000-00



North Carolina Veh

NCVTS Pending

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/08/2019	10/8/2019 11:01:54 AM
ie	Vehicle Sold	10/11/2019	10/24/2019 4:36:16 PM
ie	Tag Surrender	10/03/2019	10/3/2019 9:41:23 AM
ie	Vehicle Sold	10/15/2019	10/15/2019 11:16:40 AM
ie	Reg . Out of state	10/22/2019	10/22/2019 2:31:27 PM



North Carolina Ver

NCVTS Pending

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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$15.72)	\$0.00	(\$15.72)
22	Tax	(\$12.67)	\$0.00	(\$12.67)
22	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$28.39
00	Tax	(\$268.74)	\$0.00	(\$268.74)
07	Tax	(\$43.32)	\$0.00	(\$43.32)
			Refund	\$312.06
00	Tax	(\$16.05)	\$0.00	(\$16.05)
07	Tax	(\$2.63)	\$0.00	(\$2.63)
			Refund	\$18.68
00	Tax	(\$47.46)	\$0.00	(\$47.46)
21	Tax	(\$30.69)	\$0.00	(\$30.69)
			Refund	\$78.15
00	Tax	(\$35.58)	\$0.00	(\$35.58)
07	Tax	(\$5.83)	\$0.00	(\$5.83)
			Refund	\$41.41



North Carolina Veh

NCVTS Pending

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
MITCHELL, SYDNEY ALLYSEN	MITCHELL, SYDNEY ALLYSEN		261 VALLEY DR		RICHLANDS, VA 24641	Proration	0046657501	FLY7214	AUTHORIZED	114833178	Refund Generated due to proration on Bill #0046657501-2018-0000-00
MOORE, SHIRLEY HILL	MOORE, SHIRLEY HILL		1319 THOMPSON ST		PITTSBORO, NC 27312	Proration	0014498068	YVH2641	AUTHORIZED	114578738	Refund Generated due to proration on Bill #0014498068-2018-0000-00
MORROW, MARY NUNN	MORROW, MARY NUNN		264 CAROLINA MEADOWS VILL		CHAPEL HILL, NC 27517	Proration	0001293027	XVK1878	AUTHORIZED	114774612	Refund Generated due to proration on Bill #0001293027-2018-0000-00
NGUYEN, THINH QUANG	NGUYEN, THINH QUANG		630 OLDE THOMPSON CREEK R		APEX, NC 27523	Adjustment < \$100	0044790029	CMY4597	AUTHORIZED	114322790	Refund Generated due to adjustment on Bill #0044790029-2018-0000-00
OMAR, NIHAYA MOHAMMAD	OMAR, NIHAYA MOHAMMAD		222 ROYAL SUNSET DR		DURHAM, NC 27713	Proration	0034551124	PBW8245	AUTHORIZED	115220888	Refund Generated due to proration on Bill #0034551124-2018-0000-00



North Carolina Veh

NCVTS Pending

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	Refund Reason	Create Date	Authorization Date
ie	Reg . Out of state	10/22/2019	10/22/2019 2:28:41 PM
ie	Vehicle Totalled	10/16/2019	10/16/2019 11:26:55 AM
ie	Tag Surrender	10/21/2019	10/21/2019 10:54:24 AM
ie	Over Assessment	10/10/2019	10/10/2019 3:06:00 PM
ie	Vehicle Sold	10/29/2019	10/29/2019 1:48:59 PM



North Carolina Ver

NCVTS Pending

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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$36.78)	\$0.00	(\$36.78)
07	Tax	(\$6.03)	\$0.00	(\$6.03)
			Refund	\$42.81
00	Tax	(\$67.03)	\$0.00	(\$67.03)
06	Tax	(\$13.07)	\$0.00	(\$13.07)
			Refund	\$80.10
00	Tax	(\$5.96)	\$0.00	(\$5.96)
07	Tax	(\$0.98)	\$0.00	(\$0.98)
			Refund	\$6.94
00	Tax	(\$13.01)	\$0.00	(\$13.01)
07	Tax	(\$2.13)	\$0.00	(\$2.13)
			Refund	\$15.14
00	Tax	(\$48.60)	\$0.00	(\$48.60)
12	Tax	(\$7.74)	\$0.00	(\$7.74)
			Refund	\$56.34



North Carolina Veh

NCVTS Pending

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
PHELPS, SCOTT CHARLES	PHELPS, SCOTT CHARLES		30 BROAD LEAF CT		CHAPEL HILL, NC 27517	Proration	0044630646	M0TRCITY	AUTHORIZED	115220924	Refund Generated due to proration on Bill #0044630646-2018-0000-00
REED, THOMAS WOOD	REED, THOMAS WOOD	REED, GWYNNE SANDERS	103 LANDOVER CIR		CHAPEL HILL, NC 27516	Proration	0035250587	PTW3199	AUTHORIZED	113975674	Refund Generated due to proration on Bill #0035250587-2018-0000-00
RIDER, SCOTT MONTGOMERY	RIDER, SCOTT MONTGOMERY		101 SAGEBRUSH RD		CHAPEL HILL, NC 27516	Adjustment < \$100	0049897133	PMZ5613	AUTHORIZED	114027344	Refund Generated due to adjustment on Bill #0049897133-2019-0000-00
ROMERO, ESTEPHANIA EMPERATRIZ	ROMERO, ESTEPHANIA EMPERATRIZ	SOTO, ROXANA JACKELINE	441 MAY FARM RD		PITTSBORO, NC 27312	Proration	0045486309	FKZ7180	AUTHORIZED	114833230	Refund Generated due to proration on Bill #0045486309-2018-0000-00
SAENZ DE VITERI TEJEDA, HECTOR	SAENZ DE VITERI TEJEDA, HECTOR		2003 ROARK HOEY LOOP		CHAPEL HILL, NC 27517	Proration	0048762915	EMJ8743	AUTHORIZED	113903192	Refund Generated due to proration on Bill #0048762915-2018-0000-00



North Carolina Veh

NCVTS Pending

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/29/2019	10/29/2019 2:05:27 PM
ie	Vehicle Sold	10/02/2019	10/2/2019 2:51:16 PM
ie	Over Assessment	10/04/2019	10/4/2019 11:23:33 AM
ie	Vehicle Sold	10/22/2019	10/22/2019 3:07:24 PM
ie	Vehicle Sold	10/01/2019	10/1/2019 3:37:21 PM



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$46.12)	\$0.00	(\$46.12)
07	Tax	(\$7.56)	\$0.00	(\$7.56)
			Refund	\$53.68
00	Tax	(\$14.26)	\$0.00	(\$14.26)
07	Tax	(\$2.34)	\$0.00	(\$2.34)
			Refund	\$16.60
00	Tax	(\$45.19)	\$0.00	(\$45.19)
07	Tax	(\$7.29)	\$0.00	(\$7.29)
			Refund	\$52.48
00	Tax	(\$9.63)	\$0.00	(\$9.63)
21	Tax	(\$6.64)	\$0.00	(\$6.64)
			Refund	\$16.27
00	Tax	(\$30.73)	\$0.00	(\$30.73)
07	Tax	(\$5.04)	\$0.00	(\$5.04)
			Refund	\$35.77



North Carolina Veh

NCVTS Pending

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Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
SAUNDERS, JAMES EATON	SAUNDERS, JAMES EATON		385 MEADOW RUN		CHAPEL HILL, NC 27517	Proration	0041689869	59670	AUTHORIZED	113902924	Refund Generated due to proration on Bill #0041689869-2018-0000-00
SAUNDERS, ROGER PERRY	SAUNDERS, ROGER PERRY		207 REBECCA LN		SILER CITY, NC 27344	Proration	0026164373	WTK1695	AUTHORIZED	114516766	Refund Generated due to proration on Bill #0026164373-2018-0000-00
SCHARMAN, IRENE	SCHARMAN, IRENE		113 DOWINGTON LN		CARY, NC 27519	Proration	0036418027	PAJ6661	AUTHORIZED	172688865	Refund Generated due to proration on Bill #0036418027-2018-0000-00
SCOTT, KIMBERLY CARR	SCOTT, KIMBERLY CARR	HEARNE, KEVAN BRADLEY	1291 RIVER FOREST RD		PITTSBORO, NC 27312	Proration	0035167382	EFW1345	AUTHORIZED	114027378	Refund Generated due to proration on Bill #0035167382-2018-0000-00
SLT ASSOCIATES INC	SLT ASSOCIATES INC		181 ELAM CT		NEW HILL, NC 27562	Proration	0038207158	ZF1777	AUTHORIZED	114458742	Refund Generated due to proration on Bill #0038207158-2018-0000-00



North Carolina Veh

NCVTS Pending

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/01/2019	10/1/2019 11:48:06 AM
ie	Vehicle Totalled	10/15/2019	10/15/2019 9:17:54 AM
ie	Tag Surrender	10/28/2019	10/29/2019 2:10:00 PM
ie	Vehicle Totalled	10/04/2019	10/4/2019 11:49:46 AM
ie	Vehicle Sold	10/14/2019	10/24/2019 4:36:16 PM



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$2.62)	\$0.00	(\$2.62)
07	Tax	(\$0.43)	\$0.00	(\$0.43)
			Refund	\$3.05
00	Tax	(\$59.63)	\$0.00	(\$59.63)
09	Tax	(\$7.45)	\$0.00	(\$7.45)
			Refund	\$67.08
00	Tax	(\$121.77)	\$0.00	(\$121.77)
23	Tax	(\$67.86)	\$0.00	(\$67.86)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$189.63
00	Tax	(\$10.11)	\$0.00	(\$10.11)
07	Tax	(\$1.66)	\$0.00	(\$1.66)
			Refund	\$11.77
00	Tax	(\$325.82)	\$0.00	(\$325.82)
05	Tax	(\$64.84)	\$0.00	(\$64.84)
			Refund	\$390.66



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
SNORTHEIM, BRIAN HAROLD	SNORTHEIM, BRIAN HAROLD		173 HAWK POINT RD		CHAPEL HILL, NC 27516	Proration	0037773544	5F7898	AUTHORIZED	114833162	Refund Generated due to proration on Bill #0037773544-2018-0000-00
SPELLING, MARIANNE PALSGAARD	SPELLING, MARIANNE PALSGAARD		9910 GRETTLER CT		RALEIGH, NC 27617	Proration	0048063575	HAL9257	AUTHORIZED	115411478	Refund Generated due to proration on Bill #0048063575-2018-0000-00
STREETER, SUSAN SEYFARTH	STREETER, RONALD ELMER	STREETER, SUSAN SEYFARTH	1001 VENTNOR PL		CARY, NC 27519	Proration	0036988922	PDJ5450	AUTHORIZED	171405954	Refund Generated due to proration on Bill #0036988922-2018-0000-00
STUCHINER, NOA	STUCHINER, NOA		2456 BRIAR CHAPEL PKWY		CHAPEL HILL, NC 27516	Proration	0035587658	DDA2793	AUTHORIZED	114219684	Refund Generated due to proration on Bill #0035587658-2018-0000-00
VILLATORO BENITEZ, EDWIN AMILCAR	VILLATORO BENITEZ, EDWIN AMILCAR		54 WILLIAMS PARK RD		PITTSBORO, NC 27312	Proration	0042324438	EMJ7654	AUTHORIZED	114578878	Refund Generated due to proration on Bill #0042324438-2018-0000-00



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/22/2019	10/22/2019 2:19:53 PM
ie	Tag Surrender	10/31/2019	10/31/2019 2:11:50 PM
ie	Tag Surrender	10/09/2019	10/24/2019 4:36:16 PM
ie	Tag Surrender	10/08/2019	10/8/2019 8:18:13 AM
ie	Vehicle Sold	10/16/2019	10/16/2019 12:52:51 PM



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$11.02)	\$0.00	(\$11.02)
07	Tax	(\$1.81)	\$0.00	(\$1.81)
			Refund	\$12.83
00	Tax	(\$19.20)	\$0.00	(\$19.20)
07	Tax	(\$3.15)	\$0.00	(\$3.15)
			Refund	\$22.35
00	Tax	(\$89.03)	\$0.00	(\$89.03)
23	Tax	(\$49.62)	\$0.00	(\$49.62)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$138.65
00	Tax	(\$43.59)	\$0.00	(\$43.59)
07	Tax	(\$7.15)	\$0.00	(\$7.15)
			Refund	\$50.74
00	Tax	(\$10.00)	\$0.00	(\$10.00)
07	Tax	(\$1.64)	\$0.00	(\$1.64)
			Refund	\$11.64



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
WEBSTER, AARON WALKER	WEBSTER, AARON WALKER		175 POND VIEW LN		SANFORD, NC 27330	Proration	0047011292	FMB8851	AUTHORIZED	114322616	Refund Generated due to proration on Bill #0047011292-2018-0000-00
WEBSTER, LINDO MARION	WEBSTER, LINDO MARION		C/O LYNN WEBSTER	467 CHATHAM DR	CHAPEL HILL, NC 27516	Proration	0047074094	HD3923A	AUTHORIZED	115125914	Refund Generated due to proration on Bill #0047074094-2018-0000-00
WEBSTER, LINDO MARION	WEBSTER, LINDO MARION		C/O LYNN WEBSTER	467 CHATHAM DR	CHAPEL HILL, NC 27516	Proration	0047619840	CCV9204	AUTHORIZED	115125916	Refund Generated due to proration on Bill #0047619840-2018-0000-00
WEEDON, MARK TROTTER	WEEDON, MARK TROTTER	WEEDON, TERESA SORELLA	249 TOBACCO FARM WAY		CHAPEL HILL, NC 27516	Proration	0036864165	PPA6919	AUTHORIZED	114899924	Refund Generated due to proration on Bill #0036864165-2018-0000-00
WEEKS, JOSHUA HINES	WEEKS, JOSHUA HINES		97521 FRANKLIN RDG		CHAPEL HILL, NC 27517	Proration	0018817462	TXP3931	AUTHORIZED	114774498	Refund Generated due to proration on Bill #0018817462-2018-0000-00



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/10/2019	10/10/2019 12:07:26 PM
ie	Vehicle Sold	10/28/2019	10/28/2019 2:11:16 PM
ie	Vehicle Sold	10/28/2019	10/28/2019 2:12:00 PM
ie	Vehicle Sold	10/23/2019	10/23/2019 10:24:22 AM
ie	Reg . Out of state	10/21/2019	10/21/2019 9:31:10 AM



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$20.15)	\$0.00	(\$20.15)
06	Tax	(\$3.93)	\$0.00	(\$3.93)
			Refund	\$24.08
00	Tax	(\$11.72)	\$0.00	(\$11.72)
06	Tax	(\$2.28)	\$0.00	(\$2.28)
			Refund	\$14.00
00	Tax	(\$22.69)	\$0.00	(\$22.69)
06	Tax	(\$4.43)	\$0.00	(\$4.43)
			Refund	\$27.12
00	Tax	(\$31.35)	\$0.00	(\$31.35)
07	Tax	(\$5.14)	\$0.00	(\$5.14)
			Refund	\$36.49
00	Tax	(\$35.89)	\$0.00	(\$35.89)
07	Tax	(\$5.89)	\$0.00	(\$5.89)
			Refund	\$41.78



North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
WEST VENTURES INC	WEST VENTURES INC		963 LEGACY FALLS DR S		CHAPEL HILL, NC 27517	Proration	0047689635	CJ30217	AUTHORIZED	114158652	Refund Generated due to proration on Bill #0047689635-2018-2018-0000-00
WILLAUER, SUSAN ROHR	WILLAUER, SUSAN ROHR		222 BROWN BEAR		CHAPEL HILL, NC 27517	Proration	0046150120	BJR3310	AUTHORIZED	114636124	Refund Generated due to proration on Bill #0046150120-2018-2018-0000-00
WILLIAMS, ALAN NORMAN	WILLIAMS, ALAN NORMAN		52 WINDSOR ST		GOLDSTON, NC 27252	Proration	0047548006	PMH5506	AUTHORIZED	227952296	Refund Generated due to proration on Bill #0047548006-2018-2018-0000-00

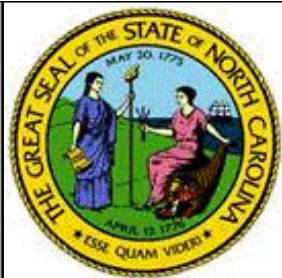


North Carolina Veh

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	10/07/2019	10/7/2019 1:17:26 PM
ie	Vehicle Sold	10/17/2019	10/24/2019 4:36:16 PM
ie	Vehicle Totalled	10/03/2019	10/3/2019 1:39:24 PM



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$79.79)	\$0.00	(\$79.79)
07	Tax	(\$13.08)	\$0.00	(\$13.08)
			Refund	\$92.87
00	Tax	(\$93.25)	\$0.00	(\$93.25)
07	Tax	(\$15.29)	\$0.00	(\$15.29)
			Refund	\$108.54
00	Tax	(\$51.38)	\$0.00	(\$51.38)
20	Tax	(\$15.54)	\$0.00	(\$15.54)
04	Tax	(\$7.36)	\$0.00	(\$7.36)
02	Tax	(\$12.27)	\$0.00	(\$12.27)
			Refund	\$86.55
			Refund Total	\$3926.24



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Tax Jurisdiction	District Type	Net Change
00	COUNTY	(\$3,197.32)
20	CITY	(\$15.54)
21	CITY	(\$70.05)
22	CITY	(\$12.67)
23	CITY	(\$162.12)
01	FIRE	(\$2.86)
03	FIRE	(\$31.61)
04	FIRE	(\$7.36)
05	FIRE	(\$74.53)
06	FIRE	(\$79.61)
07	FIRE	(\$230.72)
09	FIRE	(\$21.84)
12	FIRE	(\$7.74)
02	SPECIAL	(\$12.27)
Total		(\$3,926.24)



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM



North Carolina Ver

NCVTS Pending

Report Date 11/4/2019 1:16:19 PM

Report Parameters



Manual Refunds for VTS payments

Taxpayer Name	Street Address	City	State	Zip
GENSLER, ADAM ISAAC	606 ALBION PL	CARY	NC	27519-154

Refund

Taxpayer Name	Street Address	City	State	Zip
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Refund

Taxpayer Name	Street Address	City	State	Zip
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Refund

County Tax Pd	District Tax Paid	Interest paid	Total Paid	Date Paid	Date Tag Expires
286.19	149.50		435.69	10/21/2019	10/31/2020
75.81	39.60	0.00	115.41		

County Tax Pd	District Tax Paid	Interest paid	Total Paid	Date Paid	Date Tag Expires
				0.00	
0.00	0.00	0.00	0.00	0.00	

County Tax Pd	District Tax Paid	Interest paid	Total Paid	Date Paid	Date Tag Expires
				0.00	
0.00	0.00	0.00	0.00	0.00	

Turn in Date # months District #
203



Turn in Date # months District #



Turn in Date # months District #



Chatham County, NC

Text File

File Number: 19-3311

Agenda Date: 11/18/2019

Version: 2

Status: Approval of Agenda and
Consent Agenda

In Control: Finance

File Type: Resolution

Vote on a request to adopt a Resolution Declaring Property Surplus and Authorizing the Conveyance of Property to Chatham Habitat for Humanity

Action Requested: Vote on a request to adopt a Resolution Declaring Property Surplus and Authorizing the Conveyance of Property to Chatham Habitat for Humanity.

Introduction & Background: The Chatham County Board of Commissioners has identified affordable housing as a high priority. As a result, staff has utilized the land conveyance process for affordable housing to convey two surplus parcels of foreclosed properties, being identified in Chatham County tax records as Parcel Numbers 9426 (Goldston) and 61479 (Siler City), for the purpose of constructing affordable housing. The land conveyance process is in accord with G.S. 153A-378, which authorizes counties to convey real properties by private sale to entities that provide affordable housing to low or moderate income persons.

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Strategy 2.3 Evaluate County-owned properties to determine whether any such properties are suitable to transfer to an appropriate entity to utilize for affordable housing.

Budgetary Impact: None

Recommendation: Motion to adopt Resolution Declaring Property Surplus and Authorizing the Conveyance of Property to Chatham Habitat for Humanity.



CHATHAM COUNTY COMMISSIONERS

Mike Dasher, Chairman
Diana Hales, Vice Chair
Karen Howard
James Crawford
Andy Wilkie

COUNTY MANAGER

Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Resolution of the Chatham County Board of Commissioners

RESOLUTION DECLARING PROPERTY SURPLUS AND AUTHORIZING THE CONVEYANCE OF PROPERTY TO CHATHAM HABITAT FOR HUMANITY

WHEREAS, on November 26, 2012 and March 7, 2018, Chatham County (the “County”) was the highest and final bidder on two (2) parcels of foreclosed property being identified in Chatham County tax records as Parcel Numbers 9426 (11/26/12) and 61479 (03/07/18), (collectively the “Property”); and

WHEREAS, the County no longer needs the Property; and

WHEREAS, by authority of North Carolina General Statute 153A-378, and other relevant law, counties are authorized to convey real property by private sale to entities that provide affordable housing to persons of low or moderate income; and

WHEREAS, Chatham Habitat for Humanity (“Habitat for Humanity”) has agreed that the Property shall be used solely for the purpose of providing affordable housing to residents of Chatham County who are persons of low or moderate income. For purposes of this resolution, “affordable housing” shall mean housing available for occupancy or ownership by persons of low or moderate income at mortgage or rental payments not exceeding thirty percent (30%) of the base, unadjusted income of such persons; and “persons of low or moderate income” shall mean persons or households whose annual gross income does not exceed sixty percent (60%) of Area Median Income for Chatham County; and

WHEREAS, covenants containing the foregoing restrictions shall be placed in the deed conveying the Property to Habitat for Humanity requiring that the Property to be used for affordable housing; and

WHEREAS, in order to meet the County’s goal of creating more affordable housing, the County has determined that the Property should be conveyed to Habitat for Humanity; and

WHEREAS, the County Clerk shall publish notice of this conveyance as required by the NCGS §160A-279, and the conveyance shall not be concluded until at least 10 days after the publication of the notice;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Chatham:

Section 1: The foregoing recitals are adopted as part of this resolution;

Section 2: The Board declares the Property surplus;

Section 3: The Board hereby authorizes the conveyance of the Property to Habitat for Humanity by private sale;

Section 4: The County Manager is authorized to execute a Deed conveying the Property to Habitat for Humanity containing the affordable housing covenants required by this resolution.

Adopted, this 18th day of November, 2019.

Mike Dasher, Chairman
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray, NCCCC, Clerk to the Board
Chatham County Board of Commissioners



Chatham County, NC

Text File

File Number: 19-3288

Agenda Date: 11/18/2019

Version: 1

Status: Board Priorities

In Control: Board of Commissioners

File Type: Agenda Item

Agenda Number:

Receive the State of the County



Chatham County, NC

Text File

File Number: 19-3309

Agenda Date: 11/18/2019

Version: 1

Status: Public Hearing

In Control: County Manager's Office

File Type: Agenda Item

Recommended FY21-27 Capital Improvements Plan (CIP) Public Hearing

The Recommended FY21-27 (CIP) was presented to the Board of Commissioners on November 4, 2019. Copies were made available at all branches of the library and on the county website the following day.

This public input session is intended to let commissioners obtain public input on the CIP before discussing it.



2021-2027 RECOMMENDED CIP

4 NOVEMBER 2019



What is the CIP?

Capital Improvements Program/Plan

The county's long-term plan for important improvements

The beginning of the budget process

- The operating effects of the Approved CIP will inform the budget process
- The required debt service contribution will be set
- The required capital reserve contribution will be set



County's Process

County staff presents a recommended capital improvements program (CIP) on November 4; copies of the document will be available the next day in county's 3 libraries and on the website

Public input is an important goal of the Board of Commissioners; the public hearing is November 18

Following public input Commissioners will hold a work session November 19 beginning at 9:00 am to review plan in detail

Staff's goal is an adopted revised plan December 16



Overall Strategy

Find the best way to schedule and fund critical needs

Be cautious with debt-funded projects until impact of significant future projects and of future growth (e.g. Chatham Park) is known

- Construction of additional school
- Shared western intake and water plant
- County complex master plan
- New Sheriff's Office Building

Continue a capital reserve for pay-as-you-go projects, instead of relying on an annual appropriation



Funding Strategy

Fund large, needed facilities through debt:

- School debt to be repaid from impact fees, lottery proceeds, and debt reserve
- Other debt to be repaid from 9.2 cents on tax rate going into reserve
- Debt model is based on these funding sources

Fund smaller needs through pay-go capital reserve, funded up front



Despite Funding Strategy

The economy and the weather impact construction costs

If bids come in well over budget, the debt model and capital reserve will be impacted.



Changes from Last Year— Schools

Resurface Tracks: CCS agreed to decrease the county-funded portion for FY 2020 [-100,000]

Shift Funding for Mobile Classrooms: No funding anticipated in FY20 so budgeted funds will shift a year and continue to FY 2025



Changes from Last Year— County Buildings

EOC Expansion [+8,300,000]

- +\$6 million EOC building
- +\$2.3 million land purchase



New Projects

Technology – Core Storage/Server Replacement

Replace essential technology infrastructure that supports the overall County network and access to systems across all departments.

Begin 2025 (Year 5), total cost \$262,800



New Future Projects

- **Schools** – Athletic Field Lighting
- **CCCC** – New Career and Technical Education Building at the main campus
- **Parks** - Build new park facilities and trails and update and renovate existing facilities.
- **Sheriff** – New warehouse to house Sheriff's Office equipment to include command bus, command trailer, boat, community service trailers, and other equipment.



A Word about AAA

The county's diligent planning contributed to the bond rating:

- AAA from Standard and Poor's
- Aa1 from Moody's

These ratings mean that the county is in a very competitive position in the debt market, as demonstrated in our recent borrowing:

- Interest rate 3.056732%



Next Steps

Public hearing on November 18 (regular meeting)

Work session on November 19, 9:00 am

- If you have questions that you want addressed in depth at the work session, please email us and we will be sure to prepare it for you

Adoption at regular meeting on December 16 (depending on outcome of work session)



Chatham County, NC

Text File

File Number: 19-3294

Agenda Date: 11/18/2019

Version: 1

Status: Public Hearing

In Control: Planning

File Type: Agenda Item

Agenda Number:

A Legislative public hearing by Pitt Hill X, LLC for a conditional district rezoning from R-1 Residential to CD-NB for retail shopping center, Parcel No. 2721, located at 10329 US 15-501 N, Baldwin Township on approximately 5.01 acres.

Action Requested:

A Legislative public hearing request by Pitt Hill X, LLC for a conditional district rezoning from R-1 Residential to CD-NB for retail shopping center, Parcel No. 2721, located at 10329 US 15-501 N, Baldwin Township on approximately 5.01 acres.

Introduction & Background:

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Recommendation:



Chatham County, NC

Text File

File Number: 19-3295

Agenda Date: 11/18/2019

Version: 1

Status: Public Hearing

In Control: Planning

File Type: Agenda Item

Agenda Number:

A Legislative public hearing by Paul Brewer for a conditional district rezoning from R-1 Residential to CD-CB for indoor/outdoor storage facility, Parcel No. 80765 being 15.52 acres and Parcel No. 5421 being 1.4 acres for a total of 16.92 acres, located off Dickens Road, Cape Fear Township.

Action Requested:

A Legislative public hearing request by Paul Brewer for a conditional district rezoning from R-1 Residential to CD-CB for indoor/outdoor storage facility, Parcel No. 80765 being 15.52 acres and Parcel No. 5421 being 1.4 acres for a total of 16.92 acres, located off Dickens Road, Cape Fear Township.

Introduction & Background:

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Recommendation:



Chatham County, NC

Text File

File Number: 19-3296

Agenda Date: 11/18/2019

Version: 1

Status: Public Hearing

In Control: Planning

File Type: Agenda Item

Agenda Number:

A Legislative public hearing by Paul Brewer for a general use rezoning from R-1 Residential to Light Industrial, Parcel No. 60167 being 48.8 acres, located off Jordan Dam Road, Haw River Township.

Action Requested:

A Legislative public hearing request by Paul Brewer for a general use rezoning from R-1 Residential to Light Industrial, Parcel No. 60167 being 48.8 acres, located off Jordan Dam Road, Haw River Township.

Introduction & Background:

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Recommendation:



Chatham County, NC

Text File

File Number: 19-3297

Agenda Date: 11/18/2019

Version: 1

Status: Public Hearing

In Control: Planning

File Type: Agenda Item

A legislative public hearing to consider County-initiated zoning of five parcels formerly located in Harnett County.

Action Requested:

A legislative public hearing to consider County-initiated zoning of five parcels formerly located in Harnett County.

Introduction & Background:

Uncertainty with the location of county boundary lines is common in North Carolina because today's technology can locate boundary lines much more precisely and uncover discrepancies in old boundaries. Discrepancies create issues when it comes to tax assessment, property value, deed recordation, zoning, building permitting, public safety, boards of election, and the school systems.

The current issues were prompted by the differences between the boundary lines used by Chatham and Harnett County. In some instances, the boundary line used between the two counties varied as much as several hundred feet. This resulted in confusion over the delivery of services and tax assessment to the properties along the boundary line.

During the months of April and May 2018, Wake, Chatham and Harnett counties passed joint resolutions authorizing the North Carolina Geodetic Survey to locate and survey the boundary line between Chatham and Harnett County. As part of preliminary survey work completed by the North Carolina Geodetic Survey, it was determined that Wake County and Chatham County had been using a corner boundary established by a 1961 survey that differed from the actual location of the tri-county border. To correct the error, the North Carolina General Assembly ratified SL2018-62 establishing a tri-county corner; and with a new corner, Chatham and Harnett mutually agreed to adjust the common boundary between them.

At the December 3rd 2018 Board of Commissioners meeting the Board adopted a joint resolution adopting and establishing the common boundary line between Chatham and Harnett County. The joint resolution became effective on January 1st 2019. Once this boundary line was agreed on, staff in both counties set about locating the parcels that were affected by the change.

Discussion & Analysis:

In addition to two community meetings, the property owners affected by the boundary change were sent multiple letters detailing the impact to their property. For instance, if the new boundary split a parcel between the two counties, that property would now be split assessed between the two counties. This is in accordance with state law. In other cases, the property may move completely into a new county. Some of the more common concerns addressed by the property owners were: 1) will further development be restricted in some way on a parcel that is split? and 2) will a split parcel affect the agricultural tax deferment. The answer to both those questions is no impact at all.

It was ultimately determined that Chatham County would gain five properties. The GIS department in conjunction with various other county departments set about updating the GIS data and established Parcel ID numbers for the five properties. Once the five properties had parcel ID numbers, the Planning Department utilized the GIS software to obtain the property owners mailing address and other contact information. Planning staff sent letters to the five property owners in late July informing the owners of the October Commissioners meeting. This letter was a reminder that their property was involved in the border discrepancy. The property owners were informed that a portion of their property was located in Chatham County, and the portion would have a zoning classification of R-1 Residential. Included with a letter was a map indicating the portion of the property that was now located in Chatham County. The properties that are included in the rezoning can be viewed using an interactive gis viewer that can be accessed via the following link - <http://chathamncgis.maps.arcgis.com/apps/webappviewer/index.html?id=51414fb5c26348989cac8babad91540a> .

How does this relate to the Comprehensive Plan:

Objective 7: Provide infrastructure to support desired development and support economic and environment objectives and Objective 9: Provide equitable access to high quality education, housing, and community options.

Recommendation:

Hold the Hearing and forward to Planning Board for recommendation.



Chatham County, NC

Text File

File Number: 19-3293

Agenda Date: 11/18/2019

Version: 1

Status: Board Priorities

In Control: Planning

File Type: Agenda Item

Vote on a request to approve by Warren Mitchell on behalf of Morgan Ridge Partners, LLC for subdivision **First Plat** review and approval of **Morgan Ridge Conservation Subdivision Phase 2**, consisting of 36 lots on 80.25 acres, located off Jones Ferry Road, SR-1942, parcels #1435 and #69883.

Action Requested:

Vote on a request to approve by Warren Mitchell on behalf of Morgan Ridge Partners, LLC for subdivision **First Plat** review and approval of **Morgan Ridge Conservation Subdivision Phase 2**, consisting of 36 lots on 80.25 acres, located off Jones Ferry Road, SR-1942, parcels #1435 and #69883.

Introduction & Background:

The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. The applicant has completed the community meeting and the Concept Plan review. This is a conservation subdivision and lot sizes and setbacks vary, but the method to calculate net density is outlined in the Subdivision Regulations. A public hearing on the request is required per the Subdivision Regulation, Section 5.2 C (4)(a) "During a First Plat review, the first Planning Board meeting shall include a Public Hearing to receive comment on the proposed subdivision." Item (b) states "Following the Public Hearing, the Planning Board shall review the proposal, staff recommendation and public comments and indicate their recommendation for approval, disapproval or approval subject to modifications. If the Board recommends disapproval or approval subject to modifications, the necessary reasons or modifications will be specified in the minutes of the meeting." The Planning Board has two (2) meetings in which to act on the proposal.

Discussion & Analysis:

The request is for First Plat review and recommendation of a conservation subdivision, Morgan Ridge Phase 2, consisting of 36 lots on 80.25 acres, located Jones Ferry Road, S. R. 1942. A vicinity map showing the property location is included in the First Plat booklet.

Section 7.7 of the Subdivision Regulations, Conservation Subdivision - Alternative Standards for Development states in part "As an alternative to conventional layouts, Chatham County encourages the preservation of large, contiguous blocks of

land.....When a project voluntarily preserves Conservation Space in accordance with this Section, a project can increase the number of units that would be allowed on the overall property by ten (10) percent. Calculations of the density bonus shall be based on the applicable underlying land use regulations(s) dictating allowable development density.” Section 7.7 J. states in part “conservation subdivisions proposed for the purposes of sustaining existing on-site bona fide agricultural operations are entitled to a five (5) percent increase in permitted density (this in addition to the ten (10) percent density bonus)....” Please read the entire Section 7.7, Items A - N for a complete understanding of Conservation Subdivisions. Also, please refer to the *Chatham County Conservation Subdivision Guidelines for Conservation Space Selection* which is available on the Planning Department webpage under Ordinances and Regulations. A conservation subdivision requires that a minimum of 40% of the project area be retained as Conservation Space. A minimum of 80% of such Conservation Space shall be Natural Space and a maximum of 20% of the Conservation Space may be Open Space.

Density Calculations: The site plan includes the total number of lots allowed including the 10% density bonus allowance. The land required to be deducted when calculating the overall density within a Conservation Subdivision (i.e. special flood hazard area) is .11 acres. This area (.11 acres) was deducted from the total acreage of 80.25 acres to arrive at the net land available for the density calculation of 80.14 acres. Based on the net land area the lot yield would be 53.43 lots and would increase to 58.76 lots with the 10% density bonus. However, the developer is proposing 36 lots, which is less than the number of lots allowed under the conservation subdivision option.

Conservation Space: Of the total project area of 80.25 acres, 32.10 acres is required to be included in Conservation Space and the site plan indicates that 34.8 acres will be set aside. See the site plan for the breakdown and location of the Conservation Space. The area set aside for Conservation Space meets the requirement that 40% of the project area be retained as Conservation Space.

Natural Space: 80% of the Conservation Space is required to be Natural Space. The Conservation Space Guidelines states “Natural space is unimproved land in its naturally occurring state, or preserved to regenerate to its naturally occurring state, unaltered by human activity, and preserved to maintain or improve the natural, scenic, ecological, cultural, hydrological, or geological values of an area.” The site plan indicates that 31 acres of Natural Space will be provided, which exceeds the minimum 80% requirement or 25.68 acres.

Open Space: A maximum of 20% of the Conservation Space may be Open Space. The site plan indicates that 6.35 acres of Open Space will be provided, which is less than the maximum 20% (6.41 acres) allowed under the conservation requirements. The ‘Guidelines’ state “Open space, as defined in the Subdivision Ordinance, allows amenities such as recreational uses and some non-intrusive common uses (e.g. when land application is not the preferred means of wastewater disposal, community septic

systems are allowed in Open Space areas). Open space should be located as close to proposed development as practicable, taking into account considerations such as public safety and soil suitability.” See Section 7.7 (D), Items 1 - 7 for allowed uses in Open Space related to Conservation Subdivisions. There are no amenities proposed for this site. All land disturbing activities associated with the Conservation Subdivision are subject to the full provisions of the Soil Erosion and Sedimentation Control Ordinance, regardless of the designated use or status of a given area.

Roadways: The roads are to be built as a 60 foot wide public right-of-way, with a 20 foot wide travelway, will be approximately 2400 feet in length, and are to be state maintained.

Historical: Bev Wiggins, Chatham County Historical Association, corresponded to the applicant by email on April 29, 2019. Ms. Wiggins thanked the applicant for his efforts to locate a gravesite believed to be on the property. Ms. Wiggins would like to be contacted if any items of historical significance are discovered during the development of the site.

Schools: Notification of the proposed development was provided to the Chatham County School System. See notification in the application booklet

General Environmental Documentation: The developer submitted the General Environmental Documentation and a letter, dated August 6, 2019 from North Carolina Department Environmental Quality Natural Heritage Program to Chatham County Land & Water Resources Division for review. “A query of the NCNHP database, based on the project area mapped with your request, indicates that there are no records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. Please note that although there may be no documentation of natural heritage elements within the project boundary, it does not imply or confirm their absence; the area may not have been surveyed. The results of this query should not be substituted for field surveys where suitable habitat exists.” Rachael Thorn, Watershed Protection Director, reviewed and approved the information submitted.

In the *Conservation Subdivision Guidelines for Conservation Space Selection* two maps are required to be submitted, a Fragmentation Map and an On-site Inventory Map (see attachment #4). The Fragmentation map illustrates the project site and all land within one mile of its boundaries and is designed to assist the applicant in deciding where Conservation Space should generally be located to create connections with existing Natural Space, or allow future Natural Space connections on adjacent properties. The On-site Inventory Map is used as the “primary decision-making tool for the applicant in selecting specific areas to include in Conservation Space, and the County in issuing approvals. Please review the ‘guidelines’, Item 2.1 and 2.2 for more details about the mapping requirements. The fragmentation map and on-site inventory map series are included as attachment #4. The County Watershed Protection Department staff has reviewed the maps and determined they are adequate to meet the submittal requirements.

Ownership / Management of Conservation Space: Section 7.7 (F) of the Subdivision

Regulations requires that the applicant identify the current and intended future owners(s) of the Conservation Space and who will be responsible for maintaining the area / facilities. Per the Draft Conservation Management Plan the Natural Space and the Open Space will be maintained by the Morgan Ridge Phase 2 Homeowners Association. Section 7.7 (G) requires that a management plan for the Conservation Space be submitted to and approved by the County. A copy of the draft plan has been provided by the applicant. Per Section (G) "Upon initial approval of the management plan by the County, changes to the plan shall be allowed only when approved by the County Board of Commissioners." Section (H) requires that the Conservation Space shall be protected in perpetuity by a binding legal document that is recorded with the deed upon review and approval by the County. The applicant has provided a draft copy of the deed which will convey the Conservation Space to the third party (homeowners association) and has included a draft copy of the Declarations of Covenants and Restrictions. Prior to final plat recordation, the county attorney shall review and approve the form of the Management Plan, the Declaration of Covenants and Restrictions, and the deed for the Conservation Space.

Community Meeting: A community meeting was held on May 22, 2019 at Opus Financial Advisors and several people attended the meeting. Items/issues discussed included high speed internet, septic fields close to Emily Lane, resisting stub out to Emily Lane, wells affecting the water table, larger buffer between resident(s) on Emily Lane and Lots 24 and 25, no natural area between Lots 11 and 12, and no construction traffic on Emily Lane. The developer provided responses in the community meeting report and noted they will contact AT&T and/or Spectrum for high speed internet, no connection to Emily Lane, moved the two proposed cul-de-sacs approximately 100 feet away from the common line with Emily Lane residents, propose a community well instead of individual wells, removed the common natural space access from the proposed cul-de-sac (Ivy Ridge Road), construction vehicles won't be using Emily Lane, and no trespassing signs can be posted.

Technical Review Committee: The TRC met on August 14, 2019 to review the First Plat submittal and the applicant/developer was present. Discussion items included stormwater ponds need to connect to public right-of-way, will Lots 1, 1A, 3, and 3A be connected, will there be amenities, and cul-de-sac radius.

Septic: A soils report and map were submitted to Thomas Boyce, Chatham County Environmental Health, LSS, REHS, Chatham County Environmental Health, for review. Mr. Boyce indicated that the report and map were adequate for a First Plat review. The information provided indicated that adequate soils are available for the proposed number of lots and a more detailed analysis will be conducted prior to submittal of the final plat.

Water: County water is not available. A community well is proposed.

Road Names: The road names Ivy Ridge Road, Elm Tree Court, and Black Bear Court have been reviewed and reserved by Chatham County Emergency Operations Office as

acceptable for submittal to the Board of Commissioners for approval.

Water Features: A riparian buffer report, dated August 22, 2018 was prepared by Stephen Ball, RF, PWS, and submitted to Drew Blake, Chatham County Watershed Protection Department, Senior Watershed Inspector for review. Mr. Blake and Mr. Ball completed an on-site riparian buffer review on September 10, 2018 to verify the consultant's findings and a confirmation letter was provided. Two (2) intermittent streams, two (2) perennial streams, and four (4) wetlands were located on the properties. An approved Jurisdictional Determination dated November 28, 2018 is also included in the application booklet.

Lot size/ Use: The conservation subdivision option allows for greater flexibility in lot size and dimensional requirements (see Section 7.7K of the Subdivision Regulations for more detail). Lot sizes ranging from .75 to 1.25 acres. There are no amenities and one area designated for a mail kiosk in Phase 1. Residential lot setbacks will be the minimum allowed by the Subdivision Ordinance. The minimum setbacks are 5' from the front property line and the minimum required by NC State Building Code for the sides. This will provide the developer greater flexibility in laying out the lots once the more detailed soils analysis is complete.

Phasing: None

Stormwater and Erosion Control: One stormwater pond is proposed and will be placed in open space. A stormwater Permit and an Erosion Control Permit will be obtained from Chatham County Environmental Quality prior to Construction Plan submittal. No work can commence on the property prior to obtaining Construction Plan approval. The Chatham County Watershed Protection Department will issue the stormwater and erosion control permits for the entire project.

Site Visit: Planning Department staff and various Board members attended site visits on, August 20 and 22, 2019. Warren Mitchell and Wesley Lloyd were present to walk the property with staff and Board members and discuss the project. Areas of the property viewed included streams, wetlands, center line of the proposed road alignment, and conservation areas. Pictures of the site visit can be viewed on the Planning Department webpage at www.chathamnc.org/planning <<http://www.chathamnc.org/planning>>, Rezoning and Subdivision Cases, 2019.

Planning Board:

The Planning Board met on September 3, 2019 to review the request. Warren Mitchell, P.E. and Wesley Lloyd, applicant, were present to answer questions. Also, present were an adjacent property owner. The staff report was provided followed by the Public Hearing required in the Subdivision Regulations, Section 5.2C(4).

Mr. Richard Paar spoke and stated that his property adjoins Morgan Ridge Conservation Subdivision Phase 2 on the southern boundary of the proposed subdivision. Mr. Paar's concerns were privacy and serenity of the rural area would be disturbed, potential negative impacts to ground water with 52 lots, the proposed cul-de-sacs approximately 75' and 125' from Emily Lane, Lot 24 septic field adjacent his property, and homes in the

proposed subdivision being within 300' of his property line. He requested a 150' natural buffer to be along the southern border the proposed subdivision.

There were no additional speakers and the public hearing was closed. There were several issues/questions discussed by the Planning Board. Board members discussed Conservation Subdivision guideline requirements, having staff from the North Carolina Natural Heritage Program to visit the property, if there was a buffer by Mr. Paar's property, if the proposed 60' right-of-way could be reduced to a smaller private road, will Lot 24 septic area be totally cleared, add connectivity between the proposed natural space adjacent to Mr. Paar's property, and what's the benefit to the water table by having a community well.

After the Planning Board discussion they voted 10-0 to postpone discussion until the October 1, 2019 meeting to allow the developer time to have the property evaluated by North Carolina Natural Heritage Program staff, check with NCDOT on a smaller road width, and address the septic field location of Lot 24.

The Planning Board resumed discussion on October 1, 2019 and the project engineer, Warren Mitchell provided a revised layout. Mr. Mitchell met with Mike Schafale with the North Carolina Natural Heritage Program. Mr. Schafale visited the proposed subdivision site on September 11, 2019. He discovered mature Dry Basic Oak-Hickory Forest, southern shagbark hickory, post oak, white oak, upland depression swamp, small patches of Dry Oak-Hickory Forest and Dry-Mesic Oak-Hickory Forest.

Mr. Mitchell revised the layout of the proposed project. The revised layout has connectivity to natural space, additional open space, an additional stormwater pond, a community gathering spot with an informational board about the conservation area preserving the Dry Basic-Oak Hickory Forest, and shows the removal of the septic adjacent to Paar's property (parcel 75528). Mr. Mitchell spoke with soil scientist Jason Hall about the septic field. Mr. Hall suggested to install the initial septic field closer to the homes on Lots 22-24 and leave the repair septic field closer to the Paar's property because the repair fields are usually never used. This would allow the lot to stay wooded.

Jennifer Britt, NCDOT Assistant District Supervisor, provided comments through an email dated September 10, 2019 stating that the public rights-of-way that were approved with smaller widths have caused maintenance problems for NCDOT and the NCDOT design manual is being revised to delete smaller widths. The minimum that is allowed is a 20' wide roadway and 60' wide right-of-way.

Based on the revised layout that has been provided by the project engineer, the following condition that was previously requested by staff has been deleted - "The Final Plat shall provide a 20' wide private easement to from the public right-of-way to the stormwater pond."

Mr. Richard Paar spoke and stated his property is located at the southern border of Morgan Ridge Conservation Subdivision Phase 2 and he spoke at the September 3, 2019 meeting. Mr. Paar stated at the last meeting that he was in opposition to the proposed plan since most of the home sites are in proximity of Emily Lane where he

resides and especially the lots platted near his home. Under that proposal, there could have been seven homes within 300' of his property line, therefore he requested a 150' wide natural tree buffer between the property lines. Mr. Paar stated he was disappointed the revised plans shows a 25' wide buffer from the property line and not the 150' buffer he requested; however, the revised plans significantly reduces the number of home sites in close proximity to his property line and for this reason, he supports the revised plans. The Planning Board discussion included the Board thanking Mr. Mitchell for his willingness to adjust the site plan based on Mr. Schafale's findings, placing a 150' wide buffer on the upland depression swamp, and that the proposed site is a highly significant site because all the Dry-Basic Hickory forest in Piedmont NC. The Planning Board asked to have the 9.4 acres of Dry-Basic Hickory forest not be shown on the final plat because it doesn't represent the full extent of the forest.

How does this relate to the Comprehensive Plan:

Plan Chatham was adopted by the Board of Commissioners in November 2017 and is a comprehensive plan that provides strategic direction to address the most pressing needs in the county. This property is located in an area of the county identified as Conservation on the Future Land Use and Conservation Plan Map. The description for Conservation includes single family detached lots and attached units with overall very low density, greenway trails, and passive recreation areas.

Recommendation:

The Planning Department and Planning Board by 8-1-1 vote recommends granting approval of the road names Ivy Ridge Road, Elm Tree Court, and Black Bear Court and granting approval of subdivision First Plat for **Morgan Ridge Conservation**

Subdivision Phase 2 with the following conditions:

1. The Final Plat shall show the removal of the Dry-Basic Oak-Hickory forest labeled 9.4 acres.
2. The Final Plat shall show a 150' wide buffer along the Upland Depression Swamp.
3. Approval of the First Plat shall be valid for a period of twelve (12) months following the date of approval by the Board of Commissioners and the Construction Plan approval shall be valid for a period of twenty-four (24) months from the date of approval by the Technical Review Committee or Board of Commissioners.
4. Prior to final plat recordation, the county attorney shall review and approve the form of the Management Plan, the Declaration of Covenants and Restrictions, and the deed for the Conservation Space.