



Chatham County, NC

Meeting Agenda - Final

Board of Commissioners

Monday, May 17, 2021

6:00 PM

Agriculture and Conference Center

Work Session - 3:00 PM - Agriculture and Conference Center

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

[21-3873](#)

Discuss applications and make an appointment to the Appearance Commission.

[21-3874](#)

Discuss applications and make appointment to the Affordable Housing Advisory Committee.

CLOSED SESSION

[21-3877](#)

Vote on a request to go into closed session pursuant to G.S. 143-318.11(a)(3) and (4): A. to consult with an attorney in order to preserve the attorney-client privilege and to consider and give instructions concerning City of Canton and Chatham County v. Purdue Pharma L.P. et al.; and B. to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body.

ADJOURNMENT

End of Work Session

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

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:

- [21-3844](#) Vote on a request to hold a public hearing to receive comments on the naming of one (1) state maintained road in Chatham County.
Attachments: [Lodge Lane Petition](#)
[Lodge Lane Map](#)
[Lodge Lane Area Map](#)
- [21-3852](#) Vote on a request to approve to award a service weapon to retiring Deputy David Scott.
- [21-3854](#) Vote on a request to approve reappointment of Carol Reitz-Barlow, RN to fill a third term on the Board of Health Nurse Seat, effective 7-1-21.
- [21-3855](#) Vote on a request to approve reappointment of William Roscoe, OD to fill a third term on the Board of Health Optometrist Seat, effective 7-1-21.
- [21-3856](#) Vote on a request to approve reappointment of Tammy Lynn Morris Lloyd, MD to fill a third term on the Board of Health Physician Seat, effective 7-1-21.
- [21-3859](#) Vote on a request to approve the re-appointment of a member of Chatham County Board of Social Services.
Attachments: [Valerie 1](#)
[Valerie 2](#)
- [21-3875](#) Vote on a request to reappoint George Lucier to the CCCC Board of Trustees for a four-year term ending June 30, 2025.
- [21-3880](#) Vote on a request to appoint Brittany Harrison to the Planning Board.
- [21-3861](#) Vote on a request to approve Fiscal Year 2020-2021 Budget Amendments
Attachments: [Budget Amendment 2020-2021 May21](#)
- [21-3865](#) Vote on a request to approve the adoption of the Fiscal Year 2020-2021 Budgets for the Representative Payee Special Revenue Fund (formerly the Social Services Agency Fund), the Fines & Forfeitures Special Revenue Fund (formerly the Fines & Forfeitures Agency Fund), and the Cooperative Extension Program Division in the General Fund (formerly the Chatham County Cooperative Extension Agency Fund)

- [21-3863](#) Vote on a request to approve the naming of one (1) private road in Chatham County
Attachments: [SELLARS GARDEN DRIVE PETITION](#)
[SELLARS GARDEN DRIVE MAP](#)
[SELLARS GARDEN DRIVE AREA MAP](#)
- [21-3866](#) Vote on a request to approve Tax Releases and Refunds
Attachments: [April 2021 Release and Refund Report](#)
[April 2021 NCVTS Pending Refund Report](#)
[April 2021 Manual NCVTS Pending Refund Report](#)
- [21-3867](#) Vote on a request to approve competitive bid exemption for standardization and sole source for the Chatham County Facilities Department for Lime Energy Services Co.
Attachments: [Duke Energy SBES Welcome letter](#)
- [21-3868](#) Vote on a Request to Adopt a Resolution Declaring Property Surplus and Conveying Property to Chatham Trades, Inc.
Attachments: [Solid Waste Resolution](#)
- [21-3869](#) Vote on a request to adopt a resolution authorizing the negotiation of an installment financing contract to construct and equip the Schools Central Services Building and Emergency Operations Center and refinancing of prior installment financing obligations and set a public hearing on June 21, 2021 to receive public comment on the proposed borrowing
Attachments: [Initial Resolution - Chatham 2021 LOBs](#)
- [21-3872](#) Vote on a request by the ABC Board to approve the ABC General Manager's annual compensation of \$102,217.50.
Attachments: [ABC General Manager](#)
[General Statute 18B-Compensation](#)
- [21-3878](#) Request to approve policy changes for the Housing Trust Fund
Attachments: [ProposedUpdate HousingTrustFundPolicyMay2021](#)
- [21-3879](#) Approve request to re-allocate an additional \$52,800 to Rebuilding Together of the Triangle

End of Consent Agenda

SPECIAL PRESENTATION

- [21-3871](#) DSS Presentation

PUBLIC HEARINGS

[21-3870](#) Public hearing to receive comments on the FY2021-2022 Recommended Budget

Attachments: [REVISED CCL RecommendedBudgetPresentation--BOCInitialPresentation FY2](#)

[21-3862](#) A legislative public hearing for a rezoning request by Scott Pearce dba For Garden Sake to add Parcel 62824 being two acres to the existing Parcel 19644 being approximately 19.25 acres to expand existing services and utilize the decommissioned O'Kelly Chapel Church as part of the expansion. Both parcels to be recombined and rezoned from Conditional Use Business 1 and R-1 Residential to Conditional District Regional Business (CD-RB) for lawn and garden shop, landscape business, and event center limited. Williams Township.

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

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

[21-3876](#) COVID Update

[21-3681](#) Vote on a request to approve a legislative general use rezoning request by Brendie Vega, on behalf of Moncure Holdings, LLC & Moncure Holdings West, LLC, to rezone in full or a portion of Parcel No's. 92884, 92883, 5604, 5620, 5321, 5814, and 92449, being approximately 249.036 acres total, from R-1 Residential, to IH Heavy Industrial, located off Old US 1, Pea Ridge Rd, Christian Chapel Church Rd, and Moncure Flatwood Rd., Cape Fear Township.

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

[21-3682](#)

Vote on a request to approve a legislative request by Moncure Holdings LLC and Moncure Holdings West LLC to amend Section 302 (E)(2)(b) of the Watershed Protection Ordinance to establish an overlay district where the 10/70 option applies in the Cape Fear WS-IV Protected Area watershed district and to amend the Watershed Protection Map to establish the boundaries of the overlay district.

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

[21-3858](#)

Vote on a request to approve a request by F-L Legacy Owner, LLC for subdivision Final Plat review and approval of **The Legacy at Jordan Lake - Phase 3**, consisting of 69 lots on 29.59 acres, located off SR-1716, Big Woods Road, parcels #89438 and #92463.

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

[21-3829](#)

Vote on a request to approve by Kirk Metty for subdivision **First Plat** review and approval of **Chestnut Creek**, consisting of 14 lots on 49.15 acres, located corner of Jones Ferry Road, SR-1540, parcel #1439.

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

CLERK'S REPORT

MANAGER'S REPORT

COMMISSIONERS' REPORTS

ADJOURNMENT



Chatham County, NC

Text File

File Number: 21-3873

Agenda Date: 5/17/2021

Version: 1

Status: Work Session

In Control: Board of Commissioners

File Type: Appointment

Agenda Number:

Discuss applications and make an appointment to the Appearance Commission.



Chatham County, NC

Text File

File Number: 21-3874

Agenda Date: 5/17/2021

Version: 1

Status: Work Session

In Control: Board of Commissioners

File Type: Appointment

Agenda Number:

Discuss applications and make appointment to the Affordable Housing Advisory Committee.



Chatham County, NC

Text File

File Number: 21-3877

Agenda Date: 5/17/2021

Version: 1

Status: Work Session

In Control: Board of Commissioners

File Type: Agenda Item

Agenda Number:

Vote on a request to go into closed session pursuant to G.S. 143-318.11(a)(3) and (4): A. to consult with an attorney in order to preserve the attorney-client privilege and to consider and give instructions concerning City of Canton and Chatham County v. Purdue Pharma L.P. et al.; and B. to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body.



Chatham County, NC

Text File

File Number: 21-3844

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Emergency Operations

File Type: Agenda Item

Agenda Number:

Vote on a request to hold a public hearing to receive comments on the naming of one (1) state maintained road in Chatham County.

.. ABSTRACT

Action Requested: Vote on a request to hold a public hearing at the next commissioners meeting on June 21, 2021 6:00pm at the Agriculture and Convention Center to receive comments on the naming of one (1) state maintained road in Chatham County.

A. Lodge Lane

Introduction & Background: The Chatham County Commissioners adopted an ordinance providing the establishment for the naming of roads in Chatham County, a procedure for future naming or renaming of public and private roads located in Chatham County. The Office of Emergency Operations has received one (1) petition requesting the naming of a public road in Chatham County. This petition is in order, complete and bears the proper number of required signatures.

Discussion and Analysis: As part of its plan to develop the Enhanced-911 Emergency Response System, there is a vital need to maintain the County's established system providing for the naming or renaming of public roads. This is important so that there can be no duplications or similarities of these assigned names within Chatham County which could result in confusion and/or delay in the response to these roads, should an emergency exist in that location.

How does this relate to the Comprehensive Plan:

Budgetary Impact: The cost of road signage for these roads will be \$78.00 per sign. The maximum cost will be \$78.00. The cost of the signs is budgeted in the FY20-21 budget.

Recommendation: Motion to set a date on which to hold a public hearing on the naming of one state maintained road in Chatham County.

CHATHAM COUNTY ROAD NAMING REQUEST FORM

- **QUESTIONS:** Any questions concerning this form should be directed to: Denise Suits, 919-545-8163
- **RETURN COMPLETED FORM TO:** Chatham County Emergency Operations, P. O. Box 613, Pittsboro, NC 27312

ALL INFORMATION BELOW MUST BE COMPLETED


1. APPLICANT INFORMATION Name: GBL PROPERTY II LLC Address: 6805 MILLHOUSE RD City, State & Zip Code: CHAPEL HILL, NC 27516 Phone Number: 919-929-7387	2. TYPE OF REQUEST (check one box only) <input type="checkbox"/> Private road or driveway <input checked="" type="checkbox"/> Renaming of road <input type="checkbox"/> Other
3. PROPERTY INFORMATION State Road Number (if applicable): 1824 Township where Road Originates: :Center Will the road be part of a development? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If a development, is it: A major development <input type="checkbox"/> A minor development <input type="checkbox"/> Is it possible that this will be come a state road? Yes <input type="checkbox"/> No <input type="checkbox"/> Length of road: 0.25 miles Type of road (check one answer only) Private <input type="checkbox"/> Public <input checked="" type="checkbox"/>	4. ROAD NAME INFORMATION** What is the existing road name (if applicable)? What are the proposed or new road name(s)? • Lodge Lane • River Run Road • If existing name is to be changed, what is the reason for this change?
5. DIRECTIONS TO ROAD (only needed if it is a private road): 	
6. ATTACHMENTS REQUIRED Names, addresses and phone numbers of ALL adjacent property owners (see page 2).** <ul style="list-style-type: none"> • Signatures of at least 60% of adjacent property owners (see page 2). • Attached map with marked location of the road on the map. 	

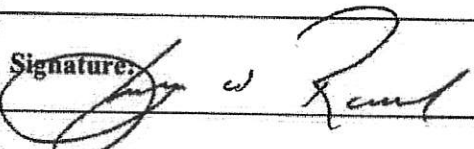
****IMPORTANT:** The County Board of Commissioners may consider a number of factors when naming or renaming a road, including the number of adjacent owners, acreage of ownership, historical significance of a road name, and roads with similar names.

7. Signature of Applicant:	Date of Signature: 04-05-2021
Date Submitted to County EOC: 4-6-2021	

IMPORTANT: If this form & required information is not completed and submitted properly, the petition is not valid.

PROVIDE A COMPLETE LIST OF ALL ADJACENT PROPERTY OWNERS, INCLUDING NAME, ADDRESS & PHONE NUMBERS.	SIGNATURES: We, the undersigned owners, are in favor of the proposed road name inserted here: <i>See Attached Email</i> (NOTE: Only sign below if you approve of the road name above.)
Name: Teresa & Allen Phillips Address: 1282 Hanks Chapel Rd, Pittsboro, NC 27312 Phone #:	Signature:
Name: Walter B Eubanks Address: 890 Eubanks Rd, Pittsboro, NC 27312 Phone #:	Signature:
Name: Boat RV Motorsport Storage LLC Address: 3121 Islesky Drive, Apex, NC 27523 Phone #:	Signature:
Name: EnergyUnited Propane LLC Address: 567 Mocksville Hwy, Statesville, NC 28687 Phone #: <i>919-624-5589</i>	Signature: <i>[Signature]</i> <i>Don Youve</i>
Name: Chatham Park Investors LLC Address: PO Box 3557, Cary, NC 27519 Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:

PROVIDE A COMPLETE LIST OF ALL ADJACENT PROPERTY OWNERS, INCLUDING NAME, ADDRESS & PHONE NUMBERS.	SIGNATURES: We, the undersigned owners, are in favor of the proposed road name inserted here: Lodge Lane or River Run Road (NOTE: Only sign below if you approve of the road name above.)
Name: Teresa & Allen Phillips Address: 1282 Hanks Chapel Rd, Pittsboro, NC 27312 Phone #: 919-616-4890	Signature: 
Name: Walter B Eubanks Address: 890 Eubanks Rd, Pittsboro, NC 27312 Phone #:	Signature:
Name: Boat RV Motorsport Storage LLC Address: 3121 Islesky Drive, Apex, NC 27523 Phone #:	Signature:
Name: EnergyUnited Propane LLC Address: 567 Mocksville Hwy, Statesville, NC 28687 Phone #:	Signature:
Name: Chatham Park Investors LLC Address: PO Box 3557, Cary, NC 27519 Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:

PROVIDE A COMPLETE LIST OF ALL ADJACENT PROPERTY OWNERS, INCLUDING NAME, ADDRESS & PHONE NUMBERS.	SIGNATURES: We, the undersigned owners, are in favor of the proposed road name inserted here: Lodge Lane/River Road/Palisades Place (NOTE: Only sign below if you approve of the road name above.)
Name: Teresa & Allen Phillips Address: 1282 Hanks Chapel Rd, Pittsboro, NC 27312 Phone #:	Signature:
Name: Walter B Eubanks Address: 890 Eubanks Rd, Pittsboro, NC 27312 Phone #:	Signature:
Name: Boat RV Motorsport Storage LLC Address: 3121 Islesky Drive, Apex, NC 27523 Phone #:	Signature:
Name: EnergyUnited Propane LLC Address: 567 Mocksville Hwy, Statesville, NC 28687 Phone #:	Signature:
Name: Chatham Park Investors LLC Address: PO Box 3557, Cary, NC 27519 Phone #:	Signature: 
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Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:
Name: Address: Phone #:	Signature:

From: tephil2005@yahoo.com
Subject: Re: Proposed name change for street near some of your property
Date: March 29, 2021 at 9:14 AM
To: Ryan Blackwell <ryan@greenbeaglelodge.com>



Here is the document, finally. We are only agreeing to Lodge Lane or River Run.

Regards,

Teri

On Thursday, March 11, 2021, 1:33:17 PM EST, Ryan Blackwell <ryan@greenbeaglelodge.com> wrote:

Hi Teri and Al,

Wanted to ask if you all would support the proposed names for the street the Lodge will be located on, which is adjacent to some your property.

The street is currently unnamed or SR 1864 or something like that depending on who you ask, and we'd like to get it a better name.

We are proposing these three:

- Lodge Lane
- River Run
- Palisades Place

Would these be okay with you, and if so would you please sign and return the attached document?

Ryan Blackwell
Business Development Manager
Green Beagle Lodge | GBL Property II
6805 Millhouse Road | Chapel Hill, N.C. | 27516
C: (919) 924-6204 | O: (919) 929-7387
ryan@greenbeaglelodge.com | greenbeaglelodge.com



road name
change.pdf

From: David Schmidt <david@greenbeaglelodge.com>
Subject: Fwd: Proposed name change for street near one of your properties
Date: March 12, 2021 at 11:59 AM
To: Ryan Blackwell <ryan@greenbeaglelodge.com>



919.260.2292 m

Begin forwarded message:

From: "Young, Donald" <DYoung@thompsonigas.com>
Date: March 11, 2021 at 13:05:54 EST
To: David Schmidt <david@greenbeaglelodge.com>
Subject: RE: Proposed name change for street near one of your properties

I would only support this 2 below.

River Run
Lodge Lane

Thank you,
Don Young
District Manager



919-528-2353 office


From: David Schmidt <david@greenbeaglelodge.com>
Sent: Wednesday, March 10, 2021 3:23 PM
To: Young, Donald <DYoung@thompsonigas.com>
Subject: Re: Proposed name change for street near one of your properties

Thank you Don

Would you support both of the other names if they pushed us toward them?

River Run
Lodge Lane
Palisades Place



From: David Schmidt david@greenbeaglelodge.com & 
Subject: Re: Proposed name change for street near one of your properties
Date: March 11, 2021 at 8:17 AM
To: Vanessa Jenkins vanessa@prestondev.com
Cc: Ryan Blackwell ryan@greenbeaglelodge.com



Thank you Vanessa. Ryan is updating the form and will send it over for signature.

We appreciate you.

Nice article this morning on CP progress. Way to go!



David Schmidt
david@greenbeaglelodge.com
919.260.2292

On Mar 10, 2021, at 5:31 PM, Vanessa Jenkins <vanessa@prestondev.com> wrote:

Hi David,
Just heard your message. We are fine with either – just liked Lodge Lane!

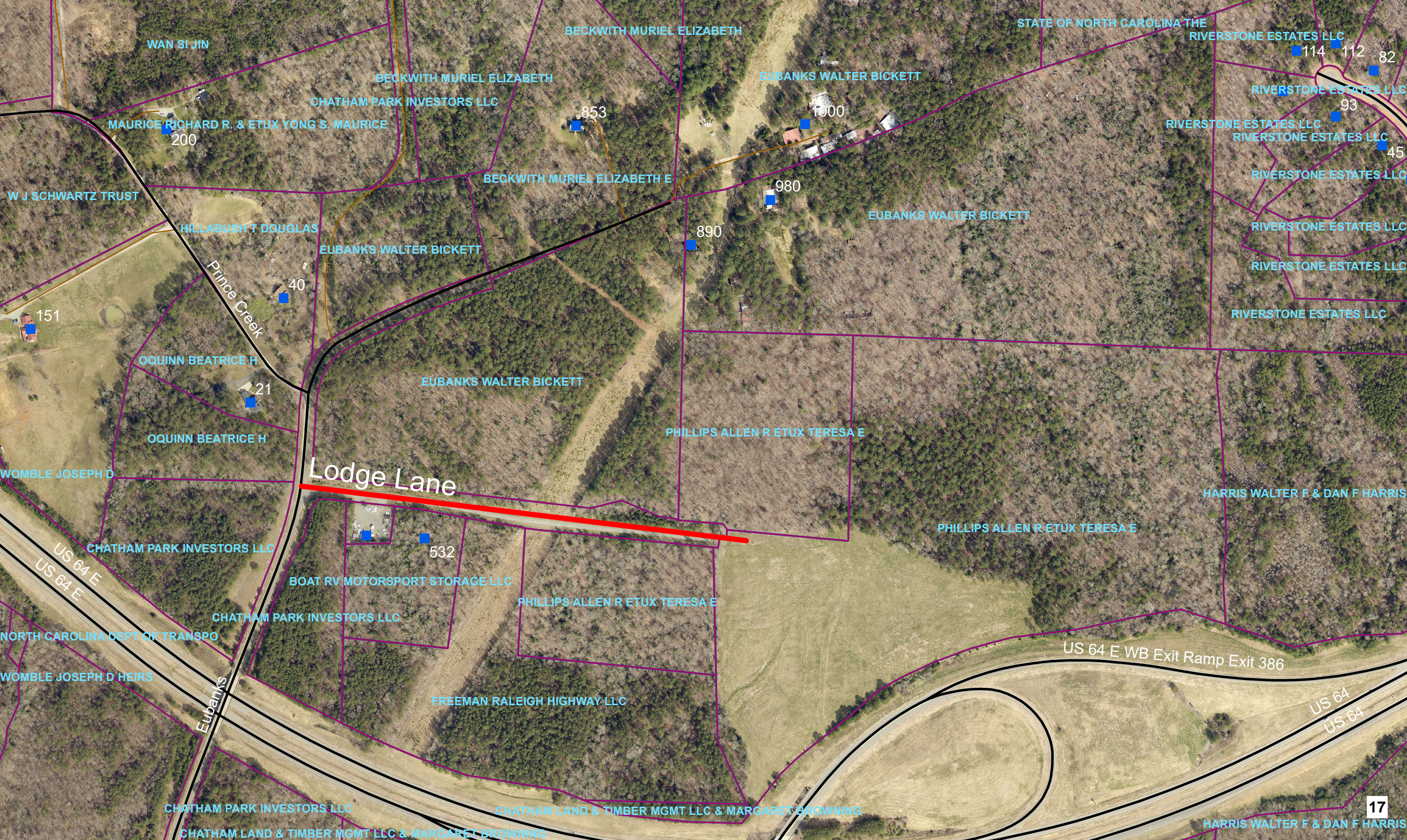
Vanessa Jenkins, MIRM
Executive Vice President
<image001.jpg>
105 Weston Estates Way
Cary, NC 27513
919-481-3000
919-272-6242 cell
919-677-0880 fax
www.prestondev.com

From: David Schmidt <david@greenbeaglelodge.com>
Sent: Wednesday, March 10, 2021 12:06 PM
To: Vanessa Jenkins <vanessa@prestondev.com>
Subject: Proposed name change for street near one of your properties

Hello Vanessa

I will follow this up with a call but wanted to ask if you would support the proposed names for the street the Lodge will be located on, which is adjacent to some of your property.

The street is currently unnamed or SR 1864 or something like that depending on who you



WAN SI JIN

BECKWITH MURIEL ELIZABETH

STATE OF NORTH CAROLINA THE

RIVERSTONE ESTATES LLC

BECKWITH MURIEL ELIZABETH

EUBANKS WALTER BICKETT

CHATHAM PARK INVESTORS LLC

MAURICE RICHARD R. & ETUX YONG S. MAURICE

BECKWITH MURIEL ELIZABETH E

RIVERSTONE ESTATES LLC

RIVERSTONE ESTATES LLC

RIVERSTONE ESTATES LLC

RIVERSTONE ESTATES LLC

RIVERSTONE ESTATES LLC

RIVERSTONE ESTATES LLC

W J SCHWARTZ TRUST

HILLABUSH T DOUGLAS

EUBANKS WALTER BICKETT

EUBANKS WALTER BICKETT

EUBANKS WALTER BICKETT

PHILLIPS ALLEN R ETUX TERESA E

PHILLIPS ALLEN R ETUX TERESA E

HARRIS WALTER F & DAN F HARRIS

Lodge Lane

WOMBLE JOSEPH D

CHATHAM PARK INVESTORS LLC

BOAT RV MOTORSPORT STORAGE LLC

PHILLIPS ALLEN R ETUX TERESA E

NORTH CAROLINA DEPT OF TRANSP

WOMBLE JOSEPH D HEIRS

CHATHAM PARK INVESTORS LLC

FREEMAN RALEIGH HIGHWAY LLC

US 64 E WB Exit Ramp Exit 386

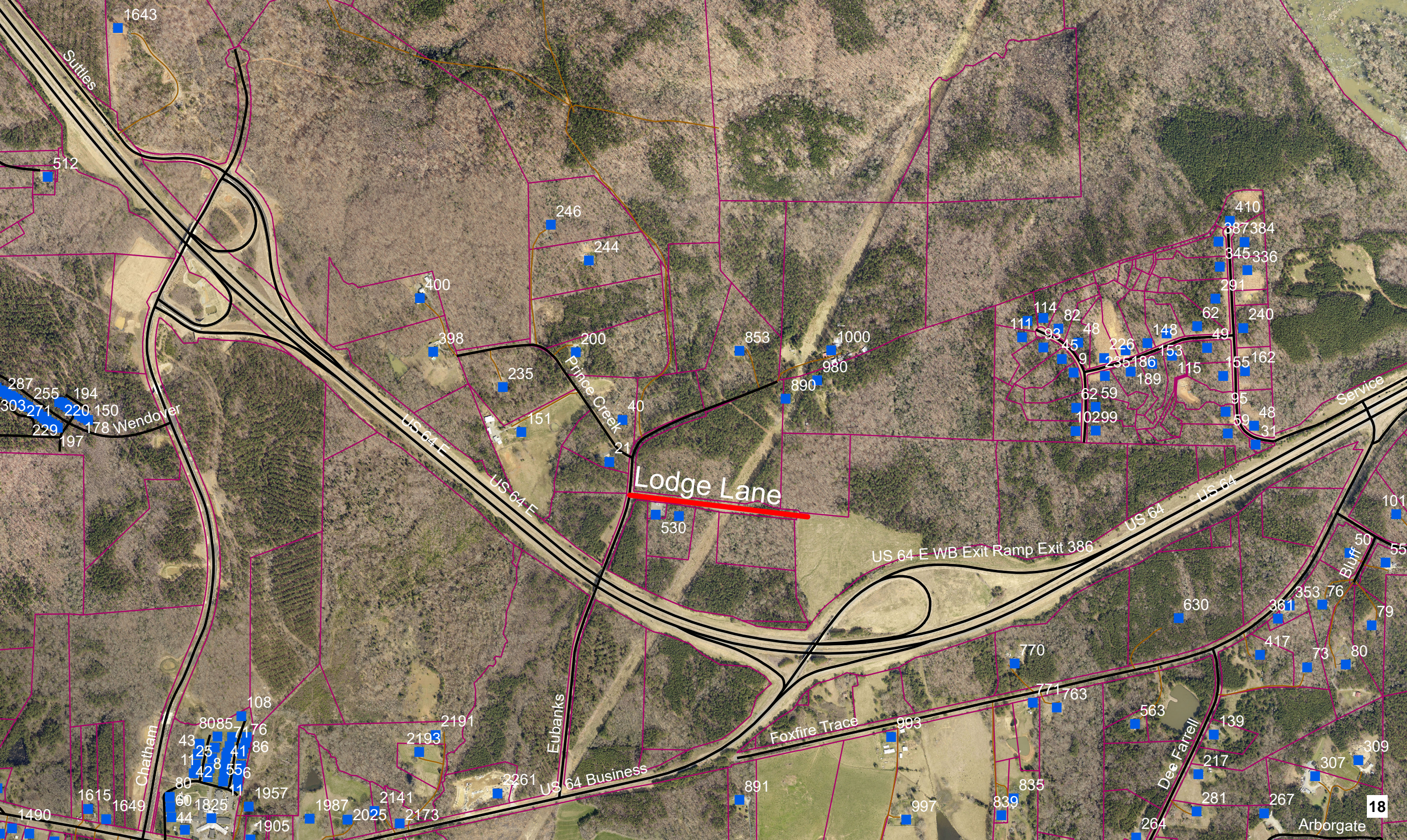
US 64
US 64

CHATHAM PARK INVESTORS LLC

CHATHAM LAND & TIMBER MGMT LLC & MARGARET BROWNING

CHATHAM LAND & TIMBER MGMT LLC & MARGARET BROWNING

HARRIS WALTER F & DAN F HARRIS





Chatham County, NC

Text File

File Number: 21-3852

Agenda Date: 5/17/2021

Version: 2

Status: Approval of Agenda and
Consent Agenda

In Control: Sheriff's Office

File Type: Agenda Item

Vote on a request to approve to award a service weapon to retiring Deputy David Scott.

Action Requested: Motion to surplus weapon and award the service weapon to Deputy David Scott on the event of his retirement from the Chatham County Sheriff's Office

Introduction & Background: Deputy David Scott has served over 27 years with the county.

Discussion & Analysis: In the past, on the event of a long serving, sworn officer's retirement, their assigned service weapon, Glock 9mm, model 17, has been surplused and presented to them upon their retirement. It is our desire to honor Deputy David Scott's service to Chatham County and its citizens in this way.

Budgetary Impact: None. This will have no effect on our operating budget.

Recommendation: Motion to surplus weapon and award the service weapon to Deputy David Scott on the event of his retirement from the Chatham County Sheriff Office.



Chatham County, NC

Text File

File Number: 21-3854

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Health Department

File Type: Appointment

Vote on a request to approve reappointment of Carol Reitz-Barlow, RN to fill a third term on the Board of Health Nurse Seat, effective 7-1-21.

Action Requested: Vote on a request to approve reappointment of Carol Reitz-Barlow, RN to fill a third term on the Board of Health Nurse Seat, effective 7-1-21.

Introduction & Background: the county Board of Health is the policy making, rule-making, and adjudicatory body for the Chatham County Public Health Department. According to General Statute 130-A-35, the composition of the Board shall reasonably reflect the population makeup of the county and shall include: Three public representatives, one licensed Pharmacist, one licensed Optometrist, one licensed Dentist, one County Commissioner, and one professional Engineer.

Discussion & Analysis: Board members may serve (3) consecutive three (3) year terms. Carol Reitz-Barlow would like to serve the third (3) year term on the Board of Health Nursing Seat

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

Budgetary Impact: Board of Health members are compensated a per diem and mileage. Adequate funds are budgeted annually in the Health Department Budget.

Recommendation: Vote on a request to approve reappointment of Carol Reitz-Barlow, RN to fill a third term on the Board of Health Nurse Seat, effective 7-1-21.



Chatham County, NC

Text File

File Number: 21-3855

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Health Department

File Type: Appointment

Vote on a request to approve reappointment of William Roscoe, OD to fill a third term on the Board of Health Optometrist Seat, effective 7-1-21.

Action Requested: Vote on a request to approve reappointment of William Roscoe, OD to fill a third term on the Board of Health Optometrist Seat, effective 7-1-21.

Introduction & Background: the county Board of Health is the policy making, rule-making, and adjudicatory body for the Chatham County Public Health Department. According to General Statute 130-A-35, the composition of the Board shall reasonably reflect the population makeup of the county and shall include: Three public representatives, one licensed Pharmacist, one licensed Optometrist, one licensed Dentist, on County Commissioner, and one professional Engineer.

Discussion & Analysis: Board members may serve (3) consecutive three (3) year terms. William Roscoe would like to serve the third (3) year term on the Board of Health Optometrist Seat.

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

Budgetary Impact: Board: Board of Health members are compensated a per diem and mileage.

Adequate funds are budgeted annually in the Health Department Budget.

Recommendation: Vote on a request to approve reappointment of William Roscoe. OD to fill a third term on the Board of Health Optometrist Seat, effective 7-1-21.



Chatham County, NC

Text File

File Number: 21-3856

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Health Department

File Type: Agenda Item

Vote on a request to approve reappointment of Tammy Lynn Morris Lloyd, MD to fill a third term on the Board of Health Physician Seat, effective 7-1-21.

Action Requested: Vote on a request to approve reappointment of Tammy Lynn Morris Lloyd, MD to fill a third term on the Board of Health Physician Seat, effective 7-1-21.

Introduction & Background: the county Board of Health is the policy making, rule-making, and adjudicatory body for the Chatham County Public Health Department. According to General Statute 130-A-35, the composition of the Board shall reasonably reflect the population makeup of the county and shall include: Three public representatives, one licensed Pharmacist, one licensed Optometrist, one licensed Dentist, one County Commissioner, and one professional Engineer.

Discussion & Analysis: Board members may serve (3) consecutive three (3) year terms. Carol Reitz-Barlow would like to serve the third (3) year term on the Board of Health Nursing Seat

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

Budgetary Impact: Board of Health members are compensated a per diem and mileage. Adequate funds are budgeted annually in the Health Department Budget.

Recommendation: Vote on a request to approve reappointment of Tammy Lynn Morris Lloyd, MD to fill a third term on the Board of Health Physician Seat, effective 7-1-21.



Chatham County, NC

Text File

File Number: 21-3859

Agenda Date: 5/17/2021

Version: 1

Status: Board Priorities

In Control: Social Services

File Type: Appointment

Agenda Number:

Vote on a request to approve the re-appointment of a member of Chatham County Board of Social Services.

Action Requested: Vote on a request to approve the re-appointment of Valerie Broadway to the Chatham County Board of Social Services for a second term ending June 30, 2024.

Introduction & Background: Ms. Broadway has previously served on the DSS Board and is interested in serving a second term. The Chatham County Board of Commissioners has appointment authority for this position. All current DSS Board Members are in support of this re-appointment.

Discussion & Analysis: N/A

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

Budgetary Impact: N/A

Recommendation: Vote to approve the re-appointment of Valerie Broadway to the Chatham County Board of Social Services for a second term ending June 30, 2024.



Chatham County Volunteer Application for Boards & Committees

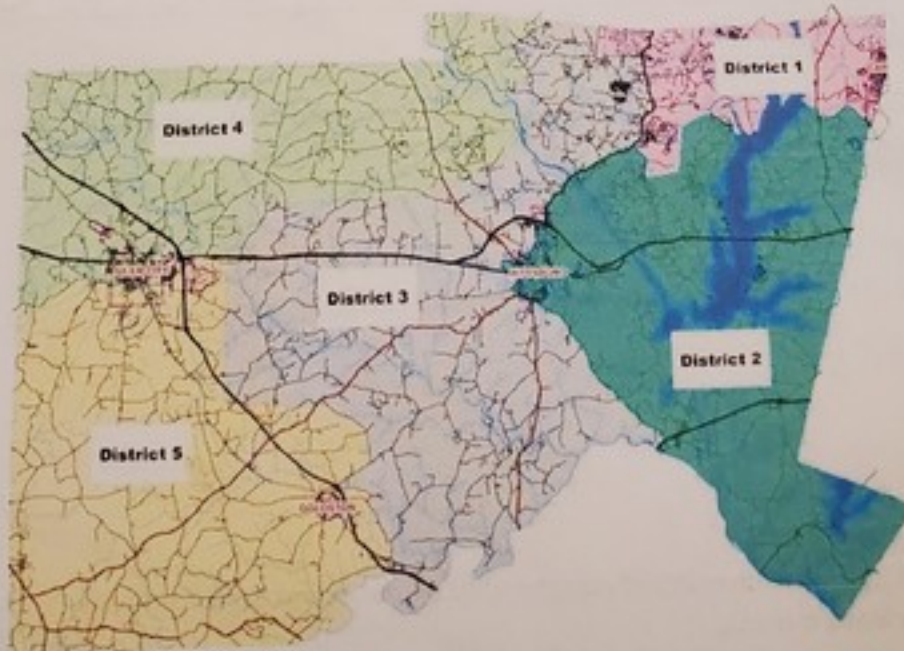
If you have any questions, contact Lindsay Ray at 919-545-8302 or email:
lindsay.ray@chathamnc.org

PERSONAL INFORMATION

Name: Valerie Broadway
 MAILING ADDRESS (P. O. Box or Street) 50 Horace Goldston Road
 Town and Zip Code: Siler City, NC 27344
 HOME ADDRESS (if different than above) _____
 Town and Zip Code _____
 Home Phone _____ Cell phone: 919-542-4726
 Email Address carine.wachnc@gmail.com

Which Board of Commissioners district do you reside in? You can use the map below or to look up your voter record, visit <https://vt.ncsbe.gov/RegLkup/>

District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☒



Are you currently serving on a board or committee in Chatham County? Yes ☒ No ☐
 If yes, which one(s): This one. DSS.

Select up to THREE boards or committees on which you would be willing to serve:

- | | |
|--|--|
| <input type="checkbox"/> Agriculture Advisory Board | <input type="checkbox"/> Library Advisory Committee |
| <input type="checkbox"/> Affordable Housing Advisory Committee | <input type="checkbox"/> Appearance Commission |
| <input type="checkbox"/> Nursing & Adult Care Home Committee | <input type="checkbox"/> Board of Equalization & Review |
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Board of Health |
| <input type="checkbox"/> Recreation Advisory Committee | <input checked="" type="checkbox"/> Board of Social Services |
| <input type="checkbox"/> Transportation Advisory Committee | <input type="checkbox"/> Climate Change Advisory Committee |
| <input type="checkbox"/> Zoning Board of Adjustment | <input type="checkbox"/> Environmental Review Advisory Committee |
| <input type="checkbox"/> OTHER: _____ | |

Why do you wish to serve the county in this capacity?

I have served one term on this board and I'm better understanding the many services and policies of the department. As a former foster and adoptive parent in Chatham County I have a desire to contribute in whatever way I can to give back and pay it forward.

EDUCATION

Please list your educational background. Include names of schools and degrees held.

Graduate of Northwood HS, Pittsboro
AAS - Vet. Technology - CCC, Sanford

CURRENT OR MOST RECENT EMPLOYMENT

Name of Employer: Self - Canine Coaching Services LLC
Address of Employer: same as home
Position: Owner - Dog Behavior Specialist
Work Phone: same as home/cell

CIVIC INVOLVEMENT

Please list the names of the civic organizations in which you currently hold membership:

NAACP

DEMOGRAPHIC INFO (OPTIONAL)

We ask your help in assuring the diversity of membership on our boards and committees. This section is optional, and you may leave it blank.

GENDER:

Male ☐

Female ☒

ETHNIC ORIGIN/RACE:

White, non-Hispanic ☒

African-American ☐

Hispanic ☐

Asian or Pacific Islander ☐

Native American ☐

Other ☐

Year of Birth 1962



Chatham County, NC

Text File

File Number: 21-3875

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Board of Commissioners

File Type: Appointment

Agenda Number:

Vote on a request to reappoint George Lucier to the CCCC Board of Trustees for a four-year term ending June 30, 2025.



Chatham County, NC

Text File

File Number: 21-3880

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Board of Commissioners

File Type: Appointment

Agenda Number:

Vote on a request to appoint Brittany Harrison to the Planning Board.

Action Requested: Vote on a request to appoint Brittany Harrison to the Planning Board.

Introduction & Background: Emily Moose recently resigned from the Planning Board leaving a vacancy for District 3.

Discussion & Analysis: Commissioner Hales would like to appoint Brittany Harrison to fill the vacancy for District 3 with a term ending December 31, 2022.

How does this relate to the Comprehensive Plan:

Budgetary Impact:

Recommendation: Motion to appoint Brittany Harrison to the Planning Board.



Chatham County, NC

Text File

File Number: 21-3861

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Finance

File Type: Agenda Item

Vote on a request to approve Fiscal Year 2020-2021 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 2020-2021 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 2021.

The General Services department's budget is being increased by \$6,000 to cover additional Chatham 250 donations.

The Social Services department's budget is being increased by \$14,968 to match a crisis intervention funding authorization letter from the State.

The Health department's budget is being increased by \$47,635 to cover a Duke Endowment Grant.

The Elections department's budget is being increased by \$48,760 to cover a Help America Vote Act Grant.

The Sedimentation department's budget is being increased by \$5,018 with a transfer from contingency to cover the buffer determination contract. The Family Treatment Drug Court department's budget is being increased by \$7,000 with a transfer from contingency to cover the grant's match.

Budgetary Impact: The proposed amendments increase the General Fund by \$117,363. Transfers from contingency total \$12,018.

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

FY 2021 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	General Services	Donations	6,000		Donations
General	General Services	Prg - Chatham 250		6,000	
General	Social Services	Federal Grant	14,968		DSS Crisis Intervention Funding Authorization
General	Social Services	Crisis Intervention		14,968	
General	Health	Other Agencies	47,635		Duke Endowment Grant
General	Health	Prg - Duke Endowment Grant		47,635	
General	Elections	HAVA Accessibility Grant	48,760		HAVA Grant
General	Elections	Prg - HAVA Access		48,760	

Total General Fund Budget Increase (Decrease):

<u>Revenue</u>	<u>Expense</u>
117,363	117,363

FY21 General Appropriated Fund Balance:

5,905,860

Additional Appropriation with Amendments:

-

FY21 Total General Appropriated Fund Balance:

5,905,860

FY2021 Contingency Transfers

<u>Fund</u>	<u>Department/Division</u>	<u>Account Description</u>	<u>Revenue</u>	<u>Expense</u>	<u>Description</u>
General	Sedmentation	Contingency	5,018	-	
General	Sedmentation	Contracted Services		5,018	Buffer Determination Contract
General	Family Treatment Drug Court	Contingency	7,000		
General	Family Treatment Drug Court	Professional Ser - Legal		7,000	Family Treatment Drug Court Federal Grant Match
Total Transfers from Contingency:				<u>12,018</u>	



Chatham County, NC

Text File

File Number: 21-3865

Agenda Date: 5/17/2021

Version: 1

Status: Agenda Ready

In Control: Finance

File Type: Agenda Item

Vote on a request to approve the adoption of the Fiscal Year 2020-2021 Budgets for the Representative Payee Special Revenue Fund (formerly the Social Services Agency Fund), the Fines & Forfeitures Special Revenue Fund (formerly the Fines & Forfeitures Agency Fund), and the Cooperative Extension Program Division in the General Fund (formerly the Chatham County Cooperative Extension Agency Fund)

Action Requested: Vote on a request to approve the adoption of the Fiscal Year 2020-2021 Budgets for the Representative Payee Fund, the Fines & Forfeitures Fund, and the Cooperative Extension Program Division

Introduction & Background: During the fiscal year, the budget must be amended as changing conditions warrant. The fiscal year 2020-2021 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: Governments frequently engage in various fiduciary activities by taking care of monies that belong to individuals or others outside of government. Existing standards require reporting of fiduciary responsibilities but do not define what they are. The Governmental Accounting Standards Board (GASB) issued Statements No. 84 and 97 to provide detailed guidance as to what constitutes a fiduciary activity and how to report fiduciary activity. The implementation of these standards requires that we shift three funds currently reported as agency funds (fiduciary activity) to budgeted special revenue fund or general fund revenues and expenses. Operationally, the County's responsibilities as related to these funds will not change. Initially, revenues equal expenses due to the pass-through nature of the funds.

The DSS Trust fund (currently reported as an agency fund) will shift to a budgeted special revenue fund and be named the Representative Payee Fund. The recommended revenue and expense budget for the Representative Payee Fund in FY 2021 is \$150,000.

The Cooperative Extension Program fund (currently reported as an agency fund) will shift to a budgeted division within the Cooperative Extension department in the General Fund. The recommended revenue and expense budget for the Cooperative Extension Program budget in FY 2021 is \$87,500.

The Fines and Forfeitures fund (currently reported as an agency fund) will shift to a budgeted special revenue fund. The recommended revenue and expense budget for the Fines and Forfeitures budget in FY 2021 is \$250,000.

Budgetary Impact: The new Payee Representative Fund budget is adopted at a total budget of \$150,000. The Fines and Forfeitures Fund budget is adopted at a total budget of \$250,000. The Cooperative Extension Program division budget will increase the General fund budget by a total of \$87,500.

Recommendation: Motion to approve the adoption of the Fiscal Year 2020-2021 Budgets for the Representative Payee Special Revenue Fund (formerly the Social Services Agency Fund), the Fines & Forfeitures Special Revenue Fund (formerly the Fines & Forfeitures Agency Fund), and the Cooperative Extension Program Division in the General Fund (formerly the Chatham County Cooperative Extension Agency Fund)



Chatham County, NC

Text File

File Number: 21-3863

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Emergency Operations

File Type: Agenda Item

Agenda Number:

Vote on a request to approve the naming of one (1) private road in Chatham County

Action Requested: Motion to approve the private drive(s) as listed:

A. Sellars Garden Drive

Introduction & Background: The Chatham County Commissioners adopted an ordinance providing the establishment for the naming of private roads in Chatham County. The Office of Emergency Operations has received one petition requesting the naming of one (1) private road located in Chatham County on private property. This petition is in order, complete and bears the proper number of required signatures.

Discussion and Analysis: As part of its plan to develop the Enhanced-911 Emergency Response System, there is a vital need to maintain the County's established system providing for the naming of private roads. This is important so that there can be no duplications or similarities of these assigned names within Chatham County which could result in confusion and/or delay in the response to these roads, should an emergency exist in that location.

How does this relate to the Comprehensive Plan:

Budgetary Impact: The cost of road signage for these roads will be \$78.00 per sign. The maximum cost will be \$78.00. The cost of the signs is budgeted in the FY20-21 budget.

Recommendation: Vote on a request to approve the naming of one private road in Chatham County

CHATHAM COUNTY ROAD NAMING REQUEST FORM

- **QUESTIONS:** Any questions concerning this form should be directed to:
Denise Suits, 919-545-8163
- **RETURN COMPLETED FORM TO:** Chatham County Emergency Operations, P. O. Box 613,
Pittsboro, NC 27312

ALL INFORMATION BELOW MUST BE COMPLETED

1. APPLICANT INFORMATION Name: <u>Nettie Johnson</u> Address: <u>1323 Willow Brook Ct</u> City, State & Zip Code: <u>Mebane NC 27302</u> Phone Number: <u>919-568-0168</u>	2. TYPE OF REQUEST (check one box only) <input checked="" type="checkbox"/> Private road or driveway <input type="checkbox"/> Renaming of road <input type="checkbox"/> Other
3. PROPERTY INFORMATION State Road Number (if applicable): _____ Township(s) where Road Originates (check ONE): Albright <input type="checkbox"/> Baldwin <input checked="" type="checkbox"/> Bear Creek <input type="checkbox"/> Cape Fear <input type="checkbox"/> Center <input type="checkbox"/> Gulf <input type="checkbox"/> Hadley <input type="checkbox"/> Haw River <input type="checkbox"/> Hickory Mtn. <input type="checkbox"/> Matthews <input type="checkbox"/> New Hope <input type="checkbox"/> Oakland <input type="checkbox"/> Williams <input type="checkbox"/> Will this be part of a development? Yes <input type="checkbox"/> No <input type="checkbox"/> If a development, is it: A major development <input type="checkbox"/> A minor development <input type="checkbox"/> Is it possible that this will become a state road? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Length of road: <u>approx 75 ft</u> Type of road (check one answer only) Private <input checked="" type="checkbox"/> Public <input type="checkbox"/>	4. ROAD NAME INFORMATION** What is the existing road name (if applicable)? <u>N/A</u> What are the proposed or new road name(s)? • <u>Sellers Garden Drive</u> • <u>Sellers way</u> • _____ If existing name is to be changed, what is the reason for this change? <u>N/A</u> _____ _____ _____
5. DIRECTIONS TO ROAD (only needed if it is a private road): <u>From Andrew Stone Rd</u> <u>Travel South on Parker Herndon</u> <u>Turn east on Sellers Garden Drive (after Attie's plantation)</u>	
6. ATTACHMENTS REQUIRED NA { • Names, addresses and phone numbers of ALL adjacent property owners (see page 2).** • Signatures of at least 60% of adjacent property owners (see page 2). • Attached map with marked location of the road on the map.	

****IMPORTANT:** The County Board of Commissioners may consider a number of factors when naming or renaming a road, including the number of adjacent owners, acreage of ownership, historical significance of a road name, and roads with similar names.

7. Signature of Applicant: Nettie Johnson Signature Date: 4/27/2021
 Date Submitted to County EOC: _____

IMPORTANT: If this form & required information is not completed and submitted properly, the petition is not valid.

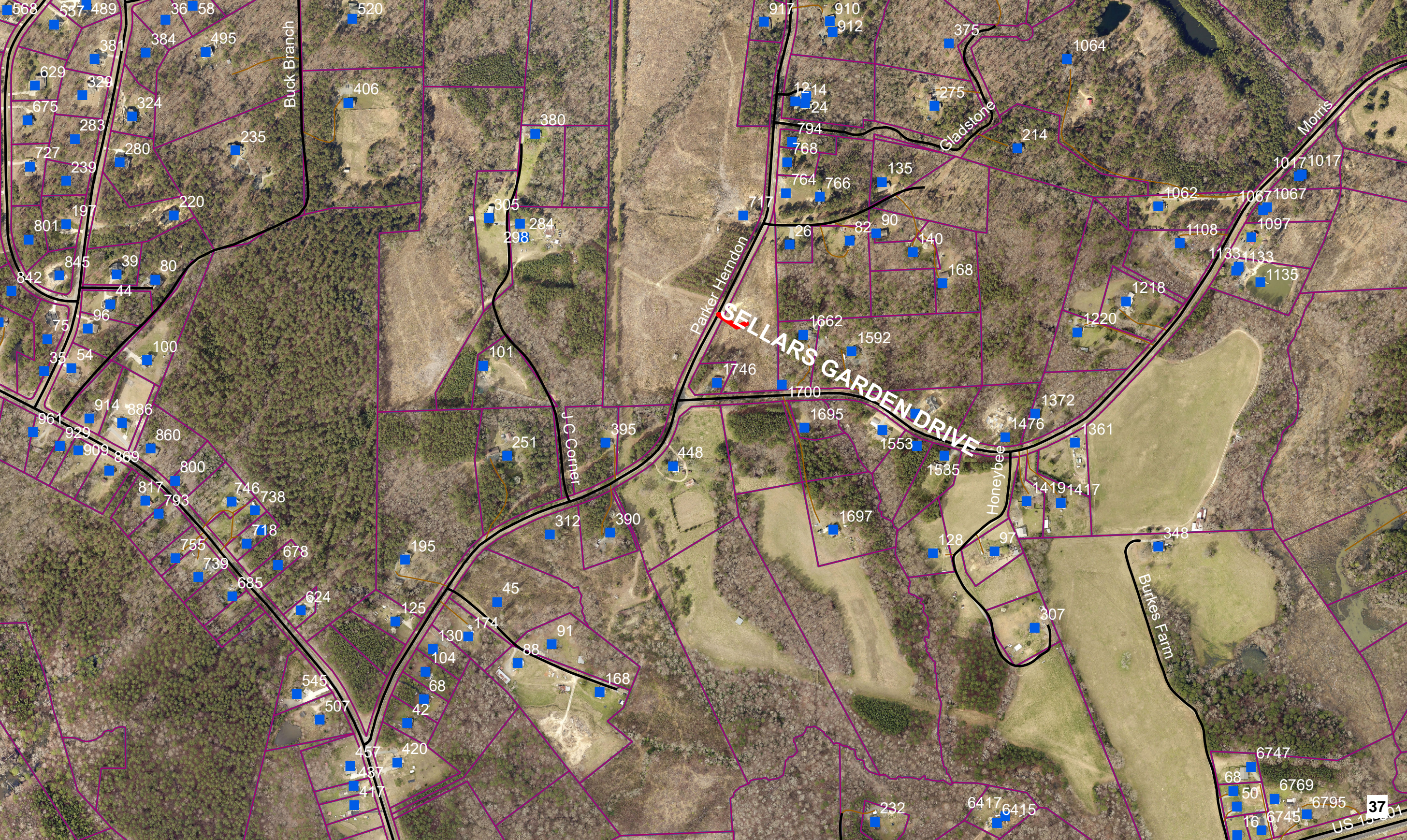


Hattie B Plantation

Parker Herndon

SELLARS GARDEN DRIVE

Morris





Chatham County, NC

Text File

File Number: 21-3866

Agenda Date: 5/17/2021

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 5/03/21	BOARD REVIEW OF CORRECTED RECEIPTS REPORT										PAGE 1
TIME 8:47:32	CHATHAM CO TAX DEPARTMENT										PROG# CL2182
USER CHAMY	DEPOSIT DATES 4/01/2021 THROUGH 4/30/2021										
SKIP NEGATIVE ABATEMENTS	OMIT ABATE CODES ERROR BOER CHGOF PTC										
TAX	DEPOSIT										
YEAR TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD	
=====											
** YEAR TOTALS **											
** YEAR TOTALS **											
** YEAR TOTALS **											
2015 SESSOMS BRANDON WADE	4/08/2021	2187758	106		5.40				TITLE TRANSFER P	PPSLD	
** YEAR TOTALS **											
					5.40						
2016 LINK BENJAMIN E	4/09/2021	2265510	107		6.24				SOLD IN 2015/BOS	PPSLD	
2016 SESSOMS BRANDON WADE	4/08/2021	2250390	106		4.91				TITLE TRANSFER P	PPSLD	
** YEAR TOTALS **											
					11.15						
2017 GIBSON MARSHALL WAYNE	4/14/2021	2317151	109		20.46				PER STARS	PPSLD	
2017 LINK BENJAMIN E	4/09/2021	2327870	107		5.54				SOLD IN 2015/BOS	PPSLD	
2017 SESSOMS BRANDON WADE	4/08/2021	2313638	106		4.38				TITLE TRANSFER P	PPSLD	
** YEAR TOTALS **											
					30.38						
2018 GIBSON MARSHALL WAYNE	4/14/2021	2380361	109		18.65				PER STARS	PPSLD	
2018 LINK BENJAMIN E	4/09/2021	2390236	107		4.98				SOLD IN 2015/BOS	PPSLD	
2018 NELSON BRADLEY ALLEN	4/09/2021	2381439	107		4.03				TITLE TRANSFER P	PPSLD	
2018 SESSOMS BRANDON WADE	4/08/2021	2377053	106		4.13				TITLE TRANSFER P	PPSLD	
** YEAR TOTALS **											
					31.79						
2019 GIBSON MARSHALL WAYNE	4/14/2021	2509423	109		17.79				PER STARS	PPSLD	
2019 LINK BENJAMIN E	4/09/2021	2518542	107		4.79				SOLD IN 2015/BOS	PPSLD	
2019 NELSON BRADLEY ALLEN	4/09/2021	2510409	107		4.28				TITLE TRANSFER P	PPSLD	
2019 REYNOLDS SCOTT C	4/01/2021	2490425	107		17.03				SOLD PER ALVIN 7	PPSLD	
2019 SESSOMS BRANDON WADE	4/08/2021	2506302	106		4.36				TITLE TRANSFER P	PPSLD	
2019 STOUT ABIGAIL ROSANNA	4/14/2021	2529346	107		5.57				VIA ALVIN	PPSLD	
** YEAR TOTALS **											
					53.82						
2020 ALSTON EDWARD SAM LIFE ESTATE	4/07/2021	2601126	201	575.68					NAME CHANGE	SCE	
2020 COX WILLIAM BRYAN	4/14/2021	2554878	201		6.80				IN HALIFAX COUNT	OCNTY	
2020 COX WILLIAM BRYAN	4/14/2021	2554879	201		6.07				IN HALIFAX COUNT	OCNTY	
2020 FELTON HARVEY LEE	4/22/2021	2571106	103		4.07				SOLD PER WILDLIF	PPSLD	
2020 FELTON HARVEY LEE	4/22/2021	2613304	104		4.18				SOLD PER WILDLIF	PPSLD	
2020 GIBSON MARSHALL WAYNE	4/14/2021	2574431	109		16.89				PER STARS	PPSLD	
2020 HERRING JAMES DEE	4/26/2021	2616006	101		101.44				ALAMANCE CO., 20	OCNTY	
2020 LINK BENJAMIN E	4/09/2021	2582911	107		4.53				SOLD IN 2015/BOS	PPSLD	
2020 MERRILL TODD AUBREY	4/09/2021	2576719	107		14.72				REGISTERED IN FL	MVDOS	
2020 NELSON BRADLEY ALLEN	4/09/2021	2575344	107		4.28				TITLE TRANSFER P	PPSLD	
2020 REYNOLDS SCOTT C	4/01/2021	2556249	107		16.17				SOLD PER ALVIN 7	PPSLD	

DATE 5/03/21	BOARD REVIEW OF CORRECTED RECEIPTS REPORT										PAGE 2
TIME 8:47:32	CHATHAM CO TAX DEPARTMENT										PROG# CL2182
USER CHAMY	DEPOSIT DATES 4/01/2021 THROUGH 4/30/2021										
SKIP NEGATIVE ABATEMENTS	OMIT ABATE CODES ERROR BOER CHGOF PTC										
TAX	DEPOSIT										
YEAR TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD	
=====											
2020 SESSOMS BRANDON WADE	4/08/2021	2571564	106		4.36				TITLE TRANSFER P	PPSLD	
2020 STOUT ABIGAIL ROSANNA	4/14/2021	2592732	107		5.30				VIA ALVIN	PPSLD	
2020 WALTERS ROBERT KEITH JR	4/28/2021	2581838	107		4.28				PER LISTING, SOL	PPSLD	
** YEAR TOTALS **				575.68	193.09						
2021 REECE WILLIAM BENJAMIN	4/09/2021	2616136	203		7.37				ALREADY PAID IN	DBLST	
2021 REECE WILLIAM BENJAMIN	4/09/2021	2616137	203		6.85				ALREADY PAID IN	DBLST	
2021 REECE WILLIAM BENJAMIN	4/09/2021	2616141	203		6.36				ALREADY PAID IN	DBLST	
2021 REECE WILLIAM BENJAMIN	4/09/2021	2616139	203		6.12				ALREADY PAID IN	DBLST	
2021 REECE WILLIAM BENJAMIN	4/09/2021	2616140	203		5.61				ALREADY PAID IN	DBLST	
** YEAR TOTALS **					32.31						
*** FINAL TOTALS ***				575.68	357.94						
*** NORMAL END OF JOB ***											



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
ALLEN, BARNABAS JR	ALLEN, BARNABAS JR		216 QUINTER DR		CARY, NC 27519	Proration	0056443261	ZXH3491	AUTHORIZED	143428782	Refund Generated due to proration on Bill #0056443261-2019-0000-00
BARNETT, ADAM LELAND	BARNETT, ADAM LELAND		432 JONES FERRY RD	APT 6	PITTSBORO, NC 27312	Proration	0059448911	RBX7645	AUTHORIZED	143994300	Refund Generated due to proration on Bill #0059448911-2020-0000-00
BEAL, MICHAEL JOHN	BEAL, MICHAEL JOHN		253 BERRY PATCH LN		PITTSBORO, NC 27312	Proration	0051482631	BEAL2	AUTHORIZED	143750386	Refund Generated due to proration on Bill #0051482631-2020-0000-00
BEAVERS, AMY MCPHERSON	BEAVERS, NEWTON DERRICK	BEAVERS, AMY MCPHERSON	2947 PINEY GROVE CHURCH R		SILER CITY, NC 27344	Proration	0034921609	YSH6590	AUTHORIZED	144137906	Refund Generated due to proration on Bill #0034921609-2020-0000-00
BLACKWELDER, FRANK LYNN	BLACKWELDER, FRANK LYNN		867 OLD SANFORD RD		MONCURE, NC 27559	Adjustment < \$100	0059782203	74030	AUTHORIZED	143265844	Refund Generated due to adjustment on Bill #0059782203-2020-0000-00



North Carolina Ver

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/08/2021	4/8/2021 8:43:19 AM
ie	Vehicle Sold	04/19/2021	4/19/2021 2:11:55 PM
ie	Vehicle Sold	04/14/2021	4/28/2021 3:58:07 PM
ie	Vehicle Totalled	04/21/2021	4/21/2021 1:22:09 PM
ie	Adjustment	04/06/2021	4/6/2021 1:16:19 PM



North Carolina Ver

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$18.34)	\$0.00	(\$18.34)
21	Tax	(\$11.86)	\$0.00	(\$11.86)
			Refund	\$30.20
00	Tax	(\$20.76)	\$0.00	(\$20.76)
07	Tax	(\$3.35)	\$0.00	(\$3.35)
			Refund	\$24.11
00	Tax	(\$148.14)	\$0.00	(\$148.14)
06	Tax	(\$27.08)	\$0.00	(\$27.08)
			Refund	\$175.22
00	Tax	(\$42.46)	\$0.00	(\$42.46)
09	Tax	(\$4.97)	\$0.00	(\$4.97)
			Refund	\$47.43
00	Tax	(\$14.61)	\$0.00	(\$14.61)
06	Tax	(\$2.67)	\$0.00	(\$2.67)
			Refund	\$17.28



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
BOWERS, PETER TIMOTHY	BOWERS, PETER TIMOTHY		830 BLACKFRIAR S LOOP		CARY, NC 27519	Proration	0057294931	HLW4929	AUTHORIZED	216206868	Refund Generated due to proration on Bill #0057294931-2020-0000-00
BURCHETTE, JAMES WILSON	BURCHETTE, JAMES WILSON	BURCHETTE, JOAN MANNING	63 KENSINGTON DR		PITTSBORO, NC 27312	Proration	0042897065	PHA5091	AUTHORIZED	144207184	Refund Generated due to proration on Bill #0042897065-2019-0000-00
CAMERON, SHERRY BREEDLOVE	CAMERON, SHERRY BREEDLOVE		100 MEADOW RUN		CHAPEL HILL, NC 27517	Proration	0044963587	CFP4160	AUTHORIZED	144066756	Refund Generated due to proration on Bill #0044963587-2020-0000-00
CAROLINA TIGER RESCUE	CAROLINA TIGER RESCUE		1940 HANKS CHAPEL RD		PITTSBORO, NC 27312	Adjustment < \$100	0060260202	JEH8121	AUTHORIZED	144284452	Refund Generated due to adjustment on Bill #0060260202-2020-0000-00
CRENSHAW, ROY NEIL JR	CRENSHAW, ROY NEIL JR		1222 FEARRINGTON POST		PITTSBORO, NC 27312	Proration	0001295912	D0424	AUTHORIZED	143181328	Refund Generated due to proration on Bill #0001295912-2019-0000-00



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/21/2021	4/28/2021 3:58:07 PM
ie	Vehicle Totalled	04/22/2021	4/22/2021 9:04:29 AM
ie	Vehicle Sold	04/20/2021	4/20/2021 10:00:49 AM
ie	Exempt Property	04/23/2021	4/23/2021 4:38:54 PM
ie	Vehicle Sold	04/05/2021	4/5/2021 2:54:19 PM



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$68.06)	\$0.00	(\$68.06)
23	Tax	(\$35.55)	\$0.00	(\$35.55)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$103.61
00	Tax	(\$17.73)	\$0.00	(\$17.73)
21	Tax	(\$11.46)	\$0.00	(\$11.46)
			Refund	\$29.19
00	Tax	(\$23.51)	\$0.00	(\$23.51)
07	Tax	(\$3.79)	\$0.00	(\$3.79)
			Refund	\$27.30
00	Tax	(\$24.86)	\$0.00	(\$24.86)
06	Tax	(\$4.54)	\$0.00	(\$4.54)
			Refund	\$29.40
00	Tax	(\$21.52)	\$0.00	(\$21.52)
07	Tax	(\$3.47)	\$0.00	(\$3.47)
			Refund	\$24.99



North Carolina Veh

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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
DUNN, BART JOHN	DUNN, BART JOHN		241 BOOTH MEADOW LN		DURHAM, NC 27713	Proration	0057577273	RBL3115	AUTHORIZED	144388230	Refund Generated due to proration on Bill #0057577273-2020-0000-00
EDWARDS, ELIZABETH GODWIN	EDWARDS, ELIZABETH GODWIN		2915 NC HIGHWAY 22 42		BENNETT, NC 27208	Proration	0041250394	TPT5449	AUTHORIZED	144066718	Refund Generated due to proration on Bill #0041250394-2020-0000-00
EVANS, LOIS PATRICIA	EVANS, LOIS PATRICIA		130 ABBEY VIEW WAY		CARY, NC 27519	Proration	0042897769	BCR3361	AUTHORIZED	216426243	Refund Generated due to proration on Bill #0042897769-2019-0000-00
FEICHTER, JENEANE ROSE	FEICHTER, JENEANE ROSE		313 SANCTUARY WAY APT 104		PITTSBORO, NC 27312	Proration	0001296830	AFY2371	AUTHORIZED	144137940	Refund Generated due to proration on Bill #0001296830-2019-0000-00
FELLENSTEIN, CHRISTOPHER	FELLENSTEIN, CHRISTOPHER		151 MALLARD BLUFF WAY		PITTSBORO, NC 27312	Proration	0056076071	HCY3653	AUTHORIZED	143428802	Refund Generated due to proration on Bill #0056076071-2019-0000-00



North Carolina Ver

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/26/2021	4/28/2021 3:58:07 PM
ie	Vehicle Sold	04/20/2021	4/20/2021 9:23:13 AM
ie	Vehicle Sold	04/23/2021	4/23/2021 1:56:45 PM
ie	Vehicle Totalled	04/21/2021	4/21/2021 1:34:31 PM
ie	Vehicle Sold	04/08/2021	4/8/2021 9:01:03 AM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$193.92)	\$0.00	(\$193.92)
12	Tax	(\$31.84)	\$0.00	(\$31.84)
			Refund	\$225.76
00	Tax	(\$28.58)	\$0.00	(\$28.58)
13	Tax	(\$3.84)	\$0.00	(\$3.84)
			Refund	\$32.42
00	Tax	(\$41.65)	\$0.00	(\$41.65)
23	Tax	(\$21.76)	\$0.00	(\$21.76)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$63.41
00	Tax	(\$4.30)	\$0.00	(\$4.30)
21	Tax	(\$2.78)	\$0.00	(\$2.78)
			Refund	\$7.08
00	Tax	(\$35.85)	\$0.00	(\$35.85)
06	Tax	(\$6.55)	\$0.00	(\$6.55)
			Refund	\$42.40



North Carolina Veh

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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
FERGUSON, DANIEL SHANE	FERGUSON, DANIEL SHANE		156 COLVARD PARK DR		DURHAM, NC 27713	Proration	0048029070	CJL5852	AUTHORIZED	144284112	Refund Generated due to proration on Bill #0048029070-2019-0000-00
FISTER, SCOTT THOMAS	FISTER, SCOTT THOMAS		1667 BUCKNER CLARK RD		PITTSBORO, NC 27312	Adjustment < \$100	0060117970	CM81998	AUTHORIZED	143347826	Refund Generated due to adjustment on Bill #0060117970-2020-0000-00
FURR, MARK ALLAN	FURR, MARK ALLAN	FURR, LORI DELANN	993 POPLAR FOREST LN		PITTSBORO, NC 27312	Proration	0058627118	JAC1513	AUTHORIZED	143347920	Refund Generated due to proration on Bill #0058627118-2020-0000-00
HAVIGHURST, CLARK CANFIELD	HAVIGHURST, CLARK CANFIELD	HAVIGHURST, KAREN WALDRON	3000 GALLOWAY RDG	APT C006	PITTSBORO, NC 27312	Proration	0018818358	ZSB4682	AUTHORIZED	144479024	Refund Generated due to proration on Bill #0018818358-2019-0000-00
HYDRAULIC CYLINDER REPAIR INC	HYDRAULIC CYLINDER REPAIR INC		PO BOX 727		PITTSBORO, NC 27312	Proration	0057775191	JAB7255	AUTHORIZED	144066738	Refund Generated due to proration on Bill #0057775191-2020-0000-01



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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/23/2021	4/23/2021 1:15:58 PM
ie	Adjustment	04/07/2021	4/7/2021 3:12:54 PM
ie	Vehicle Sold	04/07/2021	4/7/2021 4:39:38 PM
ie	Vehicle Sold	04/27/2021	4/27/2021 4:09:50 PM
ie	Vehicle Sold	04/20/2021	4/20/2021 9:44:08 AM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$12.93)	\$0.00	(\$12.93)
12	Tax	(\$2.12)	\$0.00	(\$2.12)
			Refund	\$15.05
00	Tax	(\$39.73)	\$0.00	(\$39.73)
09	Tax	(\$4.66)	\$0.00	(\$4.66)
			Refund	\$44.39
00	Tax	(\$53.02)	\$0.00	(\$53.02)
09	Tax	(\$6.21)	\$0.00	(\$6.21)
			Refund	\$59.23
00	Tax	(\$22.38)	\$0.00	(\$22.38)
07	Tax	(\$3.61)	\$0.00	(\$3.61)
			Refund	\$25.99
00	Tax	(\$60.70)	\$0.00	(\$60.70)
06	Tax	(\$11.09)	\$0.00	(\$11.09)
			Refund	\$71.79



North Carolina Veh

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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
JEREMIAH, KAREN JEAN	JEREMIAH, KAREN JEAN		233 CHURCHWOOD LANE		PITTSBORO, NC 27312	Proration	0050773014	CSAWSB	AUTHORIZED	143503266	Refund Generated due to proration on Bill #0050773014-2020-0000-00
JOHNSON-BRODIE, MARION MESHEA	JOHNSON-BRODIE, MARION MESHEA		1013 MOUNTAIN VISTA LN		CARY, NC 27519	Proration	0056460339	PFX1907	AUTHORIZED	216206820	Refund Generated due to proration on Bill #0056460339-2020-0000-00
LINKHORN, BROOKS RYAN	LINKHORN, BROOKS RYAN		437 CAROLINA FARM RD		PITTSBORO, NC 27312	Proration	0050478091	PEN9546	AUTHORIZED	144066744	Refund Generated due to proration on Bill #0050478091-2020-0000-00
LYNCH, LAURIE FAYER	LYNCH, LAURIE FAYER		PO BOX 1853		PITTSBORO, NC 27312	Proration	0054964423	CMS7956	AUTHORIZED	143265958	Refund Generated due to proration on Bill #0054964423-2020-0000-00
MCCLAMROCH, SERENA BAKER	MCCLAMROCH, SERENA BAKER		101 REEDY VIEW DR	APT 611	GREENVILLE, SC 29601	Proration	0055040447	DHA1075	AUTHORIZED	144207784	Refund Generated due to proration on Bill #0055040447-2020-0000-00



North Carolina Veh

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/09/2021	4/28/2021 3:58:07 PM
ie	Vehicle Totalled	04/21/2021	4/21/2021 1:08:14 PM
ie	Vehicle Totalled	04/20/2021	4/20/2021 9:46:56 AM
ie	Vehicle Sold	04/06/2021	4/6/2021 3:10:41 PM
ie	Vehicle Sold	04/22/2021	4/22/2021 3:55:32 PM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$69.68)	\$0.00	(\$69.68)
21	Tax	(\$45.06)	\$0.00	(\$45.06)
		Refund		\$114.74
00	Tax	(\$44.91)	\$0.00	(\$44.91)
23	Tax	(\$23.46)	\$0.00	(\$23.46)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund		\$68.37
00	Tax	(\$66.50)	\$0.00	(\$66.50)
07	Tax	(\$10.72)	\$0.00	(\$10.72)
		Refund		\$77.22
00	Tax	(\$51.12)	\$0.00	(\$51.12)
06	Tax	(\$9.35)	\$0.00	(\$9.35)
		Refund		\$60.47
00	Tax	(\$19.13)	\$0.00	(\$19.13)
07	Tax	(\$3.08)	\$0.00	(\$3.08)
		Refund		\$22.21



North Carolina Veh

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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
MCKEEMAN, LESTER NEIL	MCKEEMAN, LESTER NEIL		48 MARY CHARLES LN		CHAPEL HILL, NC 27516	Proration	0059113382	JAC6685	AUTHORIZED	144207722	Refund Generated due to proration on Bill #0059113382-2020-0000-00
MCMILLAN, ROBERT KEITH	MCMILLAN, ROBERT KEITH		60200 DAVIE		CHAPEL HILL, NC 27517	Adjustment < \$100	0060335830	DFF1475	AUTHORIZED	143994258	Refund Generated due to adjustment on Bill #0060335830-2020-0000-00
MCPHERSON, MATTHEW JOHN	MCPHERSON, MATTHEW JOHN		471 DEER RUN		PITTSBORO, NC 27312	Proration	0041808261	EKS6695	AUTHORIZED	143265776	Refund Generated due to proration on Bill #0041808261-2019-0000-00
MEEHAN, PETER JAMES	MEEHAN, PETER JAMES		50202 MANLY		CHAPEL HILL, NC 27517	Proration	0041209456	NRR3921	AUTHORIZED	144137876	Refund Generated due to proration on Bill #0041209456-2019-0000-00
MITCHELL, CLINTON PRENTISS	MITCHELL, CLINTON PRENTISS	MITCHELL, ELIZABETH MARIE	70 CAROLINA CT		PITTSBORO, NC 27312	Proration	0038047619	PYM5739	AUTHORIZED	143428780	Refund Generated due to proration on Bill #0038047619-2019-0000-00



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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/22/2021	4/22/2021 3:26:35 PM
ie	Adjustment	04/19/2021	4/19/2021 1:40:31 PM
ie	Vehicle Sold	04/06/2021	4/6/2021 11:57:07 AM
ie	Vehicle Sold	04/21/2021	4/28/2021 3:58:07 PM
ie	Vehicle Sold	04/08/2021	4/8/2021 8:41:01 AM

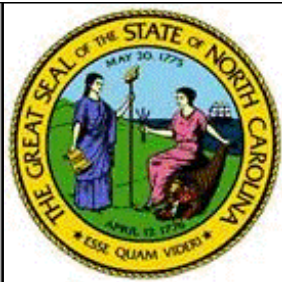


North Carolina Ver

NCVTS Pending

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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$5.52)	\$0.00	(\$5.52)
07	Tax	(\$0.89)	\$0.00	(\$0.89)
			Refund	\$6.41
00	Tax	(\$60.63)	\$0.00	(\$60.63)
07	Tax	(\$9.78)	\$0.00	(\$9.78)
			Refund	\$70.41
00	Tax	(\$33.33)	\$0.00	(\$33.33)
07	Tax	(\$5.37)	\$0.00	(\$5.37)
			Refund	\$38.70
00	Tax	(\$120.23)	\$0.00	(\$120.23)
07	Tax	(\$19.38)	\$0.00	(\$19.38)
			Refund	\$139.61
00	Tax	(\$3.06)	\$0.00	(\$3.06)
06	Tax	(\$0.56)	\$0.00	(\$0.56)
			Refund	\$3.62



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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
MOORE, KENNETH LYNN	MOORE, SHIRLEY HILL	MOORE, KENNETH LYNN	1319 THOMPSON ST		PITTSBORO, NC 27312	Proration	0014494941	AMX5649	AUTHORIZED	143821154	Refund Generated due to proration on Bill #0014494941-2019-0000-00
MOORE, KENNETH LYNN	MOORE, KENNETH LYNN		1319 THOMPSON ST		PITTSBORO, NC 27312	Proration	0043358380	FFC8264	AUTHORIZED	143821144	Refund Generated due to proration on Bill #0043358380-2019-0000-00
NORMAN, KATHY LYNN	NORMAN, KATHY LYNN		68 AUTUMN CHASE		PITTSBORO, NC 27312	Proration	0059503052	RBN5918	AUTHORIZED	143604964	Refund Generated due to proration on Bill #0059503052-2020-0000-00
NORTON, MARIAN SCOTT	NORTON, MARIAN SCOTT		8481 NC HIGHWAY 902		PITTSBORO, NC 27312	Proration	0035577489	PEK2166	AUTHORIZED	144479042	Refund Generated due to proration on Bill #0035577489-2020-0000-00
NORWOOD, HARRY JOE	WALL, GEORGE BRENT		181 CHATHAM DR		CHAPEL HILL, NC 27516	Proration	0030085192	EAB5244	AUTHORIZED	143821476	Refund Generated due to proration on Bill #0053805607-2019-0000-00



North Carolina Veh

NCVTS Pending

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/15/2021	4/15/2021 11:11:57 AM
ie	Vehicle Sold	04/15/2021	4/15/2021 11:10:06 AM
ie	Vehicle Sold	04/12/2021	4/28/2021 3:58:07 PM
ie	Vehicle Totalled	04/27/2021	4/27/2021 4:19:22 PM
ie	Vehicle Sold	04/15/2021	4/15/2021 3:29:25 PM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$7.30)	\$0.00	(\$7.30)
06	Tax	(\$1.33)	\$0.00	(\$1.33)
			Refund	\$8.63
00	Tax	(\$5.46)	\$0.00	(\$5.46)
06	Tax	(\$1.00)	\$0.00	(\$1.00)
			Refund	\$6.46
00	Tax	(\$148.33)	\$0.00	(\$148.33)
06	Tax	(\$27.11)	\$0.00	(\$27.11)
			Refund	\$175.44
00	Tax	(\$7.92)	\$0.00	(\$7.92)
04	Tax	(\$1.07)	\$0.00	(\$1.07)
			Refund	\$8.99
00	Tax	(\$5.69)	\$0.00	(\$5.69)
07	Tax	(\$0.92)	\$0.00	(\$0.92)
			Refund	\$6.61



North Carolina Veh

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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
NORWOOD, HARRY JOE	NORWOOD, HARRY JOE		181 CHATHAM DR		CHAPEL HILL, NC 27516	Proration	0053805607	ZSP7832	AUTHORIZED	143821488	Refund Generated due to proration on Bill #0053805607-2019-0000-00
PAGE, RONALD OLIVER	PAGE, RONALD OLIVER		91 LAKES EDGE LN		PITTSBORO, NC 27312	Proration	0051319547	CJL5088	AUTHORIZED	143265662	Refund Generated due to proration on Bill #0051319547-2020-0000-00
PATEL, CHETAN BHARAT	PATEL, CHETAN BHARAT		229 BOOTH MEADOW LN		DURHAM, NC 27713	Proration	0039903127	PHS5092	AUTHORIZED	144138154	Refund Generated due to proration on Bill #0039903127-2020-0000-00
PEEREBOOM, MYRIAM JOHANNA	PEEREBOOM, MYRIAM JOHANNA		2315 MANNS CHAPEL RD		PITTSBORO, NC 27312	Proration	0045014611	EHX6362	AUTHORIZED	143181422	Refund Generated due to proration on Bill #0045014611-2020-0000-00
POINDEXTER, WILLIAM BRANDON	POINDEXTER, WILLIAM BRANDON		179 DOGWOOD LN		PITTSBORO, NC 27312	Proration	0001276955	NSX4913	AUTHORIZED	144283630	Refund Generated due to proration on Bill #0001276955-2020-0000-00



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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/15/2021	4/15/2021 3:42:15 PM
ie	Vehicle Sold	04/06/2021	4/6/2021 10:17:05 AM
ie	Tag Surrender	04/21/2021	4/28/2021 3:58:07 PM
ie	Vehicle Sold	04/05/2021	4/5/2021 4:31:59 PM
ie	Vehicle Sold	04/23/2021	4/23/2021 9:26:01 AM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$1.55)	\$0.00	(\$1.55)
07	Tax	(\$0.25)	\$0.00	(\$0.25)
			Refund	\$1.80
00	Tax	(\$40.74)	\$0.00	(\$40.74)
07	Tax	(\$6.57)	\$0.00	(\$6.57)
			Refund	\$47.31
00	Tax	(\$159.27)	\$0.00	(\$159.27)
12	Tax	(\$26.15)	\$0.00	(\$26.15)
			Refund	\$185.42
00	Tax	(\$46.43)	\$0.00	(\$46.43)
07	Tax	(\$7.48)	\$0.00	(\$7.48)
			Refund	\$53.91
00	Tax	(\$4.02)	\$0.00	(\$4.02)
06	Tax	(\$0.73)	\$0.00	(\$0.73)
			Refund	\$4.75



North Carolina Veh

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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
POSCH, SANDRA KAY	POSCH, SANDRA KAY		306 FENMORE PL		CARY, NC 27519	Proration	0053294305	HCA5912	AUTHORIZED	216100023	Refund Generated due to proration on Bill #0053294305-2019-0000-00
PRUIETT, MARY KIEFFER	PRUIETT, MARY KIEFFER	PRUIETT, RALPH ELLIS	4235 HENDERSON PL		PITTSBORO, NC 27312	Proration	0048880120	YRF6930	AUTHORIZED	144137520	Refund Generated due to proration on Bill #0048880120-2020-0000-00
RIDDLE, LETON DANIEL JR	RIDDLE, LETON DANIEL JR		64 LONG VIEW DR		PITTSBORO, NC 27312	Adjustment < \$100	0001324225	J368VV	AUTHORIZED	143503264	Refund Generated due to adjustment on Bill #0001324225-2020-0000-00
ROUTH, DANIEL NOLAN	ROUTH, DANIEL NOLAN		107 CENTER DR		SILER CITY, NC 27344	Proration	0057614497	HLE4647	AUTHORIZED	214551543	Refund Generated due to proration on Bill #0057614497-2020-0000-00
SPARLING, JOSEPH JAMES	SPARLING, JOSEPH JAMES	SPARLING, MARILYN CLAIRE	2 CAROLINA MDWS	APT 101	CHAPEL HILL, NC 27517	Proration	0052201896	WTK1664	AUTHORIZED	143034634	Refund Generated due to proration on Bill #0052201896-2019-0000-00



North Carolina Veh

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	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/20/2021	4/28/2021 3:58:07 PM
ie	Vehicle Totalled	04/21/2021	4/21/2021 8:11:35 AM
ie	Over Assessment	04/09/2021	4/9/2021 4:31:30 PM
ie	Vehicle Sold	04/01/2021	4/1/2021 9:47:50 AM
ie	Vehicle Sold	04/01/2021	4/1/2021 1:04:44 PM



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Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$71.86)	\$0.00	(\$71.86)
23	Tax	(\$37.54)	\$0.00	(\$37.54)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$109.40
00	Tax	(\$74.23)	\$0.00	(\$74.23)
07	Tax	(\$11.96)	\$0.00	(\$11.96)
			Refund	\$86.19
00	Tax	(\$11.17)	\$0.00	(\$11.17)
07	Tax	(\$1.80)	\$0.00	(\$1.80)
			Refund	\$12.97
00	Tax	(\$10.20)	\$0.00	(\$10.20)
22	Tax	(\$8.22)	\$0.00	(\$8.22)
22	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$18.42
00	Tax	(\$9.66)	\$0.00	(\$9.66)
07	Tax	(\$1.56)	\$0.00	(\$1.56)
			Refund	\$11.22



North Carolina Veh

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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
STALLINGS, MARGIE GARNER	STALLINGS, GEORGE BRYANT	STALLINGS, MARGIE GARNER	806 FOOTBRIDGE PL		CARY, NC 27519	Proration	0050033362	YST1723	AUTHORIZED	216582810	Refund Generated due to proration on Bill #0050033362-2020-0000-00
STEPHAN, PETER KENNETH	STEPHAN, PETER KENNETH		290 MAY FARM RD		PITTSBORO, NC 27312	Proration	0027892592	AJY7855	AUTHORIZED	143265772	Refund Generated due to proration on Bill #0027892592-2020-0000-00
STILLO, MEIJI BAO NGOC TRAN	STILLO, MEIJI BAO NGOC TRAN		128 STARWOOD DR		PITTSBORO, NC 27312	Proration	0045163508	PHL6644	AUTHORIZED	144742024	Refund Generated due to proration on Bill #0045163508-2020-0000-00
STROTHER, SHERMAN LAMAR	STROTHER, SHERMAN LAMAR		2420 FOGGY CREEK CIR		CLEARWATER, FL 33764	Proration	0053886083	K00LVETT	AUTHORIZED	143681330	Refund Generated due to proration on Bill #0053886083-2019-0000-00
STROTHER, SHERMAN LAMAR	STROTHER, SHERMAN LAMAR		2420 FOGGY CREEK CIR		CLEARWATER, FL 33764	Proration	0049667109	DMB7592	AUTHORIZED	143681332	Refund Generated due to proration on Bill #0049667109-2020-0000-00



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/26/2021	4/26/2021 11:40:45 AM
ie	Vehicle Sold	04/06/2021	4/6/2021 11:49:09 AM
ie	Vehicle Sold	04/30/2021	4/30/2021 1:37:15 PM
ie	Reg . Out of state	04/13/2021	4/28/2021 3:58:07 PM
ie	Reg . Out of state	04/13/2021	4/28/2021 3:58:07 PM



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$46.83)	\$0.00	(\$46.83)
23	Tax	(\$24.46)	\$0.00	(\$24.46)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$71.29
00	Tax	(\$28.19)	\$0.00	(\$28.19)
21	Tax	(\$18.23)	\$0.00	(\$18.23)
			Refund	\$46.42
00	Tax	(\$28.19)	\$0.00	(\$28.19)
07	Tax	(\$4.54)	\$0.00	(\$4.54)
			Refund	\$32.73
00	Tax	(\$125.18)	\$0.00	(\$125.18)
07	Tax	(\$20.18)	\$0.00	(\$20.18)
			Refund	\$145.36
00	Tax	(\$161.43)	\$0.00	(\$161.43)
07	Tax	(\$26.02)	\$0.00	(\$26.02)
			Refund	\$187.45



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
SUNDET, COREY LEE II	SUNDET, COREY LEE II		6846 NC 42 HWY		BEAR CREEK, NC 27207	Adjustment < \$100	0059688487	CM69072	AUTHORIZED	143604472	Refund Generated due to adjustment on Bill #0059688487-2020-0000-00
TATE, RICHARD BRUCE	TATE, RICHARD BRUCE		1406 BRIAR CHAPEL PKWY		CHAPEL HILL, NC 27516	Proration	0048876455	7A9450	AUTHORIZED	144066668	Refund Generated due to proration on Bill #0048876455-2020-0000-00
TAYLOR, COLON RUSSELL JR	TAYLOR, COLON RUSSELL JR	TAYLOR, OLA BROWN	1781 MONCURE FLATWOOD RD		MONCURE, NC 27559	Adjustment >= \$100	0058811315	72330	AUTHORIZED	143604512	Refund Generated due to adjustment on Bill #0058811315-2020-0000-00
WALL, GEORGE BRENT	WALL, GEORGE BRENT		515 STONEY CREEK WAY		CHAPEL HILL, NC 27517	Proration	0001311629	BFM8103	AUTHORIZED	143821480	Refund Generated due to proration on Bill #0001311629-2020-0000-00
WEBSTER, ANTHONY MICHAEL	WEBSTER, ANTHONY MICHAEL		317 LUCIAN BLAND RD		PITTSBORO, NC 27312	Proration	0058864998	RBN4395	AUTHORIZED	143821510	Refund Generated due to proration on Bill #0058864998-2020-0000-00



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

	Refund Reason	Create Date	Authorization Date
ie - -	Over Assessment	04/12/2021	4/12/2021 9:13:15 AM
ie - -	Vehicle Sold	04/20/2021	4/20/2021 8:56:59 AM
ie - -	Adjustment	04/12/2021	4/28/2021 3:47:12 PM
ie - -	Vehicle Sold	04/15/2021	4/15/2021 3:35:07 PM
ie - -	Vehicle Sold	04/15/2021	4/15/2021 4:07:37 PM



North Carolina Ver

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$31.29)	\$0.00	(\$31.29)
13	Tax	(\$4.20)	\$0.00	(\$4.20)
			Refund	\$35.49
00	Tax	(\$37.94)	\$0.00	(\$37.94)
07	Tax	(\$6.11)	\$0.00	(\$6.11)
			Refund	\$44.05
00	Tax	(\$134.00)	\$0.00	(\$134.00)
05	Tax	(\$27.50)	\$0.00	(\$27.50)
			Refund	\$161.50
00	Tax	(\$72.76)	\$0.00	(\$72.76)
07	Tax	(\$11.73)	\$0.00	(\$11.73)
			Refund	\$84.49
00	Tax	(\$16.08)	\$0.00	(\$16.08)
06	Tax	(\$2.94)	\$0.00	(\$2.94)
			Refund	\$19.02



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
WELLER, GEORGE ALEXANDER	WELLER, GEORGE ALEXANDER		3000 GALLOWAY RDG	APT J211	PITTSBORO, NC 27312	Proration	0043162751	BKX1004	AUTHORIZED	144478968	Refund Generated due to proration on Bill #0043162751-2019-0000-00
WHITE, JOHN-MICHAEL ELLIOTT	WHITE, JOHN-MICHAEL ELLIOTT	BROWN, MILDRED BLOUNT	233 JONES FARM RD		PITTSBORO, NC 27312	Proration	0057552166	HLH5137	AUTHORIZED	143821360	Refund Generated due to proration on Bill #0057552166-2020-0000-00
WILKIE, BARRY GENE	WILKIE, BARRY GENE		510 S 2ND AVE		SILER CITY, NC 27344	Proration	0018807116	TAB2059	AUTHORIZED	215143197	Refund Generated due to proration on Bill #0018807116-2019-0000-00
WILLAUER, WALTER FREDERICK	WILLAUER, WALTER FREDERICK		222 BROWN BEAR		CHAPEL HILL, NC 27517	Proration	0047313505	BJR3309	AUTHORIZED	143428784	Refund Generated due to proration on Bill #0047313505-2019-0000-00
WILSON, CARSON EDMOND JR	WILSON, CARSON EDMOND JR		615 TURTLE CREEK DR		PITTSBORO, NC 27312	Proration	0036098352	PEP2559	AUTHORIZED	144066712	Refund Generated due to proration on Bill #0036098352-2020-0000-00



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/27/2021	4/27/2021 3:29:13 PM
ie	Vehicle Totalled	04/15/2021	4/15/2021 2:26:39 PM
ie	Vehicle Sold	04/08/2021	4/8/2021 8:57:07 AM
ie	Tag Surrender	04/08/2021	4/8/2021 8:50:02 AM
ie	Vehicle Sold	04/20/2021	4/20/2021 9:18:16 AM



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$28.12)	\$0.00	(\$28.12)
07	Tax	(\$4.53)	\$0.00	(\$4.53)
			Refund	\$32.65
00	Tax	(\$22.08)	\$0.00	(\$22.08)
09	Tax	(\$2.59)	\$0.00	(\$2.59)
			Refund	\$24.67
00	Tax	(\$13.32)	\$0.00	(\$13.32)
22	Tax	(\$10.73)	\$0.00	(\$10.73)
22	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$24.05
00	Tax	(\$26.99)	\$0.00	(\$26.99)
07	Tax	(\$4.35)	\$0.00	(\$4.35)
			Refund	\$31.34
00	Tax	(\$30.71)	\$0.00	(\$30.71)
07	Tax	(\$4.95)	\$0.00	(\$4.95)
			Refund	\$35.66



North Carolina Veh

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description
WOODS, GAIL IRVING	WOODS, GAIL IRVING		42 SUMMERSWEET LN		CHAPEL HILL, NC 27516	Proration	0039662035	NXZ9780	AUTHORIZED	143604648	Refund Generated due to proration on Bill #0039662035-2020-0000-00
WORSHAM, JANE WALZ	WORSHAM, MICHAEL DAVE		1413 MARSALIS WAY		CARY, NC 27519	Proration	0049182413	5470EF	AUTHORIZED	215991636	Refund Generated due to proration on Bill #0049182413-2020-0000-00



North Carolina Ver

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

	Refund Reason	Create Date	Authorization Date
ie	Vehicle Sold	04/12/2021	4/12/2021 11:35:31 AM
ie	Vehicle Sold	04/19/2021	4/28/2021 3:58:07 PM



North Carolina Ver

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
00	Tax	(\$43.11)	\$0.00	(\$43.11)
07	Tax	(\$6.95)	\$0.00	(\$6.95)
			Refund	\$50.06
00	Tax	(\$103.49)	\$0.00	(\$103.49)
23	Tax	(\$54.07)	\$0.00	(\$54.07)
23	Vehicle Fee	\$0.00	\$0.00	\$0.00
			Refund	\$157.56
			Refund Total	\$3619.32

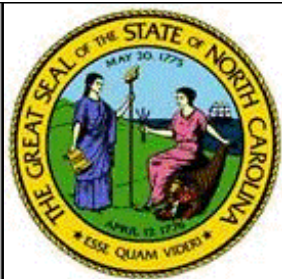


North Carolina Ver

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Tax Jurisdiction	District Type	Net Change
00	COUNTY	(\$2,920.70)
21	CITY	(\$89.39)
22	CITY	(\$18.95)
23	CITY	(\$196.84)
04	FIRE	(\$1.07)
05	FIRE	(\$27.50)
06	FIRE	(\$94.95)
07	FIRE	(\$183.34)
09	FIRE	(\$18.43)
12	FIRE	(\$60.11)
13	FIRE	(\$8.04)
Total		(\$3,619.32)



North Carolina Ver

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM



North Carolina Ver

NCVTS Pending

Report Date 5/3/2021 8:54:20 AM

Report Parameters

Manual Refunds for VTS payments

Taxpayer Name	Street Address	City	State	Zip
Bastic, Martha Anne	629 Aylestone Dr	Cary	NC	27519-6331

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

Taxpayer Name	Street Address	City	State	Zip
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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
122.88	64.19		187.07	1/9/2021	1/31/2022
92.16	48.14	0.00	140.30		

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	

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	

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 #
4/1/2021	9	203

Turn in Date	# months	District #
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Turn in Date	# months	District #
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Turn in Date	# months	District #
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Turn in Date	# months	District #
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Turn in Date	# months	District #
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Chatham County, NC

Text File

File Number: 21-3867

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Board of Commissioners

File Type: Agenda Item

Agenda Number:

Vote on a request to approve competitive bid exemption for standardization and sole source for the Chatham County Facilities Department for Lime Energy Services Co.

Action Requested: Vote on a request to approve competitive bid exemption for standardization and sole source for the Chatham County Facilities Department for Lime Energy Services Co.

Introduction and Background: Chatham County's power utility provider is Duke Energy. Duke Energy has contracted with Lime Energy Services Co. through a competitive bid process to be their sole provider for their Small Business Energy Saver Program. North Carolina General Statute 143-129 (e) (6) authorizes Local Governments to purchase without bidding when standardization is the overriding consideration and price competition for a product is not available.

Discussion and Analysis: North Carolina General Statute 143-129 (e) (6) authorizes Local Governments to purchase without bidding when standardization is the overriding consideration and price competition for a product is not available. This is the situation we are facing with Lime Energy Services Co. who is currently contracted with Duke Power which is our sole utility provider. Chatham County would like to incorporate this Energy Savings Program in our facilities. This will allow Chatham County an affordable opportunity to replace outdated lighting equipment with more energy efficient fixtures.

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

Budgetary Impact: None

Recommendation: Vote on a request to approve competitive bid exemption for standardization and sole source for the Chatham County Facilities Department for Lime Energy Services Co.



Dear Duke Energy Small Business Customer,

Thank you for considering the Duke Energy Small Business Energy Saver program. As Program Manager, I would like to briefly explain the program and introduce **Lime Energy**. Duke Energy has partnered with Lime Energy as the sole provider of this program to help small business customers save energy and money. Lime Energy, who specializes in small business energy efficiency program management, was awarded the contract to administer our Program through a competitive bid process.

Duke Energy Small Business Energy Saver offers:

- **A free, no-obligation energy assessment**
- **Specific energy-saving recommendations for your small business**
- **Coverage for up to 80 percent on select lighting and refrigeration improvements and up to 10 percent on certain HVAC upgrades**
- **Convenient installation scheduled around your business's needs**
- **Total turnkey satisfaction**

If you have any questions regarding the program, please consult your Small Business Energy Saver representative from Lime Energy, who will be able to explain the program in detail. Should you have any additional questions or concerns, please feel free to contact me directly at Duke Energy at 980.373.9379.

Thank you again for considering the Small Business Energy Saver program. I encourage you to take advantage of this important energy-saving opportunity today.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Lewis", with a stylized, cursive script.

Nate Lewis

Duke Energy, Program Manager

Small Business Energy Saver Program

Telephone: 980.373.9379

E-mail: Nathan.Lewis2@duke-energy.com

Visit our website for more info: www.duke-energy.com/sbes



Chatham County, NC

Text File

File Number: 21-3868

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Finance

File Type: Resolution

Agenda Number:

Vote on a Request to Adopt a Resolution Declaring Property Surplus and Conveying
Property to Chatham Trades, Inc.

Action Requested: Vote on a Request to Adopt a Resolution Declaring Property Surplus
and Conveying Property to Chatham Trades, Inc.

Introduction & Background:

Discussion & Analysis:

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

Budgetary Impact: N/A

Recommendation: Motion to Approve Request to Adopt a Resolution Declaring Property
Surplus and Conveying Property to Chatham Trades



CHATHAM COUNTY COMMISSIONERS

Mike Dasher, Chair
Diana Hales, Vice Chair
Jim Crawford
Karen Howard
Franklin Gomez Flores

COUNTY MANAGER

Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Established 1771

Resolution of the Chatham County Board of Commissioners

Declaring Property Surplus and Conveying Property

WHEREAS, the Chatham County Solid Waste & Recycling Center has a Used Mitsubishi Forklift (Asset #7483) to be declared surplus. The equipment is being removed from Solid Waste & Recycling and is no longer needed by the Department; and

WHEREAS, NC General Statutes 160A-279 authorizes the Board to approve the conveyance of personal property to a non-profit agency with or without consideration; and

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

Section 1: The Board declares the above listed items to be surplus property; and

Section 2: That the Board approves the conveyance of the identified property to Chatham Trades, Inc. for assistance with moving heavy equipment, West Chatham Food Bank and vocational training needs.

Adopted, this the ____ day of _____.

Mike Dasher, Chair
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: 21-3869

Agenda Date: 5/17/2021

Version: 1

Status: Agenda Ready

In Control: Finance

File Type: Resolution

Agenda Number:

Vote on a request to adopt a resolution authorizing the negotiation of an installment financing contract to construct and equip the Schools Central Services Building and Emergency Operations Center and refinancing of prior installment financing obligations and set a public hearing on June 21, 2021 to receive public comment on the proposed borrowing

Action Requested: Vote on a request to adopt a resolution authorizing the negotiation of an installment financing contract to construct and equip the Schools Central Services Building and Emergency Operations Center and refinancing of prior installment financing obligations and set a public hearing on June 21, 2021 to receive public comment on the proposed borrowing

Introduction & Background: Chatham County is seeking financing in an amount not to exceed \$85,000,000 to construct and equip the Schools Central Services Building and Emergency Operations Center. The new construction projects are included in the borrowing at an amount of \$40,000,000. The remaining \$45,000,000 will cover the potential refinancing of a portion of the County's existing debt obligations. Depending on market conditions at the time of the borrowing, the additional \$45,000,000 may be added to the borrowing in order to capitalize on future debt savings for the County.

Discussion & Analysis: The proposed resolution authorizes the County Manager and Finance Officer to proceed with the interim financing for the project including the following:

- Negotiate with advice from the County Attorney and Bond Counsel on behalf of the County for the financing of the project for a principal amount not to exceed \$85,000,000
- File with the Local Government Commission an application for its approval of the contracts and all relevant transactions
- Retain the assistance of Parker Poe Adams & Bernstein LLP, Raleigh, NC, as bond counsel; DEC Associates, Inc, Charlotte, NC as financial advisor; BofA Securities, Inc., Charlotte, NC and PNC Capital Markets LLC, Charlotte, NC as underwriters
- Publish notice and set a public hearing date of June 21, 2021 to obtain public input on the proposed borrowing

Recommendation: Motion to adopt a resolution authorizing the negotiation of an

installment financing contract to construct and equip the Schools Central Services Building and Emergency Operations Center and refinancing of prior installment financing obligations and set a public hearing on June 21, 2021 to receive public comment on the proposed borrowing

EXTRACTS FROM MINUTES OF THE BOARD OF COMMISSIONERS

A regular meeting of the Board of Commissioners of the County of Chatham, North Carolina, was duly held on May 17, 2021 at 6:00 p.m. in the Agriculture and Conference Center, 1192 U.S. Hwy 64 W Business, Pittsboro, North Carolina. Chair Mike Dasher presiding.

The following members were present:

The following members were absent:

★ ★ ★ ★ ★

Commissioner _____ moved that the following resolution, copies of which having been made available to the Board of Commissioners, be adopted:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF CHATHAM, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT, DIRECTING THE PUBLICATION OF NOTICE WITH RESPECT THERETO AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO

WHEREAS, the County of Chatham, North Carolina (the “*County*”) is a validly existing political subdivision, existing as such under and by virtue of the Constitution, statutes and laws of the State of North Carolina (the “*State*”);

WHEREAS, the County has the power, pursuant to the General Statutes of North Carolina to (1) purchase real and personal property, (2) enter into installment purchase contracts in order to finance the purchase of real and personal property used, or to be used, for public purposes, and (3) grant a security interest in some or all of the property purchased to secure repayment of the purchase price;

WHEREAS, the Board of Commissioners of the County (the “*Board*”), determines that it is in the best interest of the County to enter into:

(a) an amendment (the “*Amendment*”) to the Installment Financing Contract dated as of January 1, 2013 (the “*2013 Contract*,” and together with the Amendment, the “*Contract*”) with the Chatham County Public Facilities Corporation, a North Carolina nonprofit corporation (the “*Corporation*”), in order (1) to finance the costs of the construction, equipping and furnishing of improvements to public

school facilities and the County's Emergency Operations Center (collectively, the "2021 Project"), (2) to refinance certain of the County's prior installment financing obligations (the "Prior Obligations"), including those provided for in the 2013 Contract, which was used to finance the Chatham County Detention Facility (together with other projects financed by the Prior Obligations, the "Prior Projects" and, together with the 2021 Project, the "Project") and (3) to pay the costs related to the execution and delivery of the Amendment; and

(b) a notice of extension (the "Notice of Extension") to the Deed of Trust, Security Agreement and Fixture Filing dated as of January 1, 2013 (the "2013 Deed of Trust," and together with the Notice of Extension, the "Deed of Trust"), which originally placed a lien on the County's fee simple interest in the site of the Chatham County Detention Facility and the improvements thereon, to extend that lien to the site of the Emergency Operations Center and the improvements thereon (together with the site of the Chatham County Detention Facility and the improvements thereon, the "Mortgaged Property"), all of which to secure the County's obligations under the Contract;

WHEREAS, the County hereby determines that the Project is essential to the County's proper, efficient and economic operation and to the general health and welfare of its citizens; that the financing and refinancing, respectively, of the Project will permit the County to carry out public functions that it is authorized by law to perform; and that entering into the Amendment and the Notice of Extension are necessary and expedient for the County by virtue of the findings presented herein;

WHEREAS, the County hereby determines that the Amendment allows the County to purchase or refinance the Project, as applicable, and take title thereto at a favorable interest rate currently available in the financial marketplace and on terms advantageous to the County;

WHEREAS, the County hereby determines that the estimated cost of the 2021 Project and the refinancing of the Prior Projects is an amount not to exceed \$85,000,000 and that such cost of the 2021 Project and the refinancing of the Prior Projects exceeds the amount that can be prudently raised from currently available appropriations, unappropriated fund balances and non-voted bonds that could be issued by the County in the current fiscal year pursuant to Article V, Section 4 of the Constitution of the State;

WHEREAS, although the cost of financing and refinancing the Project pursuant to the Amendment is expected to exceed the cost of financing and refinancing the Project pursuant to a bond financing for the same undertaking, the County hereby determines that the cost of financing and refinancing the Project pursuant to the Amendment and the Notice of Extension and the obligations of the County thereunder are preferable to a general obligation bond financing or revenue bond financing for several reasons, including but not limited to the following: (1) the cost of a special election necessary to approve a general obligation bond financing, as required by the laws of the State, would result in the expenditure of significant funds; (2) the time required for a general obligation bond election would cause an unnecessary delay which would thereby decrease the financial benefits of the Project; and (3) revenues produced by the Project are insufficient to permit a revenue bond financing;

WHEREAS, the County has determined and hereby determines that the estimated cost of financing and refinancing the Project pursuant to the Amendment reasonably compares with an estimate of similar costs under a general obligation bond financing for the same undertaking as a result of the findings delineated in the above preambles;

WHEREAS, the County anticipates that any property tax increase, if necessary, to pay installment payments falling due under the Amendment will not be excessive;

WHEREAS, Parker Poe Adams & Bernstein LLP, as bond counsel, will render an opinion to the effect that entering into the Amendment and the transactions contemplated thereby are authorized by law;

WHEREAS, no deficiency judgment may be rendered against the County in any action for its breach of the Contract, and the taxing power of the County is not and may not be pledged in any way directly or indirectly or contingently to secure any moneys due under the Contract;

WHEREAS, the County is not in default under any of its debt service obligations;

WHEREAS, the County's budget process and Annual Budget Ordinance are in compliance with the Local Government Budget and Fiscal Control Act;

WHEREAS, past audit reports of the County indicate that its debt management and contract obligation payment policies have been carried out in strict compliance with the law, and the County has not been censured by the North Carolina Local Government Commission (the "LGC"), external auditors or any other regulatory agencies in connection with such debt management and contract obligation payment policies;

WHEREAS, a public hearing on the Contract after publication of a notice with respect to such public hearing must be held and approval of the LGC with respect to entering the Amendment must be received; and

WHEREAS, the County hereby determines that all findings, conclusions and determinations of the County in this Resolution are subject to modification or affirmation after all interested parties have been afforded the opportunity to present their comments at a public hearing regarding the execution and delivery of the Contract and the Deed of Trust and the financing and refinancing of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF CHATHAM, NORTH CAROLINA, AS FOLLOWS:

Section 1. ***Authorization to Negotiate Amendment.*** That the County Manager or the Finance Director, with advice from the County Attorney and Bond Counsel, are hereby authorized and directed to proceed and negotiate on behalf of the County with the Amendment for a principal amount not to exceed \$85,000,000, for the financing and refinancing of the Project, to be entered into in accordance with the provisions of Section 160A-20 of the General Statutes of North Carolina and to provide in connection with the Contract, as security for the County's obligations thereunder, the Notice of Extension conveying a lien and interest in the Emergency Operations Center and the improvements thereon to be included as Mortgaged Property under the Deed of Trust.

Section 2. ***Application to LGC.*** That the Finance Director or her designee is hereby directed to file with the LGC an application for its approval of the Amendment and all relevant transactions contemplated thereby on a form prescribed by the LGC and to state in such application such facts and to attach thereto such exhibits regarding the County and its financial condition as may be required by the LGC.

Section 3. ***Direction to Retain Special Counsel, Financial Advisor and Underwriters.*** That the County Manager and the Finance Director, with advice from the County Attorney, are hereby authorized and directed to retain the assistance of Parker Poe Adams & Bernstein LLP, Raleigh, North Carolina, as bond counsel; DEC Associates, Inc., Charlotte, North Carolina, as financial advisor; and BofA Securities, Inc., Charlotte, North Carolina and PNC Capital Markets LLC, Charlotte, North Carolina, as underwriters.

Section 4. ***Public Hearing.*** That a public hearing (the “*Public Hearing*”) shall be conducted by the Board on June 21, 2021 at 6:00 p.m. in the Agriculture and Conference Center, 1192 U.S. Hwy 64 W Business, Pittsboro, North Carolina, concerning the Contract, the Deed of Trust, the proposed Project and any other transactions contemplated therein and associated therewith.

Section 5. ***Notice of Public Hearing.*** That the Clerk to the Board is hereby directed to cause a notice of the Public Hearing, in the form attached hereto as Exhibit A, to be published once in a qualified newspaper of general circulation within the County no fewer than 10 days prior to the Public Hearing.

Section 6. ***Repealer.*** That all motions, orders, resolutions and parts thereof in conflict herewith are hereby repealed.

Section 7. ***Effective Date.*** That this Resolution is effective on the date of its adoption.

Read, approved and adopted this 17th day of May, 2021.

By: _____
Chair of the Board of Commissioners

Clerk to the Board

EXHIBIT A
NOTICE OF PUBLIC HEARING

At its May 17, 2021 meeting, the Board of Commissioners (the “*Board*”) of the County of Chatham, North Carolina (the “*County*”) adopted a resolution which:

1. Authorized the County to enter into an amendment (the “*Amendment*”) to the Installment Financing Contract dated as of January 1, 2013 (the “*2013 Contract*,” and together with the Amendment, the “*Contract*”) with the Chatham County Public Facilities Corporation, a North Carolina nonprofit corporation (the “*Corporation*”) in a principal amount not to exceed \$85,000,000 under which the County will make certain installment payments, in order (1) to finance the costs of the construction, equipping and furnishing of improvements to public school facilities and the County’s Emergency Operations Center (collectively, the “*2021 Project*”), (2) to refinance certain of the County’s prior installment financing obligations (the “*Prior Obligations*”), including those provided for in the 2013 Contract, which was used to finance the Chatham County Detention Facility (together with other projects financed by the Prior Obligations, the “*Prior Projects*” and, together with the 2021 Project, the “*Project*”) and (3) to pay the costs related to the execution and delivery of the Amendment; and
2. Authorized the County to proceed to provide, in connection with the Amendment, as grantor, a notice of extension (the “*Notice of Extension*”) to the Deed of Trust, Security Agreement and Fixture Filing dated as of January 1, 2013 (the “*2013 Deed of Trust*,” and together with the Notice of Extension, the “*Deed of Trust*”), which originally placed a lien on the County’s fee simple interest in the site of the Chatham County Detention Facility and the improvements thereon, to extend that lien to the site of the Emergency Operations Center and the improvements thereon (together with the site of the Chatham County Detention Facility and the improvements thereon, the “*Mortgaged Property*”), all of which to secure the County’s obligations under the Contract. The Emergency Operations Center will be located at 112 Innovation Way, Pittsboro, North Carolina 27312. The Chatham County Detention Facility is located at 627 County Landfill Road, Pittsboro, NC 27312.

On payment by the County of all installment payments due under the Contract, as amended, the Deed of Trust and any lien created thereunder will terminate and the County’s title to the Mortgaged Property will be unencumbered.

NOTICE IS HEREBY GIVEN, pursuant to Sections 160A-20 of the General Statutes of North Carolina, that on June 21, 2021 at 6:00 p.m. in the Agriculture and Conference Center, 1192 U.S. Hwy 64 W Business, Pittsboro, North Carolina, a public hearing will be conducted concerning the approval of the execution and delivery of the Amendment and the Notice of Extension and the County’s financing and refinancing of the Project. All interested parties are invited to present comments at the public hearing regarding the Contract, the Deed of Trust and the Project to be financed and refinanced thereby.

/s/ LINDSAY RAY

Clerk to the Board of Commissioners
County of Chatham, North Carolina

Published: _____

STATE OF NORTH CAROLINA)
)
COUNTY OF CHATHAM) ss:

I, *Lindsay Ray*, Clerk to the Board of Commissioners of the County of Chatham, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution entitled **RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF CHATHAM, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT, DIRECTING THE PUBLICATION OF NOTICE WITH RESPECT THERETO AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO**” adopted by the Board of Commissioners of the County of Chatham, North Carolina, at a meeting held on the 17th day of May, 2021.

WITNESS my hand and the corporate seal of the County of Chatham, North Carolina, this the ____ day of May, 2021.

LINDSAY RAY
Clerk to the Board of Commissioners
County of Chatham, North Carolina



Chatham County, NC

Text File

File Number: 21-3872

Agenda Date: 5/17/2021

Version: 1

Status: Approval of Agenda and
Consent Agenda

In Control: Board of Commissioners

File Type: Agenda Item

Agenda Number:

Vote on a request by the ABC Board to approve the ABC General Manager's annual compensation of \$102,217.50.

The ABC Board reviews its General Manager's (Matt Williams) salary once a year on his anniversary date of April 1st.

Last year he reached the limit, which is determined by General Statute Chapter 18B, 18B-700 (attached) which states that the salary authorized for the general manager as defined in G.S. 18B-101 shall not exceed the salary for the clerk of superior court of the county of the appointing authority which is currently \$97,350.00/annually. The statute also states that with the approval of the appointing authority the ABC Board can increase his salary. The Board bases his salary on his performance and the performance of the 4 (four) Chatham County ABC Stores that he manages. Attached is a list of his accomplishments over the last four fiscal years.

His salary is part of the ABC Board's annual budget and does not affect the County's budget.

The ABC Board is requesting a 5% salary increase for him that would bring his annual compensation to \$102,217.50.

Chatham County
ALCOHOLIC BEVERAGE CONTROL BOARD

10435 US 64 HWY E
Apex, NORTH CAROLINA 27523
919-335-0531
FAX: 919-335-0540
Chatabc1@att.net

WALTER HARRIS, Chair
DEBRA OLDHAM, Secretary/Board Member
MATTHEW WILLIAMS, General Manager

Board Members
JOSEPH McEVOY
EDWARD McLAURIN
LARRY MILLER

Chatham County General Manager Highlights:

Over the last four fiscal year's June 2017 – June 2020.

1. Total sales increased \$1,930,699 or 35.5%. The State's increase during the same period was 21.9%
2. Chatham County ABC Gross Profit increased \$439,082 or 33.5%
3. Total Distributions:
 - a. Chatham County: \$484,979
 - b. Alcohol Education: \$16,845
 - c. Law Enforcement: \$23,584
4. Successfully moved Governor's Club location to a larger 2800 square foot location within Governor's Village Shopping Center. With the added space Chatham County ABC was able to increase the product selection to the citizens of the immediate and surrounding area within Chatham County.
5. Successfully executed the purchase of four properties in Moncure, NC. The purchases will allow Chatham County ABC to expand from a 1,250 square foot retail outlet to an expanding 5,450 square foot location. This will be the first location that will be owned by Chatham County ABC. Currently in the final phase of design and should be going out for bid in mid-May 2021 with construction starting late Q-3 2021.
6. Successfully opened Chatham County ABC's fourth location at 10435 US 64 HWY. The 5,000 square foot location has a 15 yr. lease. This location was strategically located within a growing area of Chatham County to again allow convenient access for the citizens of Chatham County and surrounding areas. This location is expected to generate retail sales in excess of \$4 million dollars.
7. Manages 1 full time Finance Officer, 12 Full Time Clerks, 11 Part Time Clerks. At Fiscal Year end June 2020 Operating revenue was \$5,439,665

General Statutes

Chapter 18B – Regulations of Alcoholic Beverages

18B-700 Appointment and organization of local ABC boards

(g1) Compensation of General Managers of Local Boards. – The salary authorized for the general manager, as defined in G.S. 18B-101, of a local board shall not exceed the salary authorized by the General Assembly for the clerk of superior court of the county in which the appointing authority was originally incorporated unless such compensation is otherwise approved by the appointing authority. The local board shall provide the appointing authority's written confirmation of such approval to the Commission. Any change in compensation approved by the appointing authority shall be reported to the Commission in writing within 30 days of the effective date of the change. The general manager of a local board may receive any other benefits to which all employees of the local board are entitled. The salary authorized for other employees of a local board may not exceed that of the general manager



Chatham County, NC

Text File

File Number: 21-3878

Agenda Date: 5/17/2021

Version: 1

Status: Agenda Ready

In Control: County Manager's Office

File Type: Agenda Item

Agenda Number:

Request to approve policy changes for the Housing Trust Fund

Action Requested:

A request to approve the following changes to the Housing Trust Fund policy guidelines:

- The addition of language that establishes a process for recommending a reallocation of funds to the next highest scoring applicant, strategic housing efforts, or the next fiscal year's Housing Trust Fund balance in the event that additional funds are left or returned within the same cycle;
- The addition of language that is in alignment with the County Non-Profit funding policy which was updated in 2020 in order to ensure seamless application of financial policies with nonprofits across our various funding policies.
- The addition of language that specifies there is a separate policy for the reimbursement of fees for affordable housing in order to guide applicants to the appropriate resource.
- Updated 2021 Income Limits, published by HUD in April 2021 to be used moving forward until April 2022.

Introduction & Background:

The Housing Trust fund was created in 2018 by the county commissioner in order to invest in the creation and preservation of affordable housing in the county. Since it's inception, it has invested in a variety of projects ranging from supportive permanent housing, to new construction, acquisition, and even a fair housing impediments study. Each year, the members of the Affordable Housing Advisory Committee take several meetings to reflect on the results of the most recent application and award cycle, and make recommendations based on feedback from applicants, staff, and fellow committee members to ensure the guidelines remain as clear and relevant as possible.

Discussion & Analysis:

The additional language that is being proposed brings the Housing Trust Fund in line with the County's Non-Profit Funding policy and makes clear that the financial requirements for non-profits applying for public funds are the same.

The additional language also allows for additional investment to be made in affordable housing projects or strategic housing efforts after a housing trust fund cycle has ended.

Any and all recommendations whether for reallocation or strategic investment will always go to the board of commissioners for final approval. This change is being proposed in order to have infrastructure in place to re-evaluate high scoring applications that were not fully funded, but also intentionally provides the appropriate space in the event other funds whether from grants or sales tax are being considered.

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 health community

Budgetary Impact: None

Recommendation:

Approve changes to the Housing Trust Fund guidelines

Chatham County Housing Trust Fund



Policy Guidelines

Fiscal Year 2021-2022

Chatham County Affordable Housing Advisory Committee

Effective: September 18, 2018

Updated: March 07, 2021

The **Chatham County Housing Trust Fund (HTF)** was created in 2018 by the Chatham County Board of Commissioners. The fund is intended to provide low interest loans to encourage development projects that preserve or create additional affordable and workforce housing within Chatham County with the overall goals of affirmatively furthering fair housing choice for all residents. The fund may also provide small grants for reimbursement of fees or for studies and other housing related projects if funding allows.

For information regarding the reimbursement of impact fees, please go to this link – and go to the “Programs and Policies” section of the page, then click on “Chatham County Affordable Housing Fee Reimbursement Policy”.

Funding for the HTF is a set aside provided by the Chatham County general fund on an annual basis. Fund balance may exist from prior HTF application cycles and may be utilized during the current application cycle.

In the event that funds are returned or added to the HTF after projects have been selected and award have been formally approved and announced, the Affordable Housing Advisory Committee (AHAC) may choose to do any of the following with those additional funds:

- a) Review requests that were not fully funded and recommend awarding an additional amount of funds to the project with the most points.
- b) Recommend that additional funds be added to the next fiscal year’s Housing Trust Fund cycle; or
- c) Recommend funds for other target, strategic housing efforts.

Once a decision has been made by AHAC, the recommendation will be brought to the Board of Commissioners, who will review for final approval.

Housing Trust Fund Priorities

1. To increase the supply of affordable housing near resources like grocery stores, public transportation, schools, jobs, and healthcare.
2. To reduce and avoid undue concentrations of poverty and subsidized housing.
3. To incentivize development of affordable and workforce housing for low-and moderate-income households
4. To promote diversity and vitality of neighborhoods.
5. To preserve existing affordable housing through renovation, repair, and retrofitting or extension of affordability restrictions of existing legally-binding affordable housing.

Eligible Applicants

1. Applicants must have a valid tax identification number and be an organization, agency, state, or local government.
2. The county does not fund start-up agencies. All agencies that apply for funding must have been in operation for at least three (3) years prior to being considered for a grant award.
3. Agencies may not apply for funding for the same program from different county sources.
4. Nonprofit agencies that are funded as part of the general fund may not apply for annual competitive funding awards via this policy.

5. Any expenditure of these funds must satisfy the North Carolina Constitution's public purpose requirement, which requires that public funds be expended for the benefit of all citizens. See N.C. Constitution Article V, Section 2(1). Funds must also be spent on projects, programs, or services that Chatham County has the authority to directly provide according to statutory authority in N.C.G.S. §153A-449.

Certification for Non-Profit Agencies

County staff will review applicant information for all nonprofit agencies applying for county funds to ensure compliance with the certification requirements. Staff will assess the agency's financial and legal status and complete a certification checklist. Agencies that do not have all the necessary requirements will be notified that the application is not complete and may be given an opportunity to complete the certification requirements. If an award is made, no funding will be released to an agency until all certification requirements are complete to the county's satisfaction.

For more information about the certification process, see our County Non-Profit funding policy at – www.chathamcountync.gov/residents/nonprofit-partners-grantees/nonprofit-grants-policy

Eligible Activities

The Chatham County Housing Trust Fund will financially support proposals that address affordable housing **needs**. Examples of possible proposals include but are not limited to the following:

1. Construction of new housing for sale or rent, including land acquisition, **hard and soft costs**.
2. Preservation of existing affordable housing.
3. Conversion or adaptive reuse of existing non-residential structures for **affordable** housing.
4. Purchase, rehabilitation, or other eligible improvements of existing housing units that are substandard, and/or in need of energy efficiency improvements and/or accessibility modifications.
5. Purchase and rehabilitation or conversion of market rate developments to affordable housing.

Basic Project Selection Criteria

While a range of activities are eligible, all proposals must contain the following:

1. At least 20% of the development must be affordable to households with incomes at or below 120% of the Area Median Income, adjusted for household size.*
2. Comply with the applicable jurisdiction's zoning, land development, and other housing policies.
3. Development or proposed project must be within Chatham County.

What is considered affordable housing?

Under this policy, “affordable housing” is defined as being affordable to households with annual incomes at or below 80% of the Area Median Income. “Workforce housing” is defined as being affordable to households with annual incomes at or below 120% of the Area Median Income. The Area Median Incomes are determined by the U.S. Department of Housing & Urban Development (HUD) for the Durham-Chapel Hill Metro Area on an annual basis.

Chatham County – Durham-Chapel Hill, MSA, 2021 Income Limit (HUD)

<u>Median Family Income</u>	<u>FY 2020 Income Limit Category</u>	<u>Household Size</u>			
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<u>\$90,900</u>	<u>30% AMI - Extremely Low Income</u>	<u>19,100</u>	<u>21,800</u>	<u>24,550</u>	<u>27,250</u>
	<u>50% AMI - Very Low Income</u>	<u>31,850</u>	<u>36,400</u>	<u>40,950</u>	<u>45,450</u>
	<u>80% AMI - Low Income</u>	<u>50,900</u>	<u>58,200</u>	<u>65,450</u>	<u>72,700</u>
	<u>100% AMI - Median Income</u>	<u>63,700</u>	<u>72,800</u>	<u>81,900</u>	<u>90,900</u>
	<u>120% AMI</u>	<u>76,440</u>	<u>87,360</u>	<u>98,280</u>	<u>109,080</u>

Source: https://www.huduser.gov/portal/datasets/il/il2020/select_geography.odn

For any questions about the Housing Trust Fund guidelines or application process, please reach out to Stephanie Watkins-Cruz, Policy Analyst, Chatham County Manager’s Office.

Email: stephaniew.cruz@chathamcountync.gov

Phone: 919-545-8398



Chatham County, NC

Text File

File Number: 21-3879

Agenda Date: 5/17/2021

Version: 1

Status: Agenda Ready

In Control: County Manager's Office

File Type: Agenda Item

Agenda Number:

Approve request to re-allocate an additional \$52,800 to Rebuilding Together of the Triangle

Action Requested: Approve the recommended re-allocation of Housing Trust Fund monies to Rebuilding Together of the Triangle

Introduction & Background:

This recommendation was made in the even that the suggested policy changes to the Housing Trust Fund are approved by the Board of Commissioners. The policy changes allow AHAC moving forward to make recommendations to the board on any additional funds or returned funds to the housing trust fund. The recommendation to re-allocate the amount of \$52,800 to Rebuilding Together of the Triangle, was based on their application score overall, as well as the fact that their initial award recommendation was a third of their total request, and over a 1/3 less than their total award last year.

Discussion & Analysis:

Rebuilding Together of the Triangle is a non-profit that focuses on both minor and major rehab projects across Chatham, Orange, Durham, and Wake Counties. Their mission is based on helping preserving homes and revitalizing communities in a way that ensures that low-moderate income homeowners, from the elderly and disabled, to families with children can live in safe and healthy homes. They serve households at or below 65% of the Area Median Income (see table below - based on 2020 numbers).

Rebuilding Together of the Triangle is in the "Rehab/Preservation" Category of the Housing Trust Fund scoring categories. All other applications fell into new construction or housing programs.

In order of highest to lowest here are the scores:

- Wallick Communities - 72 Units - New Construction
 - o - 98% score - Full Funding recommended conditional on LIHTC
- XDS - The Farm at Penny Lane - Tiny Home - Permanent Supportive Housing
 - o 94% score - Full Funding recommended
- Third Wave - The Retreat at Pittsboro - 48 units - already in Progress
 - o Impact Fees - 89% score - Full Funding recommended - This is the award that is being re-allocated. Funding coming from alternative source.
 - o Request - 89% score - No funding recommended alternative solution / resource was suggested via the reimbursement fee policy.
- Rebuilding Together -
 - o 76% score - Partial Funding recommended (1/3 of original request of \$125,000)
- Habitat for Humanity
 - o 62% score - Partial Funding Recommended (48% of original request)

- Chatham Housing Authority
- o 50% score - no funding recommended.

Rebuilding Together of the Triangle received only a third of their request, however, scored higher than other applicants who received a larger portion of their original request. In addition to their high score, AHAC considered the feasibility of the # of households they proposed to serve (up to 30) and the timeline. The # of units effectively preserved by Rebuilding Together will be completed before any of the new construction units are ready other than the Retreat at Pittsboro which was already in progress and is expected to come online in late summer 2021.

The vote to allocate the \$52,800 brings their total award amount to \$90,000, which is 72% of their original request of \$125,000. This award will be subject to the contract agreement signed this spring, which will be amended in order to have the appropriate reporting requirements in place.

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 Health Community

Budgetary Impact: None - this is not additional funding, only re-allocated funding.

Recommendation:

Approve request to re-allocate \$52,800 to Rebuilding Together of the Triangle



Chatham County, NC

Text File

File Number: 21-3871

Agenda Date: 5/17/2021

Version: 1

Status: Board Priorities

In Control: Board of Commissioners

File Type: Agenda Item

Agenda Number:

DSS Presentation

Action Requested:

Introduction & Background:

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Budgetary Impact:

Recommendation:



Chatham County, NC

Text File

File Number: 21-3870

Agenda Date: 5/17/2021

Version: 1

Status: Public Hearing

In Control: Board of Commissioners

File Type: Agenda Item

Agenda Number:

Public hearing to receive comments on the FY2021-2022 Recommended Budget



Chatham County FY 2021-2022 Recommended Budget

May 4, 2021

Budget Process

Before the budget is finalized Commissioners will:

Budget Process

Before the budget is finalized Commissioners will:

- Hold a public hearing

Budget Process

Before the budget is finalized Commissioners will:

- Hold a public hearing
- Hold work sessions May 20, 21, and 25 (if needed)

Budget Process

Before the budget is finalized Commissioners will:

- Hold a public hearing
- Hold work sessions May 20, 21, and 25 (if needed)
- Make changes based on deliberations

Budget Process

Before the budget is finalized Commissioners will:

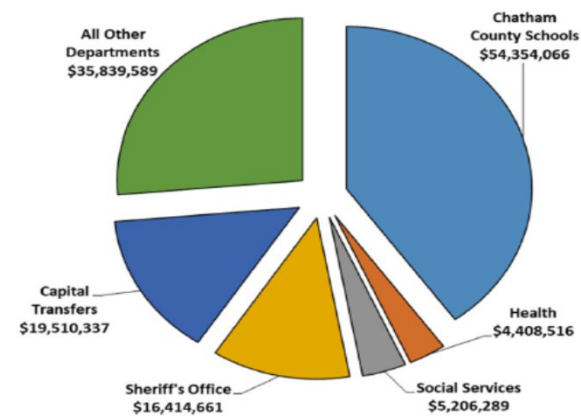
- Hold a public hearing
- Hold work sessions May 20, 21, and 25 (if needed)
- Make changes based on deliberations

Goal: Finalize on June 21, state requires adoption by June 30

Budget at a Glance

- ▶ Total Property Valuation: \$13.48 Billion
- ▶ One Penny Generates: \$1,331,155
- ▶ Tax Rate: 66.5 cents
- ▶ Total Property Tax Revenue: \$89,227,318
- ▶ General Fund Balance Appropriated: \$3,171,575

Net Cost of County Functions



Budget Summary

General Fund	
Administration	\$30,722,542
Culture/Education/Recreation	\$62,755,907
General Government	\$4,022,594
Human Services	\$19,256,422
Natural Resource Management	\$5,554,880
Public Safety	\$27,625,080
Total General Fund	\$149,937,425
Solid Waste and Recycling Fund	\$3,759,592
Southeast Water District	\$754,395
Water Fund	\$7,960,170



Looking Back FY 2021

Chatham County's 250th anniversary

Much to celebrate and be thankful for

Accomplishments

Public Health

- Coordinated the Chatham Resource Hub
- Led the effort to vaccinate thousands

Accomplishments

Public Health

- Coordinated the Chatham Resource Hub
- Led the effort to vaccinate thousands

Council on Aging

- Virtual and phone programs to serve seniors at risk of isolation as they sheltered at home

Accomplishments

Library, Parks and Recreation

- Created online and virtual programs to connect and educate children and adults

Accomplishments

Library, Parks and Recreation

- Created online and virtual programs to connect and educate children and adults

MIS and Emergency Management

- Coordinated a collaboration of all county departments and local and state agencies to recover from a cyber incident that shut down the county network and phones

Accomplishments

Siler Square – October 2020

- Former Henry Siler School now providing 44 units of affordable housing

Accomplishments

Siler Square – October 2020

- Former Henry Siler School now providing 44 units of affordable housing

Family Treatment Drug Court

- Court Services & DSS were awarded 3-year \$870,000 grant

Current Year Revenue Highlights

Property tax

- 100% of budget collected by end of March

Current Year Revenue Highlights

Property tax

- 100% of budget collected by end of March

Motor Vehicles

- 85% of budget by early April

Current Year Revenue Highlights

Property tax

- 100% of budget collected by end of March

Register of Deeds

- Excise tax and fees over budget by end of March

Motor Vehicles

- 85% of budget by early April

Current Year Revenue Highlights

Property tax

- 100% of budget collected by end of March

Register of Deeds

- Excise tax and fees over budget by end of March

Motor Vehicles

- 85% of budget by early April

Development Services

- All on track to meet or slightly exceed budget

Sales Tax

Article 39 and 42 locally collected trending 13% over prior year

Sales Tax

Article 39 and 42 locally collected trending 13% over prior year

Article 40 - based on statewide collection - trending 11% over prior year

Sales Tax

Article 39 and 42 locally collected trending 13% over prior year

Article 40 - based on statewide collection - trending 11% over prior year

Article 46 – 85% of budget collected

FY 2021 In Review

Silver Linings

- COVID-19

FY 2021 In Review

Silver Linings

- COVID-19
- Cyber incident



Looking Ahead

Economic Indicators

Budget Highlights

Economic Indicators

Economic Indicators

Unemployment

Economic Indicators

Unemployment

Labor Market

Economic Indicators

Unemployment

Labor Market

Excise Tax

Economic Indicators

Unemployment

Labor Market

Excise Tax

Population Growth

Economic Indicators

Unemployment

Labor Market

Excise Tax

Population Growth

Building Permits

“Time and tide
wait for no
man”

More confidence in recovery

Expecting and planning for
growth

Revenue

Property tax budget is increased to \$89M

Revenue

Property tax budget is increased to \$89M

Permitting budget is increased to \$1.5M

Revenue

Property tax budget is increased to \$89M

Permitting budget is increased to \$1.5M

Excise tax budget is increased to \$1M

Revenue

Property tax budget is increased to \$89M

Permitting budget is increased to \$1.5M

Excise tax budget is increased to \$1M

Sales tax budget is increased to \$19M

Revenue

Property tax budget is increased to \$89M

Permitting budget is increased to \$1.5M

Excise tax budget is increased to \$1M

Sales tax budget is increased to \$19M

Transfers-In budget is increased to \$20,600,684

Revenue

Budget Summary								
	A 2019 Actual	B 2020 Actual	C 2021 Amended	D 2021 Estimated	E 2022 Total Req.	F 2022 Total Rec.	G Variance	H Total % Inc./Dec.
Revenues								
Permits and Fees	(1,714,828)	(2,166,308)	(1,874,990)	(2,107,893)	(2,052,295)	(2,052,295)	(177,305)	9%
Intergovernmental	(11,835,454)	(11,429,970)	(12,172,649)	(11,369,282)	(11,124,163)	(11,077,905)	1,094,744	(9%)
Interest	(2,391,759)	(392,094)	(150,000)	(220,859)	(150,000)	(150,000)	0	0%
Contributions from others	(892,489)	(694,168)	(460,931)	(522,697)	(396,743)	(396,743)	64,188	(14%)
Miscellaneous	(464,170)	(454,199)	(296,950)	(383,081)	(315,245)	(315,245)	(18,295)	6%
Other Taxes/Licenses	(995,457)	(1,002,335)	(900,060)	(1,246,000)	(1,140,249)	(1,140,249)	(240,189)	27%
Property Tax	(70,367,606)	(77,607,735)	(79,772,620)	(80,667,737)	(89,227,318)	(89,227,318)	(9,454,698)	12%
Charges for Services	(2,566,085)	(2,720,044)	(2,441,711)	(2,419,543)	(2,656,113)	(2,638,563)	(196,852)	8%
Sales Tax	(14,707,546)	(16,284,601)	(15,756,611)	(18,390,000)	(19,166,848)	(19,166,848)	(3,410,237)	22%
Transfers In	(12,982,558)	(12,968,119)	(16,046,994)	(14,949,327)	(20,600,684)	(20,600,684)	(4,553,690)	28%
Debt Proceeds	0	0	0	0	0	0	0	0%
Appropriated Fund Balance	0	0	(5,960,118)	0	0	(3,171,575)	2,788,544	(47%)
Total Revenues	(118,917,950)	(125,719,575)	(135,833,634)	(132,276,420)	(146,829,658)	(149,937,425)	(14,103,791)	10%

Expense

Chatham County Schools

- Additional \$2.5M to support the opening of Seaforth High School
- Additional \$180,000 to the teacher supplement to meet state-mandated retirement increase

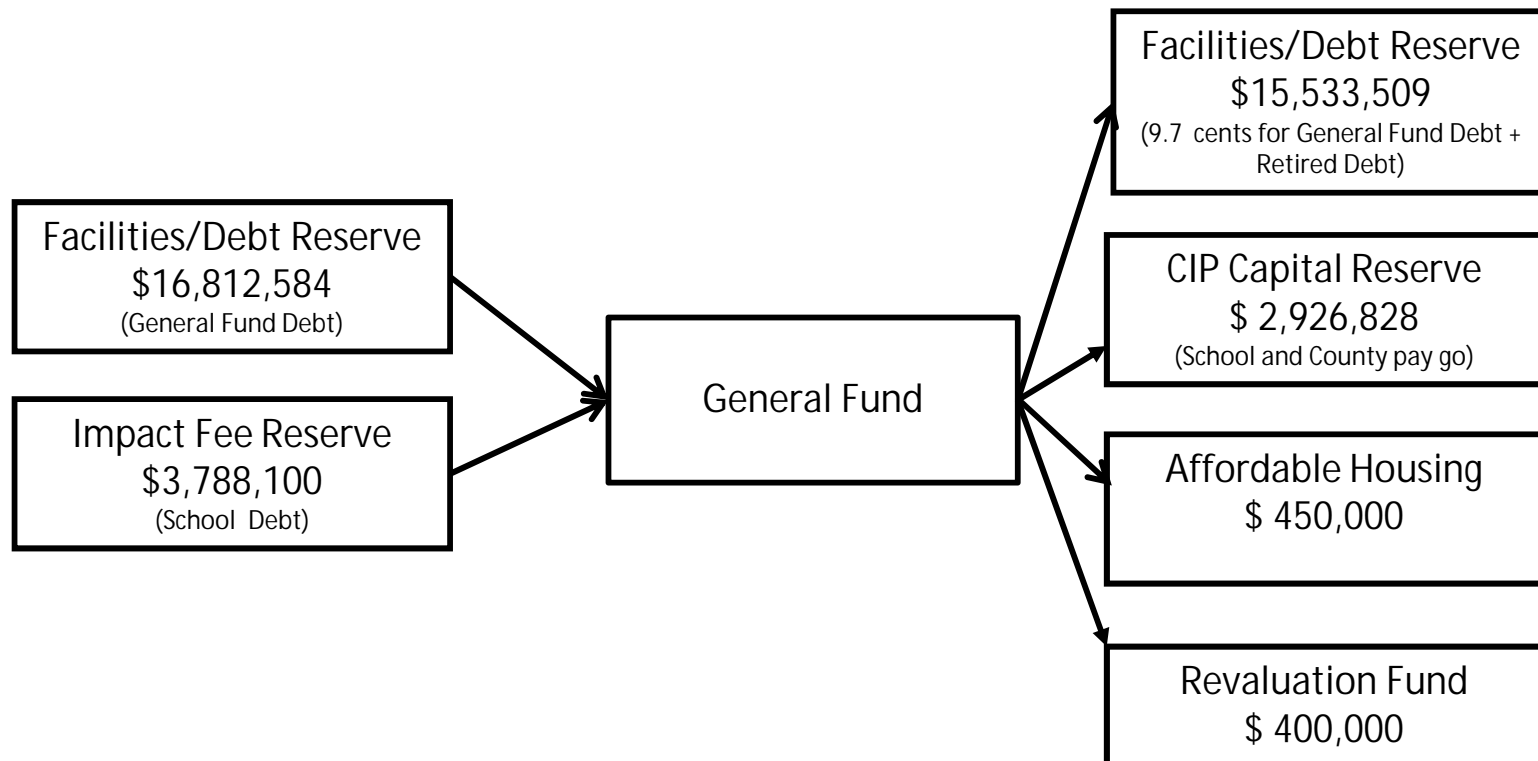
Expense - Transfers/Debt

Transfer-out	\$19,510,337
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Expense - Transfers/Debt

Transfer-out	\$19,510,337
Debt	\$22,710,685

General Fund Transfers In and Out



Expense – 31 New Positions

Building Inspections (2)

Central Permitting (1)

Register of Deeds (1)

Watershed Protection (1)

Social Services (2)

Parks and Recreation (1)

MIS (2)

Facilities (1)

Emergency Communications (5)

Chatham 360 Pre-trial Release (1)

Sheriff

- Animal Services (2)
- Detention (11)
- Law Enforcement (1)

Expense – Other

Expense – Other

Sustainability

Expense – Other

Sustainability

Cloud-based software

Expense – Other

Sustainability

Cloud-based software

Off-site backup

Expense – Other

Sustainability

Cloud-based software

Off-site backup

Expansion of walking trail at SW District Park

Expense – Other

Sustainability

Cloud-based software

Off-site backup

Expansion of walking trail at SW District Park

Support for small businesses

Expense – Other

Sustainability

Cloud-based software

Off-site backup

Expansion of walking trail at SW District Park

Support for small businesses

Employee pay adjustment

Highlights – Major Funds

	Total	Change
General Fund	\$149,937,425	+10%
Solid Waste & Recycling	\$3,759,592	-1%
SE Water District	\$754,395	+4%
Utility	\$7,960,170	-9%

New/Increased Fees

New/Increased Fees

Building Inspections

- Establishes a flat minimum fee for single-family home at \$400
- Basic Permit Fee and Re-inspection Fee both increase from \$50 to \$60

New/Increased Fees

Building Inspections

- Establishes a flat minimum fee for single-family home at \$400
- Basic Permit Fee and Re-inspection Fee both increase from \$50 to \$60

Environmental Quality

- New \$10 fee to cover the cost of workshop materials

New/Increased Fees (continued)

Utilities

- Fire Flow Testing from \$50 to \$160
- Meter Set Fee from \$200 to \$250
- Standard $\frac{3}{4}$ " Tap Fee from \$1,200 to \$1,400
- Hydrostatic Pressure Test (new construction) from \$70 to \$80
- Bacteriological Sampling (new construction) from \$35 to \$160

Summary

Silver linings in COVID and Cyber

Summary

Silver linings in COVID and Cyber

More confidence in recovery and growth than a year ago

Summary

Silver linings in COVID and Cyber

More confidence in recovery and growth than a year ago

Expecting and planning for growth

Reminder - Key Dates

Public
Hearing

May 17

Work
Session

May 20, 21, 25

Finalize

June 21, 2021



Thank you!

Comments/Questions?

Darrell Butts

Budget Director

919-545-8333

darrell.butts@chathamcountync.gov



Chatham County, NC

Text File

File Number: 21-3862

Agenda Date: 5/17/2021

Version: 1

Status: Public Hearing

In Control: Planning

File Type: Agenda Item

A legislative public hearing for a rezoning request by Scott Pearce dba For Garden Sake to add Parcel 62824 being two acres to the existing Parcel 19644 being approximately 19.25 acres to expand existing services and utilize the decommissioned O'Kelly Chapel Church as part of the expansion. Both parcels to be recombined and rezoned from Conditional Use Business 1 and R-1 Residential to Conditional District Regional Business (CD-RB) for lawn and garden shop, landscape business, and event center limited. Williams Township.

Action Requested:

A legislative public hearing for a rezoning request by Scott Pearce dba For Garden Sake to add Parcel 62824 being two acres to the existing Parcel 19644 being approximately 19.25 acres to expand existing services and utilize the decommissioned O'Kelly Chapel Church as part of the expansion. Both parcels to be recombined and rezoned from Conditional Use Business 1 and R-1 Residential to Conditional District Regional Business (CD-RB) for lawn and garden shop, landscape business, and event center limited. Williams Township.

Introduction & Background:

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Recommendation:



Chatham County, NC

Text File

File Number: 21-3876

Agenda Date: 5/17/2021

Version: 1

Status: Board Priorities

In Control: Board of Commissioners

File Type: Agenda Item

COVID Update



Chatham County, NC

Text File

File Number: 21-3681

Agenda Date: 5/17/2021

Version: 2

Status: Board Priorities

In Control: Planning

File Type: Agenda Item

Vote on a request to approve a legislative general use rezoning request by Brendie Vega, on behalf of Moncure Holdings, LLC & Moncure Holdings West, LLC, to rezone in full or a portion of Parcel No's. 92884, 92883, 5604, 5620, 5321, 5814, and 92449, being approximately 249.036 acres total, from R-1 Residential, to IH Heavy Industrial, located off Old US 1, Pea Ridge Rd, Christian Chapel Church Rd, and Moncure Flatwood Rd., Cape Fear Township.

Action Requested:

Vote on a request to approve a legislative general use rezoning request by Brendie Vega, on behalf of Moncure Holdings, LLC & Moncure Holdings West, LLC, to rezone in full or a portion of Parcel No's. 92884, 92883, 5604, 5620, 5321, 5814, and 92449, being approximately 249.036 acres total, from R-1 Residential, to IH Heavy Industrial, located off Old US 1, Pea Ridge Rd, Christian Chapel Church Rd, and Moncure Flatwood Rd., Cape Fear Township.

Introduction & Background:

A public hearing was held on February 15, 2021. Planning staff, Brendie Vega, representative for the property owner, Jason Kaplan, property owner, and Sam Rauf presented the item.

Donald Brown, a nearby property owner, voiced his concerns about the request for more industrial zoning and wanted to know why it was not done previously in 2018, what to expect, and had questions about the road.

Commissioner Dasher asked if his property was adjacent to the properties requested to be zoned, and they are not. He made the statement that these properties have been within the Moncure Megasite area since its inception.

Commissioner Howard asked where Mr. Brown's properties are in relation to the rezoning request. Staff displayed where Mr. Brown's properties are in relation to the request. They are about 1.3 miles south of the closest rezoning request off Moncure Flatwood Road.

Brendie Vega stated that their main goal is to set up the site to be more marketable. Sam Rauf gave input on behalf of the Economic Development Corporation that they are in support of the rezoning.

These properties are zoned IND-H, Heavy Industrial, and R1, Residential. The initial rezoning of the properties was approved on June 18, 2018 for 1670.45 acres to be zoned IND-H, Heavy Industrial. This area is identified as suitable for industrial use and is located within the Moncure Megasite Employment Center. The rezoning request is to rezone an additional 7 parcels, totalling 249.036 acres, from a split IND-H and R1 zoning, and R1 zoning, to IND-H, Heavy Industrial.

There are over 50 adjacent properties to the rezoning request. They include zoning districts of R1, Residential, IND-H, Heavy Industrial, and CU-IND-H, Conditional Use Heavy Industrial (McGill-Merry Oaks Composting Facility | McGill Environmental Systems).

Discussion & Analysis:

When considering a general use rezoning, all uses listed in Section 10.13 of the Chatham County Zoning Ordinance listed under the proposed zoning classification are permitted. However, due to possible limiting situations such as wastewater capacity, access to public utilities, impervious surface limits, etc., not all uses are feasible. The decision to approve a general use rezoning shall be determined by the following criteria.

1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment. The applicant is not claiming any error in the ordinance.

It is the planning staff opinion that this standard has been met.

2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary. The rezoning request is to bring the remainder of the properties controlled by the applicants into the same entitlements and zoning classifications as the existing neighboring similar use in proximity to the subject site. This will give Chatham County an opportunity to diversify its heavily agriculture-based economy and workforce to include a major employment center where a skilled workforce can blossom.

The properties are included, or are in close proximity, to multiple Employment Center nodes on the Comprehensive Land Use Plan, as well as existing IND-H, Heavy Industrial zoning districts. The amount of land of the properties surrounding the rezoning request are about even between R1, Residential, and IND-H, Heavy Industrial.

It is the planning staff opinion that this standard is met.

The following map shows the current zoning and the areas surrounding the parcel.

3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof. You must note specifics from the plan/s giving reference to page number and section. The applicant states that by rezoning these properties to IND-H, Heavy Industrial, an influx of employment opportunities will enable residents to live and work in the County rather than commute to surrounding metropolitan areas. Objectives 4-7 and 10 of the Comprehensive Land Use Plan are proposed to be met. These are:

- 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 4).
- Conserve natural resources (Objective 5).
- Provide recreational opportunities and access to open space (Objective 6).
- Provide infrastructure to support desired development and support economic and environmental objectives (Objective 7).
- Foster a healthy community (Objective 10).

These properties are within, or within close proximity to the Employment Center identified on the Comprehensive Land Use Plan Map.

Several sections and policies of the Comprehensive Land Use Plan are referenced that support the rezoning request:

- Economic Development
 - o Policy 2: Encourage growth in designated Employment Centers, towns, and other appropriate locations.*
 - o Policy 3: Continue to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure megasites to ensure future job creation in the County.*
 - o Policy 5: Strengthen Chatham EDC's capacity to carry out business retention, recruitment, workforce development, and data gathering and dissemination activities.
- Land Use
 - o Policy 4: Support future transit through land use decisions.
 - o Policy 5: New development should demonstrate design principles that preserve rural and small town character.
 - o Policy 12: Work toward an open (clear/concise) and cooperative approach to land use planning and regulation.
- Natural Resources
 - o Policy 1: Ensure the long-term quality of water resources.
 - o Policy 2: Protect and improve site level green infrastructure.
- Parks and Recreation
 - o Policy 2: Address recreational and open space priorities through planning efforts.
 - o Policy 3: Increase the number and mileage of trails and greenways.

It is the planning staff opinion that this finding is met.

The following map shows the Future Land Use Plan Map.

4. List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment. There is no proposed tenant with this request, but once a developer is interested, all regulations will be followed in accordance with what is required. The applicant states that when the site is to be developed that Sections 10, 12, 13, and 15, along with any other applicable regulations, will be met.

The properties are within RCSA and WS-IV PA watersheds. There is another item from the applicant for a text amendment to the Watershed Protection Ordinance, which is being reviewed by the WRB/ERAC committee. That amendment is to revise the boundary of the area where the 10/70 rule can apply to the Moncure Megasite properties. The 10/70 option was approved by the Board of Commissioners for the Moncure Megasite in October 2016.

It is the planning staff opinion this finding will be met.

The following map shows the watershed classifications.

5. All other information required on this application or as offered by the applicant in support of the request. Future development will coordinate with the Public Works Department in order to ensure appropriate water connections are planned and provided. The site will be served by the Regional Airport Sewer Extension Project that is currently under construction. It is anticipated that this sewer connection will provide sufficient service to the site, and permits are in place allowing the discharge of up to 244 thousand gallons per day. Due to the size of the megasite, there will be a variety of internal road improvements through and between the subject parcels. Stormwater and erosion control will be controlled in accordance with the Watershed Protection Ordinance. A 100 foot minimum vegetative setback on both sides of perennial streams and Best Management Practices will be incorporated to minimize water quality impacts.

It is the planning staff opinion this finding will be met.

Based on all standards being met, or will be met, it is the opinion of the planning staff the request for general use rezoning be recommended for approval.

The Planning Board, by unanimous vote, tabled the discussion to the April 6, 2021 meeting to receive answers to questions and hear what the Watershed Review Board has for comments.

George Lucier had multiple concerns regarding 4 of the 7 parcels requested to be rezoned. Parcel 92884 shows access from R Family Rd, but also has road frontage on Christian Chapel Church Rd. In reviewing the recorded plat, it was found that there is no recorded easement. There is concern that this could be used as access to the properties, but staff clarified that before development is to begin, this would be reviewed. All activity involved with a project must be included in the zoning. Parcel 5604 is adjacent to parcel 67198, which has a tax exemption for land use. The concern is that this property is not directly adjacent or adjoining to property currently zoned non-residential. Parcels 5321 and 5814 was questioned

why this should be rezoned if most of the property in this rezoning request is unusable due to being on the east side of the water feature and the amount of floodable area.

Caroline Siverson was concerned about parcel 5604 not being connected to any other mega site properties. Sam Rauf, EDC, commented that it is still close and could be used for a smaller developer. Another question was why weren't these parcels requested to be rezoned in 2018 with the initial request? Parcels 5379 and 5842, a total of 987.14 acres, were requested to be rezoned on behalf of the Board of Commissioners, and parcels 5620, 65277, 66669, 65276, 5369, 5623, a total of 686 acres, were requested to be rezoned on behalf of the owner. Planning staff researched rezoning files for parcels 5814 and 5321 and it appears these parcels were zoned heavy industrial when zoning was initially applied in that area.

Questions provided by the Planning Board and answers from Staff (○) and Brendie Vega (■) and

- For parcel 5814, the additional 24 acres requested for rezoning borders a stream and over half the property is in a flood zone, so why is this property a good candidate for rezoning to heavy industry?

§ The site was thought to have been fully zoned, we have only learned recently that the entire Moncure Holdings, marketed as Moncure MegaSite, was not fully entitled as IH. The Rezoning case from 2018 includes a Brochure <<https://www.chathamcountync.gov/home/showpublisheddocument?id=37457>> from 2017 that shows the parcels in the 2021 request being part of the Moncure MegaSite. This request is not due to any new acquisitions or plans for expansion, the parcels have been identified as "Moncure MegaSite

<<https://static1.squarespace.com/static/58e4e035414fb56455f5c504/t/5939aedbb3db2bcb93f99019/1496952547482/Property+Map-Board.pdf>> for some time.

§ While part of parcel 5814 that is being requested for a rezoning in a flood zone, the eastern portion of the remainder parcel may serve as the location for an interchange. This concept can be seen on the 2D marketing

<<https://static1.squarespace.com/static/58e4e035414fb56455f5c504/t/59076d4d37c581f99cd49608/1493658959791/Moncure-2D-Map.jpg>> material attached.

§ When site selection teams from a business or industry begin looking for a site for a location or relocation, one of the main criteria is to verify that the site has entitlements (appropriate zoning). While this site may not use the portion in question for anything other than infrastructure, it does not check the box for "appropriately zoned," and it might not get a second look from interested parties, they will move on to another site. In order to allow all site selectors to check the box on this site, all of the property needs to be zoned IH.

- For parcel 5604, will the requested rezoning of parcel 5604 make it easier for parcel 67198 to be rezoned as a hazardous waste facility?

- o Parcel 67198 will need to go through a rezoning process. That would be up to the Board of Commissioners and Planning Board to review the application, if one were to be submitted, and to make a determination at that time.

§ There are currently no plans to request a rezoning for 67198. As you can see on marketing materials <<https://www.moncuremegasite.com/moncure-megasite>>

(www.moncuremegasite.com/moncure-megasite), it has not been under consideration. If it has been explored by other groups, we are not aware.

- For parcel 92884, how will the residential area be protected? Will there be an easement through residential properties, and if there is one existing, will it be abandoned?

- o With a general use rezoning, there is no site plan attached. Once the property is proposed to be developed, a site plan to include overall layout, landscaping, building elevations, lighting, parking, access, etc. will be required to be reviewed and approved before any permits are obtained. Any part of a project must be covered under the zoning that is needed. If there is an agreement for an easement across residential property, this would need to be rezoned to the proper district.

§ The public road shown to the north, would not be suitable for access to the site without significant improvements and ROW acquisition. The parcel under consideration, 92884, gives the adjacent IH sites (65277 & 5620) access to Christian Chapel Church Road. This access point is important as it provides multiple ways into the IH area and gives first responders better accessibility to the site. This additional access point also distributes trips that are generated to multiple entrances thereby decreasing the opportunity for a major shut down should one entrance need to be closed.

- For parcel 5321, there is a stream that would need to be crossed in order to access and develop the

property, and this seems to be a natural border between residential/agricultural and heavy industry, so why is this rezoning needed?

§ When site selection teams from a business or industry begin looking for a site for a location or relocation, one of the main criteria is to verify that the site has entitlements (appropriate zoning). This site, connected to larger parcel 5814, does not check the box for “appropriately zoned,” and it might not get a second look from interested parties, they will move on to another site. In order to allow all site selectors to check the box on this site, all of the property needs to be zoned IH.

· Are there ongoing efforts to procure more land in that general area to be accompanied by requests for Heavy Industry rezoning, or will the owners be content to market this large acreage as is for the time being?

§ There are no ongoing efforts to procure more land in this general area by Moncure Holdings. As you can see from marketing material dated 2017/2018, these parcels were thought to have been rezoned to IH in previous rezoning cases.

The Watershed Review Board (WRB) met on March 11, 2021 to discuss the text amendments requested by the applicant. The board, by unanimous vote, tabled the discussion to April 8, 2021. The following was discussed:

The applicant stated they would adhere to the required vegetation and revegetation standards as set forth in the Watershed Ordinance along any required stream buffers. The buffer requirements will not change during the development of the properties. The applicants are not increasing the overall allowance for the 10/70 rule but instead are wanting to create an overlay district that would include all their properties.

The WRB had concerns over stream buffers that would only be triggered if any subdivision of land were requested. At present, the Watershed Ordinance would only require the 100 foot buffer along perennial streams, 50' buffer adjacent to intermittent and no buffer adjacent to wetlands or ephemeral streams. The applicant and landowner stated they intend to subdivide the properties to create parcels for prospective industries once they know who the interested parties are and how much property they would need. It was confirmed once that process starts, all required buffers would be put into place.

The WRB also expressed concerns on whether the properties outside of the Mega Site would be able to tie into the sewer system coming from Sanford. The applicants stated they do not have the authority to allocate sewer to properties outside of the development but did not know what the county had agreed to with Sanford.

There is a portion of property located in the RCSA (River Corridor Special Area) Watershed (Parcel 5814). Planning director, Jason Sullivan, stated that area would only be allowed to develop up to 50% of the area and not 70% due to restrictions already in place in the ordinance.

The WRB felt they needed more information and want to see what the Planning Board has to say, along with the answers to questions from the meeting held on March 2, 2021.

The Planning Board held their second meeting on discussing the rezonings on April 6, 2021. Nick Robinson spoke on behalf of the applicant and their team and addressed concerns and gave further evidence as to why these properties should be approved for a rezoning. An email from Rachael Thorn, Watershed Protection director, was read to summarize what the Watershed Review Board had discussed. It stated that they “support[s] the amendment in that the main element of the proposed change is the map overlay which has clear advantages over the existing map area”. The additional items to review are how to administrate these special intensity allocations and the 10/70 rule allocations. Also introduced was a letter from the Chatham Economic Development Corporation which encouraged a recommendation for approval and refers to this zoning request as “extremely important item to address”.

Vice-Chair Lucier had stated he wanted to see stream delineations and Mark Ashness responded that there has been a consultant that has looked at the vast majority of the property and had done mapping, and not everything has been reviewed by agencies. It was stated that all of the parcels are intended to be subdivided, which would then require a riparian buffer review and therefore delineate the streams and any other water features. It was stated that with the nature of the market, companies are looking to purchase 10-15 acre size lots. Other members stated some of these lots are 23-50 acres and there is a potential that these will not be subdivided, and therefore will not require a riparian buffer review.

Parcel 5604 is not contiguous to other parcels, but has rail access which is very promising for transporting materials. This will avoid additional traffic on the roads. Parcel 5620 also has rail access. Members stated that there are multiple water features across 5620 and 92449 and there would be a large number of proposed crossings.

Chair Spoon understands the concerns but also realizes that there needs to be a tax balance. He also

wishes to protect water features, but is going to depend on us having a tax base that provides us with enough resources to do that, and at this point the residential taxes do not pay for themselves.

Concern was raised about the existing residences being impacted by future industrial development. Scope creep is another as the proposed properties are not explicitly within the Employment Center node of the Comprehensive Land Use Plan, but are within close proximity. Mr. Robinson reiterated the findings in the rezoning application and that the decision should be based upon the findings being met.

Applicant and landowner Jason Kaplan mentioned the sewer project that had been approved to support the Moncure Megasite. It was an oversight that not all of the parcels had been fully zoned to an industrial district when this was done.

The board voted 5-4 in favor of voting on the properties individually. The parcels were voted in chronological order and the results are as follows:

- Parcel 5321 - 4-5, denial
- Parcel 5604 - 6-3, approval
- Parcel 5620 - 4-5, denial
- Parcel 5814 - 6-3, approval
- Parcel 92449 - 6-3, approval
- Parcel 92883 - 7-2, approval
- Parcel 92884 - 5-4, approval

How does this relate to the Comprehensive Plan:

Encouraging growth in designated Employment Centers, towns, and other appropriate locations (page 55). This request is also supported by continuing to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure Megasites to ensure future job creation in the County (page 55).

Recommendation:

Recommendation for approval of an ordinance approving the rezoning of 5 parcels:

The Planning Board recommends by a vote of a majority of the board adoption of an ordinance to approve a legislative request by Brendie Vega, on behalf of Moncure Holdings, LLC & Moncure Holdings West, LLC, for a general use rezoning from R-1 Residential to IND-H, Heavy Industrial, Parcel No's. 5604, 5814, 92449, 92883, and 92884 being approximately 177.286 acres, located at Old US 1, Pea Ridge Rd, Christian Chapel Church Rd, and Moncure Flatwood Rd.

Recommendation for approval of a consistency statement resolution approving the rezoning of 5 parcels:

The Planning Board recommends by a vote of 6-3 for parcels 5604, 5814, 92449, 92883, and 92884 to be approved with the following consistency statement:

The rezoning in whole, or portions, of Parcels 5604, 5814, 92449, 92883, and 92884 is consistent with the Comprehensive Land Use Plan of Chatham County by encouraging growth in designated Employment Centers, towns, and other appropriate locations (page 55). This request is also supported by continuing to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure Megasites to ensure future job creation in the County (page 55).

Recommendation for denial of the rezoning of 2 parcels:

The Planning Board recommends by a vote of the majority of the board to deny the request to rezone parcels 5321 and 5620 from R1, Residential to Heavy Industrial.

Recommendation for approval of a consistency statement resolution that the rezoning of 2 parcels is inconsistent with the comprehensive plan:

The Planning Board recommends by a vote of 5-4 for parcels 5321 and 5620 to be denied, with the following inconsistency statement:

The rezoning of parcels 5321 and 5620 is not consistent with the Comprehensive Land Use Plan of Chatham County by encouraging growth in designated Employment Centers, towns, and other appropriate locations (page 55). Heavy industry is inappropriate for parcels 5321 and 5620 because of the inadequate protection of natural resources.



Chatham County, NC

Text File

File Number: 21-3682

Agenda Date: 5/17/2021

Version: 2

Status: Board Priorities

In Control: Planning

File Type: Agenda Item

Vote on a request to approve a legislative request by Moncure Holdings LLC and Moncure Holdings West LLC to amend Section 302 (E)(2)(b) of the Watershed Protection Ordinance to establish an overlay district where the 10/70 option applies in the Cape Fear WS-IV Protected Area watershed district and to amend the Watershed Protection Map to establish the boundaries of the overlay district.

Action Requested:

Vote on a request to approve a legislative request by Moncure Holdings LLC and Moncure Holdings West LLC to amend Section 302 (E)(2)(b) of the Watershed Protection Ordinance to establish an overlay district where the 10/70 option applies in the Cape Fear WS-IV Protected Area watershed district and to amend the Watershed Protection Map to establish the boundaries of the overlay district.

Introduction & Background:

A legislative public hearing was held on this request during the February 15, 2021 Board of Commissioners meeting. Staff presented the item and Brendie Vega, Director of Planning with Withers Ravenel, responded to questions from the board. There were no comments provided by the public and staff has not received any written comments. There are two parts to the request 1) amend Section 302 (E)(2)(b) of the Watershed Protection Ordinance to establish an overlay district where the 10/70 option applies in the Cape Fear WS-IV Protected Area watershed district and, 2) amend the Watershed Protection Map to establish the boundaries of the Moncure Megasite overlay district.

Discussion & Analysis:

The Watershed Protection Ordinance was adopted by the Board of Commissioners in December 1993. This was a requirement by the Legislature for all local governments with surface water supply intakes along rivers and impounded water bodies. A model ordinance was provided to local governments that included two options for implementation: low density or high density. The low-density option establishes the maximum allowable density for residential uses and maximum allowable built-upon area for non-residential ranging from 12% to 36%. The low-density option also includes a provision for a "10/70 option" that will be explained in more detail. This high-density option allows 12% to 70% built-upon area for residential and non-residential uses with a requirement for stormwater controls for those projects. The Board of Commissioners chose the low-density option for the county when the watershed ordinance was adopted. The model ordinance provides that a 10/70 option may be adopted for certain watershed districts under the low-density option. The 10/70 allows for 10% of a watershed the flexibility of up to 70% built-upon area and is approved as a special non-residential intensity allocation (SNIA). The 10/70 option has been in place in several county watershed districts but did not include the WS-IV Protected Area.

In October 2016, the Commissioners adopted an amendment to the Watershed Protection Ordinance establishing a 10/70 option in the Cape Fear WS-IV Protected Area watershed district. The application materials for the 2016 request can be accessed from the following website: http://cms6ftp.visioninternet.com/chathamcountync/planning%20board/attachments/2016/2016_items.htm. This district is located south of the watershed draining to Jordan Lake and east of the confluence of the Deep and Rocky Rivers. (see the following map for the boundaries of this watershed district).

At the time the 10/70 rule was adopted for the WS-IV PA Cape Fear watershed district the applicant requested that the area where the increased built upon area could apply would be limited to an area defined as the Moncure Megasite Employment Center as referenced in the Conceptual Plan Rural Preservation and Targeted Employment plan prepared by Economic Development Corporation and adopted by the Commissioners in July 2013 (see the following map for the employment center boundary).

This request is to modify the area where the 10/70 option can apply in the Cape Fear WS-IV PA watershed district by establishing an overlay district on the Watershed Protection Map based on parcel boundaries. If approved, the new overlay would be included on the Watershed Map for Chatham County.

County staff concur that an overlay district approach is a better method than the existing circle on the conceptual plan. The conceptual plan is a separate map from the Watershed Map and is not based on identifiable boundary references. Staff forwarded the proposed text amendments to Paul Clark, Water Supply Watershed Protection Coordinator with the NC Department of Environmental Quality, and the revisions have been approved.

There is a rezoning process running concurrently with this text amendment application. Most of the area shown in the Moncure Megasite overlay district is zoned Heavy Industrial, but there a few parcels that are zoned residential. The applicant has submitted rezoning applications for those parcels. A public hearing on the rezoning was held on February 15, 2021 and the Planning Board started their review on March 2, 2021. Summary of Watershed Review Board Meeting on March 11, 2021:

The Watershed Review Board met on March 11, 2021 to discuss the text amendments requested by the applicant. The board, by unanimous vote, tabled the discussion to April 8, 2021. The following was discussed:

The applicant representatives stated adherence to the required standards set forth in the Watershed Ordinance. The buffer requirements for existing lots will not change during the development of the properties if no division of land occurs. The applicants are not increasing the overall allowance for the 10/70 option but are creating an overlay district that would include additional properties not shown in the existing map.

Some WRB members expressed concern that stream buffers for typical development in Chatham County would only be triggered if a division of land is requested. Existing lots prior to 2008 revision of the Watershed Ordinance only require 50-foot buffers on mapped USGS streams, not on field verified streams (or ephemeral and wetlands), and many parcels in the Megasite may only be subject to those earlier buffer requirements. The applicant representatives stated the intention to subdivide some properties to create parcels for prospective industries once they know who the interested parties are and how much property they would need. It was confirmed once that process starts, buffers would be field verified and provided to the most stringent standards of the Watershed Protection Ordinance. The 10/70 option triggers automatic 100-foot buffers on perennial streams.

Language is included in the text amendment to reflect the provision.

The WRB also expressed concerns on whether the properties outside of the Megasite would be able to tie into the sewer system coming from Sanford. The applicants stated they do not have the authority to allocate sewer to properties outside of the development but did not know what the county had agreed to with Sanford.

A WRB member identified that there is a portion of property located in the RCSA (River Corridor Special Area) Watershed (Parcel 5814) included in the overlay. Planning director, Jason Sullivan, stated that area would only be allowed to develop up to 50% of the area and not 70% due to restrictions already in place in the ordinance. The applicant agreed to remove the 10/70 area mapped in the overlay from the RCSA.

The WRB ultimately requested more information including answers to questions that resulted from the Planning Board meeting held on March 2, 2021, consideration of buffers, and feedback from next meeting of the Planning Board.

Summary of Watershed Review Board Meeting on April 8, 2021:

The Watershed Review Board met again on April 8th, 2021, and voted on a motion to recommend approval of the overlay and related 10/70 option area on the condition that riparian buffers reflected in the newest buffer requirements of the Watershed Ordinance be applied thought the entire 10/70 Overlay area. The main discussion centered around concern for surface water protections being less protective on parcels where no subdivision of land occurs but that will be allowed to have more built-upon area than is currently allowed in Chatham County development projects. The more stringent buffers would be triggered should

any land be divided but absent that process, existing lots of record would only have buffers on perennial and intermittent streams as shown on USGS maps. The intent of the motion and discussion was to convey the provisions of the newest buffer standards (known as the 2008 version) but the final wording is not as specific as staff and the county attorney believe it should be to reflect the subsequent amendment that would be needed should the BOC agree with the WRB recommendation. Staff spoke with the Chair to confirm the intent was as shown in the text amendment change drafted and included for review.

How does this relate to the Comprehensive Plan:

Encouraging growth in designated Employment Centers, towns, and other appropriate locations (page 55). This request is also supported by continuing to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure Megasites to ensure future job creation in the County (page 55).

Recommendation:

The Watershed Review Board recommendation is to approve the corrected overlay map (RCSA removed) provided by the applicant with the condition that riparian buffers per section 304, except for section C (exceptions to riparian buffer requirements), of the Watershed Protection Ordinance are also required throughout the Moncure Megasite Watershed Overlay District. The map and amendment provided reflect those changes.



Chatham County, NC

Text File

File Number: 21-3858

Agenda Date: 5/17/2021

Version: 1

Status: Board Priorities

In Control: Planning

File Type: Agenda Item

Agenda Number:

Vote on a request to approve a request by F-L Legacy Owner, LLC for subdivision Final Plat review and approval of **The Legacy at Jordan Lake - Phase 3**, consisting of 69 lots on 29.59 acres, located off SR-1716, Big Woods Road, parcels #89438 and #92463.

Action Requested:

Vote on a request to approve a request by F-L Legacy Owner, LLC for subdivision Final Plat review and approval of **The Legacy at Jordan Lake - Phase 3**, consisting of 69 lots on 29.59 acres, located off SR-1716, Big Woods Road, parcels #89438 and #92463.

Introduction & Background:

Zoning: R1 with a Conditional Use Permit for a Planned Unit Development

Watershed District: WSIVProtected & Jordan Lake Buffer Area

Water Source: public, Chatham County

Sewer Source: private, waste water treatment plant

Road type: private, paved

Within the 100 year flood plain: No floodable area in Phase 3

Reviewed: 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 increase the number of lots to 463. The project is approved for 463 dwelling units 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 394 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 was December 31, 2020, this date was extended by the adoption of Senate Bill 704 adopted by the General Assembly and approved by the Governor in response to COVID-19 crisis, to May 31, 2021.*

Discussion & Analysis:

The request before the Board is for final plat approval of The Legacy, Phase 3 consisting of 69 lots on 29.59 acres with a financial guarantee. Phase 3 received preliminary plat approval from the Board of Commissioners on January 21, 2020. 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 57% 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 at Jordan Lake 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 Haw River Cemetery is located on an adjacent property north of this phase and the final plat shows the cemetery on the cover sheet.

The Technical Review Committee met on March 17, 2021 to review the request. Staff had no concerns.

The conditions "Final plat 'Site Data' on sheets 2 and 3 shall show 69 residential lots and final plat will provide the third road name where High Woods Ridge and North Crest Drive intersect" have been met.

The submittal meets the requirements of the Subdivision Regulations.

Planning Board:

Planning Board met virtually April 6, 2021. Mr. Mitch Craig, P.E. with CE Group was present. The Planning Board discussion included whether there should be connectivity for future projects and questions about on-street parking. Legacy at Jordan Lake roads are private and it is up to the developer or the HOA whether another development can connect to the private road network. There is no on-street parking and there have not been any parking concerns reported to staff, which is likely due to lot sizes within the community that allow for ample parking. Some board members expressed concern about steep slopes, stormwater runoff, and only 1/2" of the stormwater runoff is managed.

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. Strategy 5.2 of the Comprehensive Land Use Plan

Recommendation:

The Planning Department and Planning Board by a 5-4 vote recommend granting final plat approval of **The Legacy at Jordan Phase 3** 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: 21-3829

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Status: Board Priorities

In Control: Planning

File Type: Agenda Item

Agenda Number:

Vote on a request to approve by Kirk Metty for subdivision **First Plat** review and approval of **Chestnut Creek**, consisting of 14 lots on 49.15 acres, located corner of Jones Ferry Road, SR-1540, parcel #1439.

Action Requested:

Vote on a request to approve by Kirk Metty for subdivision **First Plat** review and approval of **Chestnut Creek**, consisting of 14 lots on 49.15 acres, located corner of Jones Ferry Road, SR-1540, parcel #1439.

Introduction & Background:

Zoning: R-1

Water System: Private Water

Sewer System: Private on-site and off-site

Subject to 100 year flood: No special flood hazard area within the development.

General Information: 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. The minimum lot size requirement for the project is 1.5 acres of useable area. 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 Chestnut Creek Subdivision, consisting of 14 lots on 49.15 acres, located off Jones Ferry Road, S.R. 1540. A vicinity map showing the property location, attachment # 2, is included in the agenda packet. Per the Subdivision Regulations, Section 5.2C(4), a Public Hearing shall be held at the first Planning Board meeting to receive comments on the proposed subdivision. Item (b) states that 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. As stated above, the Planning Board has two (2) meeting to act on the proposal.

Roadways: Chestnut Creek Way and Meandering Way Court are proposed to be built with a 20-foot-wide travel way and a 60-foot-wide public right-of-way and is to be state maintained. Walnut Branch Road is an existing gravel road that will have to be improved

to a county standard road with an 18' wide travelway on the portions within parcel 1439 and follow the road standards in Section 7.2D (1-4).

Historical: The applicant contacted North Carolina Department of Natural and Cultural Resources letter dated November 7, 2019 stated, "no historic resources". The applicant contacted Bev Wiggins, Chatham County Historical Association. Ms. Wiggins corresponded by email dated January 30, 2020 and stated if any gravesite are discovered to please contact her. See attachment #3.

Schools: Notification of the proposed development was provided to the Chatham County School System. Chris Blice, Chatham County Schools Assistant Superintendent for Operations corresponded by email dated February 5, 2020. See attachment # 4.

Timbering: The developer, in 2019 by email correspondence, provided information that the project was timbered in 2016. Per the subdivision regulations, Section 1.14 G "property for which First Plat approval is sought was timbered in violation of development regulations, and the timber harvest results in the removal of all or substantially all of the trees that were protected under County regulations governing development of that tract, the County may withhold approval for up to three (3) years after the completion of the timber harvest." Watershed Protection staff determined that substantially all of the timber had been removed from several riparian buffers that apply to development so the three-year development approval withholding applied to the property. The three withholding time period has since expired. Due to the County's cyber incident in October 2020, the email correspondence cannot be provided.

General Environmental Documentation: The developer submitted the General Environmental Documentation and a letter dated April 5, 2019 from North Carolina Department of Natural and Cultural Resources Natural Heritage Program to Chatham County Land & Water Resources Division for review. See attachments 5 & 6. The letter states "A query of the NCNHP database, indicates that there are records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary.' The report findings included Dry Oak-Hickory Forest, Terrells Mountain, Erynnis martialis (mottled duskywing), Somatochlora georgiana (coppery emerald), and Piedmont Monadnock Forest. Rachael Thorn, Watershed Protection Director, reviewed the information submitted. Ms. Thorn letter dated February 21, 2020 comments included recent logging activities impacted the riparian buffer, the NCNHP indicated an 'Element Occurrence' was documented within the project area but the developer's application indicates no impacts.

Community Meeting: A community meeting was held on April 29, 2019 at Cedar Grove United Methodist Church, 2729 Jones Ferry Road, Pittsboro. Approximately twenty-two people attended the meeting. Items/issues discussed included the number of septic lots on the southwest corner; concerns about effluent from drain fields and disturbance of the creek; whether the septic drain fields were going to affect existing wells; disturbance of the creek; will the creek be restored; how many creek crossings were proposed for the septic systems; creek flooding, the timeframe from the property being timbered until

development; the requirement from Chatham County about environmental impacts; will there be high-speed internet or cable; would larger lots be considered; has a traffic count been completed, is a turn lane needed; will there be connectivity to Morgan Ridge; will there be open space for children to play; and whether there will there be a homeowners association.

Technical Review Committee: The TRC met virtually on January 13, 2021 to review the First Plat submittal. The applicant/developer Kirk Metty was present. Items discussed included public right-of-way width for the public roads (Chestnut Creek Way and Meandering Way Court) and the county standard road (Walnut Branch Road), performance guarantee, contacting the Historical Association if any buildings were discovered that were 50 plus years or older were present and if there are any graves, and multiple stream crossings for the septic and limiting the number of crossings. Watershed Protection Department were unable to attend the meeting, but comments were received via email dated January 13, 2021 and the comments were forward to Mr. Metty on January 14, 2021. The comments included four consecutive stream crossings did not meet the minimization requirements set by No Practical Alternatives under the Jordan buffer rules, stormwater BMPs needs to be designed outside of the riparian buffer, it was recommended that the stream crossings for the off-site septic for lots 8 and 9 utilize the impact of the existing culvert, it was also recommended that the off-site septic for lot 10 go around the northern end of the riparian buffer to reduce impacts, the crossings must meet the requirements in the "Septic Utility Crossings" of the Jordan buffer rules, access to Open Space B is restricted by the 100' stream buffer, and Walnut Branch Road is required to be upgraded to 60' wide right-of-way with 18' wide travel way resulting in parallel impacts to the stream buffer on the southern portion of the property and would require mitigation.

Septic: A soils report and map, attachment #8, was submitted to Thomas Boyce, Chatham County Environmental Health, LSS, REHS, Chatham County Environmental Health, for review. Mr. Boyce stated that the report and map were adequate but had questions about the off-site septic areas and the access.

Water: Individual private well water will serve the lots within this development.

Road Name: The road name Chestnut Creek Way and Meandering Way Court has been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval.

Water Features: Sean Clark of Sage Ecological Services (Sage), submitted the Riparian Buffer Review Application along with a riparian buffer map, dated July 18, 2019, to Drew Blake, Senior Watershed Specialist for review. Ms. Jean Gibby of the US Army Corps of Engineers, Mr. Blake and Mr. Clark completed an on-site riparian buffer review on July 10, 2019 to verify the consultant's findings. Mr. Blake revisited the site October 28, 2019, Mr. Blake issued a confirmation letter of his findings. The October 28, 2019 confirmation letter stated two (2) ephemeral streams, four (4) intermittent streams, three (3) perennial streams, and twelve (12) wetlands were identified. The two (2) ephemeral

streams require a 30-ft buffer, the four (4) intermittent streams require 50-ft buffers, the three (3) perennial streams require 100-ft buffer, and the twelve (12) wetlands require 50-ft buffers from all sides landward.

Stormwater and Erosion Control: Two stormwater devices are proposed and will be placed by Lots 6 & 7 and Lot 14 in the subdivision. As part of the stormwater permitting process additional information will be provided to the Watershed Protection Department. A Stormwater Permit and Sedimentation & Erosion Control Permit will be obtained from the Chatham County Watershed Protection Department prior to Construction Plan submittal. No land disturbing activity can commence on the property prior to obtaining Construction Plan approval.

Site Visit: Site visits were scheduled for January 22, 2021 for Planning Department staff, Watershed Protection Department staff and various Board members to attend. Kirk Metty was present to walk the property with staff and Board members and discuss the project. Areas viewed were wetlands, perennial streams, intermittent streams, and ephemeral streams. 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, 2021.

Planning Meeting February 2, 2021:

The Planning Board reviewed this item during their February 2nd remote meeting and several adjacent property owners spoke about concerns with the proposed project. Mr. Jack Fowle stated he enjoys the dark nights and request no street lights or pole lights in individuals' yards, concerns with the impact on groundwater, impact on the traffic, and request utility lines be buried. Mr. Stewart Byan's concerns included stormwater runoff, an unnamed tributary that flows under Walnut Branch Road in recent years has topped the banks due to the timbering on the property, and there will be 5 individual septic crossings next to his property and he hopes the crossings can be consolidated. Mr. Carl Bose's concerns were lighting pollution, dogs entering his property since he owns horses, hopes for a barrier or fence to avoid trespassing of people and pets, and hopes the development is low impact. Ms. Chris Liolia's concerns included stormwater issues, septic pumped across the creeks, water quality of the streams that flows through her property and the ability to get in and out of her property, who will maintain the stormwater devices and the septic lines.

Board members questions included a stormwater pond located partially in a stream buffer, septic drain area near Earle's property and their well, individual stream crossings for each septic on Lots 3-10, where will the upgrading of the road end, can the multiple stream crossing be reduced, how will the equipment to install or repair the septic areas access the septic fields across the streams, lighting, impacts on the groundwater, tree removal, any plans to restore the impacted buffer areas during timbering, and will directional boring be an option.

Mr. Kirk Metty, developer, was present and explained that Mr. Drew Blake, Chatham County Senior Watershed Specialist, requested a certified letter stating no buffers will be impacted with the construction of the sedimentation ponds and a letter was provided. Mr. Metty and Mr. Blake agreed that the septic lines crossing the streams are to run parallel along the lot lines of Lots 3 and 4, Lots 5 and 6, Lot 7 individually, Lots 8 and 9 and Lot 10 will run in an easement around the riparian buffer. The upgrade of the road will be from

Jones Ferry to beginning of Lot 14 and will not encroach on the riparian buffer. Temporary crossing will be in place to get to the septic field areas and Mr. Metty commented that he would like to install all the septic fields at the same time to minimize the stream crossing. The homeowners will be responsible for access if there is a repair needed in the future and this can be completed by a temporary crossing. No street lighting is proposed for this project and no exterior lighting on the homes, and no pole lighting on individual lots. Mr. Metty stated, as to impacts to the groundwater he does not know what is happening 200' - 500' below the surface, he lives several miles away and has not had any issues with his well. The goal will be to minimize any tree removal, the logged areas will be home site locations, the largest impact will be for the septic areas. Mr. Metty explained he will restore the riparian buffer when the culvert is removed, but beyond that he is not aware of any other restoration. Mr. Metty is looking at the option of directional bore but does not want to be limited.

Since the February 2, 2021, meeting Mr. Metty provided a revised plat, provided responses to Mr. Blake's TRC comments, and provided proposed pump septic routing (attachments 15-17). It is to be noted, per Mr. Metty email dated February 17, 2021, the proposed pump septic routing will not be recorded, it is to show the routing of the septic lines to the board.

Planning Board Discussion:

The Planning Board met virtually February 2, 2021 and on March 2, 2021. At the March 2, 2021 meeting Mr. Stewart Bryan, adjacent property owner, had concerns with drainage, believed a stream was identified incorrectly, and location of the stormwater BMP in Open Space B is about 50' from the intersection of two tributaries that cross Walnut Branch. Board members discussed off-site septic, and the project is in a conservation area per the Land Use Comprehensive Plan. Mr. Kirk Metty, Developer, was present. Mr. Metty explained he responded to the comments from February 2, 2021 meeting about consolidating the single septic crossings on Lots 3-7 to reduce impacts on the stream and buffers and responded to Mr. Drew Blake's TRC comments as requested by the Board. Mr. Metty addressed Mr. Bryan's concerns, the proposed project of 49 acres were evaluated by Chatham County Watershed Protection Department, an Environmental Engineer, and US Army Corps of Engineers the stormwater BMPs are placed to capture runoff and are placed in low spots.

The Board thanked Mr. Metty for responding to their request from February 2, 2021 meeting. The Board expressed that the wetlands and streams that cross the property, in conjunction with the drainage issues, make the property unsuitable for the proposed number of lots. Lots 2, 12, 13, and 14, out of the 14 lots proposed, have septic areas that do not cross the streams and the other ten lots have off-site septic. The proposed project is in a conservation area per the Land Use Comprehensive Plan and the Board would like to see a conservation subdivision with environmental protection on the property. The board was not in favor of the proposed project. The Board of Commissioners have 65 days from submittal date to them to approve, approve with modifications, or disapprove the First Plat application. Pursuant to Section 5.2C(5)(b), if the Board of Commissioners approve with modifications or disapprove must include specific reasons for the action to include in the minutes of the meeting.

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. These properties are 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, attached units with overall very low density, open spaces with passive recreation areas, greenway trails, and variety of valuable natural resource areas. Conservation subdivisions are encouraged to protect nature resources while not disrupting agricultural practices.

Although the proposed subdivision is not a conservation design (Land Use Policy Strategy 5.2) it meets the adopted riparian buffer and stormwater control standards of the county. The developer also contacted the NC Natural Heritage Program to review their database for any rare species, important natural communities, natural areas, or conservation/managed areas within the project boundary and some rare species were identified in their records. It should be noted that Plan Chatham is not intended to be used as a regulatory tool but is a policy document. When reviewing subdivision applications, the boards can use the plan as a tool to identify future regulatory changes.

Recommendation:

The Planning Board voted to deny the First Plat application by a vote 7-3 and the Planning Department recommends granting approval of the road names **Chestnut Creek Way** and **Meandering Way Court** and granting approval of subdivision First Plat for **Chestnut Creek Subdivision** with the following conditions:

1. 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.
2. Final Plat shall provide location of mail kiosk.
3. Final Plat shall provide a note no ingress/egress for Lots 7-9 from Walnut Branch Road.
4. A copy of the road maintenance agreement for Walnut Branch Road shall be provided to planning staff prior to final plat approval.