



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Monday, February 17, 2020

6:00 PM

Historic Courthouse Courtroom

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#### Work Session - 2:30 PM - Historic Courthouse Courtroom

*Chair Howard announced that the March 16, 2020 BOC meeting will be at the Agriculture and Conference Center*

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

#### **PUBLIC INPUT SESSION**

*Laurie Slade:*

*Dear Commissioners:*

*The Legend Oaks Homeowners Association respectfully asks that you delay the public hearing for a conditional district rezoning request for Williams Comer scheduled for March 16, 2020 until a fully complete and sufficient plan has been made available well in advance to the public for adequate review. Our request is based on both legal and public policy concerns.*

*At the outset, we note that Legend Oaks is generally in favor of any development that will enhance the property values and overall way of life within the community and surrounding neighborhoods. However, there are significant concerns with the development strategy currently proposed by Bold Development, and sufficient widespread consensus that property values may be negatively impacted, along with the general aesthetic of life in surrounding communities such as Legend Oaks.*

*In discussions with the Planning Department, we confirmed that Bold Development submitted the plans for Williams Comer on January 31 in a 5-inch thick notebook. The Planning Department, per the zoning ordinance, then had 15 days to review the plans for sufficiency. It is our understanding that at the close of this time period, the Planning Department determined that there were certain deficiencies in the submitted plans that needed additional attention. The Planning Department thus opted not to view the application as complete and did not publicly post the plans.*

*We remind the board and the public regarding the applicable sections of the zoning ordinance, specifically, section 5.7 C (3) which provides:*

- 3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.*
  - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.*
  - b. The Planning Department shall take no further action on the application until the applicant submits the required information.*

c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, Chatham County Zoning Ordinance and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review

In short, a plain English reading of this ordinance makes it clear that after the 15 day review period has passed, the Planning Department has two options: 1) They can either notify the applicant that the plan is complete, or 2) they can notify the applicant that the plan is insufficient and request that the applicant supply missing information. If the document is complete, then the plans would be posted and the scheduled hearing would proceed. If it is not complete, then the process restarts, and the applicant must resubmit within 45 days of the next public hearing.

There cannot be a middle ground here. The plan must be judged as either sufficient, or insufficient; there is no third option for "mostly sufficient, but ... "

This interpretation is in keeping with the overall spirit of the review process identified in Section 5.1 of the zoning ordinance, noting that "[s]ome land uses are of such a nature or scale that they have significant impacts on both the immediate surrounding area and on the entire community, which cannot be predetermined and controlled by general district standards." The drafters of the zoning ordinance spoke to the need for an alert community of neighbors to perform their responsibility in providing meaningful, reasoned input in the county's planning process and ultimately, its development. With this reading to rely upon, the intent of the process outlined in section 5.7 C is clear: to provide ample time for the community to review and give feedback on development plans that affect them. By withholding the release of Bold Development's plans and still moving forward with the scheduled March 16 hearing, the Planning Department is doing the county a disservice. At the least, the community is prevented from performing its responsibility in its full capacity. At its worst, this implementation of the zoning ordinance may cripple the conditional district rezoning process altogether.

We also note that the Planning Department's currently proposed interpretation of the zoning ordinance provides no incentive for developers to quickly comply with requests for clarification; in fact, the opposite is proving true. This is of particular concern to us, as Bold Development has already established a pattern of using time constraints to limit the public's opportunity to provide meaningful feedback.

- The initial community meeting was held on December 23 - two days before Christmas. Requests by the Legend Oaks HOA to hold the meeting at a more convenient time went unanswered.
- A second community meeting was held on January 29, a mere two days before submittal; this timing makes it clear that the developer had no interest in addressing additional feedback raised by the community in his plan.
- While a written document containing our neighborhoods concerns and questions was delivered to the developer on January 31, no response was received until February 13. Even then, answers provided were exceptionally vague and contained little specific data to support Bold's assertions. Requests for the independent consultant reports for the project (Traffic Impact Analysis, Market Need, and Fiscal Impact Analysis) which would have specifically addressed many of our concerns were denied until the plans were made public.

Nonetheless, the residents of Legend Oaks and the surrounding communities have done their best to provide input wherever we were given the opportunity. More than 60 homeowners were present at the December 23 meeting, from at least four different neighborhoods. Likewise, more than 80 concerned community members from at least

8 neighborhoods filled the room to capacity at the January 29th meeting, with some even standing in the hallway to voice concerns.

The proposed plans for Williams Corner are clearly controversial and directly impact a large contingent of the county. Consequently, every attempt should be made to allow all stakeholders the right to fully participate in the planning process. The sheer volume of the plans that have been submitted should indicate the complexity of the matter and warrant caution in moving forward too quickly.

Neighboring communities are quietly tasked with assisting planners and commissioners, even though very few of us already possess the technical knowledge needed to do so. We are, however, more than willing to educate ourselves on the matters at hand, collaborating with state and local experts to provide meaningful evaluation of plans proposed. Therefore, proper time allotment for review of plans prior to a public hearing is critically necessary to encourage participation, to allow our community a chance to digest info, to focus attention on remaining applicable issues, and to avoid repeat questions and dwelling on concerns of insignificant nature. For the aforementioned reasons, we respectfully request that the Commissioners delay the public hearing on the Williams Comer project until 45 days after the developer has submitted a bona fide, fully complete, sufficient plan, free of all deficiencies. Our desire is to work with county officials, the developer, and all other stakeholders in our mutually shared goal of a thriving community benefitting all involved. Accordingly, we would be happy to engage in additional discussion with you on this matter and can be reached at [hoa@legendoaksnc.com](mailto:hoa@legendoaksnc.com).

Sincerely,

The Legend Oaks Homeowners Association, on behalf of the Legend Oaks Community.

## **BOARD PRIORITIES**

### **[20-3409](#)**

Receive update on usage of the Chatham County Agriculture and Conference Center

**Attachments:** [CCACC Presentation to BOC 02172020](#)

Carolyn Miller gave a presentation on the Chatham County Agriculture and Conference Center Usage Update. (Presentation attached)

Ms. Miller first noted that protests at the Agriculture and Conference Center were specific to events being held there and not in response to the early voting occurring there.

Ms. Miller introduced the Agriculture and Conference Center Staff: Larilee Isley, Brandy Oldham, Marty Allen, and Lacey George. She thanked them for a successful year.

Commissioner Crawford asked if there is adequate parking for large events. Ms. Miller stated there has been a problem with parking in the past but there are shuttles to the site from CCCC and the Justice Center for the Annual AgFest. She also stated it was

something they would be mindful of as they look at expanding the site. They will also add more officers during large events to help direct traffic. They will have extra officers at the road, extra signage, and more advertising to let people know about the parking/shuttles. Ms. Miller asked the library to delay the book sale so that the sale and Ag Fest were not happening the same weekend.

Chair Howard asked whether the use of the space was what the County had anticipated. Ms. Miller stated that for the most part, it is what they expected. Chair Howard also asked whether staff is reaching out to event sponsors and hosts to establish offsite parking before the events start. Ms. Miller stated that the shuttle service is specific to AgFest right now but that may need to be expanded to other events in the future.

Commissioner Wilkie asked whether the charges reflect the operating costs. Ms. Miller said this only reflects revenue. All customers get the same service whether they are paying or nonpaying customers. She is proud of the staff for providing excellent service to a wide variety of people.

Commissioner Crawford asked the CCACC staff to share information relating to the customer survey results. Staff stated that most of the negative comments relate to parking issues. Vice Chair Hales asked whether we have signage directing people to the gravel lot. Staff said there is signage but people often don't follow it. Commissioner Crawford asked whether people are having weddings at the Conference Center or just the reception. Staff stated they have had both.

## [20-3408](#)

Receive an update from Planning Staff on the Unified Development Ordinance (UDO) and give direction on the options provided for the project's next steps. Additionally, vote on Request to authorize notice of advertising for the Request for Proposals (RFP) for the Chatham County UDO by electronic notice.

**Attachments:** [Feb 2020 BOC UDO Update](#)

*Planning Director Jason Sullivan gave an update on the Unified Development Ordinance. (Presentation attached)*

*Chair Howard asked what "codes" refers to. Mr. Sullivan stated that referred to regulations.*

*Commissioner Dasher asked if our 9 land use regulations would be considered a lot of regulations. Mr. Sullivan stated yes, Chatham County is an outlier in the number of regulations it has.*

*Chair Howard asked how the different approaches affect the time it will take to complete the UDO. Mr. Sullivan stated the first two approaches would be the fastest at about four years. They are concerned about the possibility of delays with option three.*

**A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, that this Resolution #20-04 to authorize Electronic Advertising for the Request for Proposals for the Unified Development Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

[20-3412](#)

Vote on a request to approve Parkers Ridge Park Master Plan and Master plan for Northeast Park Expansion

**Attachments:** [Parkers Ridge Park Master Plan and Northeast Park Expansion powerpoint](#)

*Rachel Connor from McAdams gave a presentation on the Master Plans for Parkers Ridge Park and Northeast Park. (Presentation attached)*

*Vice Chair Hales asked if the water features are already existing. Ms. Connor stated they all exist already. Vice Chair Hales also asked if the Community Center could be rented out for events. Ms. Connor said that it could be rented. County Manager Dan LaMontagne stated the Community Center would be further down the list of priorities for the park and would be adapted based on expected use.*

*Commissioner Wilkie asked what the population served would be. Ms. Connor stated that depended on how far people would be willing to drive to visit the park. It is not walkable from any neighborhood, it is a destination.*

*Commissioner Crawford asked whether the lands connect with Army Corps of Engineer or State lands. Ms. Connor stated the land connected with State lands at Jordan Lake. There is a potential to connect to the Jordan Lake trail system.*

*Vice Chair Hales asked whether the Master Plans were in the CIP. Mr. LaMontagne stated it is not currently in the CIP but the plan is to add it in November. Vice Chair Hales asked if there was anything in the Northeast Park expansion that would qualify for PARTF funding. Ms. Connor stated there was but Parkers Ridge Park would be a better candidate for PARTF funding. Chair Howard asked whether the county could reapply for PARTF funding if the first application was rejected. Ms. Connor stated the County could reapply. The application is due in May and staff has already begun working on it. Mr. LaMontagne stated that coal ash funds could be committed towards the project. Commissioner Dasher stated Article 46 funds could also be a source of funding.*

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

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

**No:** 1 - Commissioner Wilkie

[20-3420](#)

Sheriff wishes to share information about Detention Center daily population, employee pay, and new staffing requests.

**Attachments:** [Sheriff Office Presentation 2020 BOC](#)

*Sheriff Mike Roberson gave a presentation on Sheriff's Office staffing requests. (Presentation attached)*

*Chair Howard asked whether the requested positions for Animal Services are all new positions. Sheriff Roberson stated they are all new positions. There are only three employees at this time.*

Chair Howard asked whether the entire Sheriff's budget is funded by the County. Sheriff Roberson stated it is mostly County funds but they can apply for some state grants and a few federal grants.

Commissioner Crawford proposed the Board schedule another tour of the Detention Center and see it in operation.

Vice Chair Hales asked if the addition of the 40 beds to the Detention Center is in the CIP. County Manager Dan LaMontagne stated it is not. Vice Chair Hales directed to staff to look into adding that to the CIP.

## **CLOSED SESSION**

[20-3419](#)

Closed session for the purposes of discussing matters relating to economic development.

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

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

## **ADJOURNMENT**

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

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

## **End of Work Session**

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

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

## **INVOCATION and PLEDGE OF ALLEGIANCE**

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

## **CALL TO ORDER**

Chair Howard welcomed those in attendance and called the meeting to order at 6:00PM. She also announced that the March 16, 2020 BOC meeting will be at the Agriculture and Conference Center.

## **APPROVAL OF AGENDA and CONSENT AGENDA**

**A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, that this Agenda and Consent Agenda be approved. The motion carried by the following vote:**

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

[20-3417](#)

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

**Attachments:** [12.16.2019 Draft Minutes](#)

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

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

[19-3346](#)

Vote on a request to approve \$2,314.36 Association of Foods and Drug Officials (AFDO) Grant Funds.

**Attachments:** [\\$2,314.36](#)

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

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

[19-3354](#)

Vote on a request to approve \$2,552.36 Association of Foods and Drug Officials (AFDO) Grant Funds.

**Attachments:** [\\$2552.36-AFDO Grant-Env Health](#)

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

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

[20-3396](#)

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

**A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, that these Appointments be approved. The motion carried by the following vote:**

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

[20-3397](#)

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

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

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

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

[20-3382](#)

Vote on a legislative request by the Board of Commissioners to consider county-initiated rezoning of thirty two (32) parcels in Gulf Township from R5- Residential to R1- Residential.

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

**A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, that this Resolution #20-05 adopting a Consistency Statement for the approval of County initiated rezoning request of thirty two (32) parcels in Gulf Township from R-5 to R-1 Residential, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

**A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, that this Ordinance amending the Chatham County zoning map, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

[20-3405](#)

Vote on a request to approve by Karelian Homes, Inc. for subdivision **Final Plat** review and approval of **The Lane at Cattail Creek**, consisting of 19 lots on 58.67 acres, located off Rebecca Lane, S. R. 2524, Hadley Township, parcel #60065.

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

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

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

[20-3410](#)

Vote on a request to approve Tax Releases and Refunds

**Attachments:** [1-7-20 to 1-31-20 Release and Refund Report](#)  
[January 2020 NCVTS Pending Refund Report](#)

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

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

[20-3411](#)

Vote on a request to approve the 2019 tax lien advertisement

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

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

[20-3403](#)

Vote on request to approve contract between the State of North Carolina and Chatham County for water supply storage in B. Everett Jordan Lake

**Attachments:** [Jordan Lake Water Storage Contract - Round 4](#)

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

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

[20-3413](#)

Vote on a request to approve a Fire Protection Contract for Goldston Rural Fire Department

**Attachments:** [Goldston Rural Fire Department Contract](#)

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

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

[20-3414](#)

Vote on a request to approve Chatham County Public Libraries submitting a grant application to the State Library to request funding to hire a consultant to conduct a community assessment.

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

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

[20-3416](#)

Vote on a request to approve having the Board of Commissioners authorize Dan LaMontagne as County Manager to sign and execute the construction contract for the new Chatham County Animal Services facility.

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

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

## End of Consent Agenda

### SPECIAL PRESENTATION

[20-3418](#)

Present Certificate of Extended Volunteer Committee Service with County Advisory Committees

*This item was postponed to a future meeting.*

### PUBLIC INPUT SESSION

*Megan Sykes submitted the following comments:*

*Dear Commissioners,*

*I am here tonight to provide public input regarding the proposed purchase of the Briar Chapel Wastewater Treatment Plant (WWTP) by ONSWC-Chatham North, LLC - a corporate entity independent from Old North State Water Company, LLC - which:*

- on November 5, 2018, was registered in the State of North Carolina, and*
- on January 3, 2019, entered into an Asset Purchase Agreement to purchase the Briar Chapel WWTP, and*
- in March, 2019, entered into an Asset Purchase Agreement to purchase the Fearington Village WWTP.*

*If these Asset Purchase Agreements are approved by the North Carolina Utilities Commission (NCUC), ONSWC-Chatham North will be required to apply to the NCDEQ for a permit to operate the current Non-Branch Discharge plant at Briar Chapel.*

*Between October 14 and October 24, 2019, I received a letter in the mail from the NCUC regarding the intent of ONSWC-Chatham North, after it becomes the owner of the Briar Chapel WWTP, to convert the current WWTP plant on the campus of Briar Chapel, where I own property, to a regional wastewater treatment facility.*

*As you can imagine, such a change, if approved, would have a material impact on the value of my property in Chatham County, as stated in my testimony to the NCUC on January 14, 2020, and particularly because my home is 0.23 miles from the perimeter of the proposed location of the regional wastewater treatment plant, on Parcel 87080.*

*It is my understanding that the Briar Chapel Master Planned Community is governed by a Conditional Use Permit (CUP), which is in turn governed by the Chatham County Compact Communities Ordinance (CCO). In the CCO, it clearly states:*

- "Compact communities shall: Show the location of all wastewater facilities needed for the compact community at build out in the sketch design submitted to Chatham County."*
- "To allow for ongoing public review, the developer of each proposed compact community shall furnish an as-built copy of the plans and specifications for wastewater treatment facilities, .... and management of the disposal and irrigation sites used for the compact community ... "*
- "The developer of each compact community shall conduct each of the following impact assessments: ... C. Environmental impact assessment"*

*These items were submitted originally to Chatham County by NNP Briar Chapel, LLC, in 2004.*

Further, the CCO states:

- "The developer shall require the operator of such systems to furnish the County with copies of any approved plans modifying said systems ... "

With that in mind, now that:

- (1) ONSWC-Chatham North intends to purchase both the Briar Chapel and Fearington Village wastewater utility system assets, which will have to be re-permitted to the corporation ONSWCChatham North, LLC, and
- (2) because ONSWC-Chatham North intends to make a significant, material change to the BC WWTP following the purchase, and
- (3) because the location of the new, proposed regional wastewater plant that ONSWC-Chatham North intends to build out utilizing branch discharge will be within the Briar Chapel Master Planned Community, and
- (4) because a new WWTP and associated National Pollutant Discharge Elimination System permit for branch discharge will have to be applied for and issued specifically for the newly designed Briar Chapel wastewater treatment plant, as per Jason Robinson of the NCDEQ on January 13, 2020, and
- (5) because the Briar Chapel Master Planned Community is governed by the current Conditional Use Permit, and
- (6) the current Conditional Use Permit is conditioned upon the most recent Environmental Impact Assessment, dated Sept 2004, and
- (7) the Environmental Impact Assessment specifically states that "the downstream waters of the Haw River and Jordan Lake should not be impacted by the development." (Attachment L); therefore, my questions for the Commissioners are as follows:
  - (A) On what date did, or will NNP Briar Chapel, LLC, be submitting detailed plans for the new ONSWC-Chatham North regional wastewater treatment plant for the Briar Chapel Master Planned Community under an amended Conditional Use Permit?
  - (B) On what date did, or will NNP Briar Chapel, LLC, be submitting an updated Environmental Impact Assessment for the Briar Chapel Master Planned Community, and corresponding CUP amendment, reflecting the impacts of the proposed new plant, including a statement on the amount of branch discharge that will be made to Jordan Lake, as well as the amount anticipated for future growth?
  - (C) And, on what date is, or will be, the quasi-judicial Chatham County public hearing scheduled for the said changes to the Briar Chapel Master Planned Community Conditional Use Permit?

The answers to each of these questions, which are under the purview of the Chatham County Board of Commissioners, are relevant to the pending hearing by the NCUC regarding the proposed purchase of the Briar Chapel and Fearington Village wastewater utility systems by ONSWC-Chatham North, LLC.

I appreciate your time today.

Alasdair McGregor submitted the following comments:

County Commissioners, Members of Staff: My name is Alasdair McGregor and I am here to talk about a proposed Satellite Annexation and associated rezoning request being considered by the town of Cary; 19-Rez-26: The Proposed development is in Chatham County at the corner of Mt Pisgah Ch. Rd and New Hope Ch. Rd.

My goal tonight is to ensure that you are aware of this proposal and that you are aware that the vast majority of the surrounding residents are not in support of it.

*The Process of building the Joint Chatham County/Cary Plan was long and arduous. It is a solid framework against which to measure ongoing decisions.*

*Regrettably, towards the end of the process, an island of higher maximum density rose out of the Green Very Low Density Residential area in this corner of the county.*

*This island is at the intersection of New Hope Church Road and Mt Pisgah Church Road and it straddles the 1 mile boundary from Lake Jordan.*

*There was strong public condemnation of this change and the Cary Planning and Zoning board voted (7 to 1) that this area remain VLDR.*

*We were not heard.*

*In November of 2019, a formal request for annexation and rezoning was submitted to the Town of Cary. The key parameters included:*

- 165 Houses*
- Age restricted*
- 7000 sq h lots (Because older people want smaller lots)*

*Lots in the surrounding neighborhoods average well over 5 acres.*

*In January, a Neighborhood meeting was held at the Cary Town Hall. At that meeting it was announced that the Age Restriction was being dropped. The meeting was well attended and contentious.*

*There will be at least one follow-up Neighborhood meeting - prior to the formal Public hearing.*

*If the Joint Plan Guiding Principles still stand:*

- No more than one dwelling per acre within 1 Mile of Lake Jordan.*
- Preserve the Rural Character of the bulk of this area while allowing for balanced growth.*
- Focus the most intense land uses close to the eastern boundary.*
- Protect Property rights of residents & landowners.*
- Preserve key open space, especially where needed to protect water quality.*

*Then this development proposal needs to change.*

*The residents of this corner of Chatham County would appreciate your support as the process moves forward.*

*Chris Tommerdahl submitted the following comments:*

*Dear Chatham County Board of Commissioners,  
I'm writing to urge you to follow the Planning Board's recommendation to reject the Pitt Hill X proposal to rezone parcel 2721 at 10329 US 15-501 N from residential to commercial (NB).*

*Based on an inventory of approved development made in conjunction with the Comprehensive Plan, "there is 636,000 square feet of existing non-residential uses in commercial centers along the 15-501 corridor and an additional 987,200 square feet*

*approved and unbuilt" not including Obey Creek or Chatham Park. Given this nearly one million square feet of commercial space still waiting to be built, we strongly support the Planning Board's recommendation to deny this use at this time.*

*At the developer's meeting with residents of adjacent properties, we asked why he was interested in this parcel rather than one already zoned for commercial use, and he led us to believe that he didn't have the resources to target any of those larger projects. We were therefore surprised to learn that this same developer has plans to develop Williams Corner, just across 15-501 from the parcel in question. Why, then, attempt to rezone a small residential lot for restaurant, retail and office space when it could be ideally situated in the walkable mixed-use Williams Corner? From information provided by the developer, the Williams Corner proposal includes approximately 100,000 square feet of self-storage space. Wouldn't the smaller proposal's restaurant, retail and office space be more desirable amenities for the walkable mixed-use development? It seems premature to approve this rezoning application before more is known about the plans for Williams Corner.*

*Many Polks Landing residents have lived in our neighborhood for decades and have experienced increasing pressure from growth in recent years. As a result, we are deeply concerned that rezoning this parcel would set a precedent and 'pave the way' for the other four narrow lots leading up to Polks Landing Rd and Polks Village to be converted to similar 'strip' commercial development. This concern is reinforced by the planned cross access easement that would allow an internal road connection between the parking lot and the parcel to the north with future development.*

*While the lots along 15-501 may not be well suited for residential use at this point, they are not wide enough to afford a conventional commercial layout that would respect the privacy of adjacent residents. With Polks Village, Chatham Downs and Williams Corner on the other three corners of the Lystra/15-501 intersection, we envision a more compatible use of the parcel in question on a scale more neighborhood friendly than a strip mall. We support the principles of the Chatham County Comprehensive Plan and believe that it provides the vision and guidance to do this.*

*The Comprehensive Plan allows for variability and flexibility in the areas designated as Community Centers. As an example of what this could look like, several nearby businesses along 15-501 utilize existing structures (Systems Health Care, Old House Bookkeeping, Steel Roots Home Decor) and have minimal impact on surrounding homes. These locations provide useful spaces for small, local businesses and at the same time preserve the character of established neighborhoods and our county's unique flavor. This is in stark contrast to the applicant's proposal that includes 99 parking spaces with 34% impervious surface.*

*We recognize that the county is changing; managing growth while protecting existing neighborhoods will be key to preserving quality of life, residents' sense of place and value, and the rural charm that makes Chatham County a desirable place to call home and to put down deep roots. We realize that this rezoning has implications for the remaining corner of the Polks Landing intersection, and we appreciate your attention to and concern for this topic. We have confidence that you will continue to competently direct growth in a manner that preserves the quality of our existing communities.*

*Thank you for your time and attention.*

*Angela Bond submitted the following comments:*

*Dear Chatham County Board of Commissioners,  
I stand before you today as a concerned resident of the Polks Landing neighborhood. There are several significant developments in the vicinity of our quiet neighborhood already in various stages of approval (Williams Corner), buildout (Briar Chapel and Polks Village), or unexpected transformation (Old North State's application to become a regional sewage treatment facility).*

*With so much change already underway, we are concerned about the conditional district rezoning request for parcel 2721. If approved, all four corners of the Lystra Road/Polks Landing/15-501 intersection will be heavily developed. We recognize that our community lies along the 15-501 corridor, and that the parcel in question is within an area designated in the "Plan Chatham" Comprehensive Plan. This same plan calls for flexibility in community centers and for retaining the unique character of Chatham County. Allowing commercial development on all four corners of this area does not seem in keeping with the spirit of this plan.*

*The developer states that they are interested in this parcel because it can support small, local business development. Yet the same developer owns and plans to develop 150 acres Williams Corner property. Bold also owns substantial land between Polks Landing and Briar Chapel's main entrance with signage advertising commercial occupancy pre-leasing.*

*Finally, there is a huge amount of yet-unbuilt, commercially zoned square footage already approved along the 15-501 corridor within just a few miles. With approximately a million square feet approved but not yet built, it does not seem reasonable or necessary to rezone this parcel. Rather, we want to see these existing approved areas undergo development prior to approval of additional, new non-residential land use. We are concerned that zoning changes made prematurely could lead to too much square footage being built out, resulting in abandoned or otherwise empty storefronts.*

*We appreciate the thought and discussion held around this proposal by the Chatham County Planning Board, which voted 8-3 to deny this conditional district rezoning request. As residents who are already significantly impacted by existing and planned development immediately adjacent to our quiet residential neighborhood, we respectfully ask that you deny this rezoning request in order to allow the one remaining quadrant of the Lystra/Polks Landing/15-501 intersection to retain its current residential character.*

*Thank you again for your time and attention.*

*William Kos submitted the following comments:*

*County Commissioners. Staff. My name is William Kos and I'm here with my wife, Kathleen. We wish to inform you of our concerns regarding a proposed development in our Mt Pisgah Church Road - New Hope Church Road neighborhood in northeast Chatham County (town of Cary rezoning request I 9-REZ-26.) This is a rural area that is just west of the American Tobacco Trail. East of the Trail, lies Cary with high density development. We live in the Woods of Chatham subdivision. which is adjacent to the proposed development. Markham Plantation subdivision is across New Hope Church Road. Both of these subdivisions have been here for more than 20 years and are composed of large 4 to 12 acre lots. Markham Plantation subdivision has many horse owners. Shad Lane, in this neighborhood also has large acreage homesites. The*

*undulating topography in this area limits visibility on Mt Pisgah Church Road and New Hope Church Road which are two lane country roads with bicycle and horse traffic.*

*Our area is within the Chatham County Town of Cary Joint Land Use Plan. Under that plan our area has a density of no more than one dwelling per acre. The proposed development of approximately 85 acres, calls for about 165 units on 7000 sq ft lots. This represents an island of higher density in this rural area, where the average lot size exceeds 200,000 sq ft. The land for proposed development was changed to the higher density per the request of the owners shortly before the joint land use plan was adopted. despite three times as many area residents requesting the original lower density. Furthermore, the Town of Cary planning board voted 7-1 to restore said plot of land to the original lower land use density. Nevertheless the higher density was granted. In 2014, a similar development ( I 4-REZ-09) was proposed for that land but, after neighborhood opposition, was withdrawn by the developer. Now six years later we are fighting the same fight.*

*While speaking on our own behalf, we have been in contact with many neighbors who share our concerns that the high density in the proposed development will severely impact the rural character of our neighborhood. We are seeking your help as our elected representatives to preserve the neighborhood we love. Thank you for your consideration of this matter.*

*Chatham Economic Development Corporation Alyssa Byrd submitted the following comments:*

*I'd like to express support for the proposed Pitt Hill rezoning from R-1 to a neighborhood business conditional district.*

*Through the development of the county's comprehensive land use plan, this area was identified through extensive public input as a high preference for retail and shopping.*

*The comprehensive land use plan was adopted in 2017. This parcel falls into what's identified as a community center in that plan.*

*A community center, according to the land use plan, is an ideal location for a retail hub, with a mix of retail, restaurants, services and office uses.*

*The vision adopted in the comprehensive land use plan calls for the creation of 14,000 new jobs by 2040. One of the biggest challenges facing businesses is finding a location to operate. This area is an attractive destination because there is demand for services with a growing population.*

*This proposed rezoning matches the county's adopted vision for development in the county. It promotes compact development in a designated area at a quadrant intersection, along a four-lane divided highway and across the street from an existing shopping center.*

*About half of a percent of the county's land use is currently commercial. This rezoning and future development will help achieve the adopted goal to diversify the tax base and generate more local jobs.*

*The Chatham County Economic Development Corporation board of directors unanimously adopted a resolution to support the county's land use plan and*

*development within the designated areas, such as this community center.*

*I also don't think we should conflate separate proposals. It doesn't have to be this or that. It can be both and still achieve the goals of our growth management plan and enhance Chatham's quality of life.*

*This small scale development is consistent with the vision that we've adopted and we encourage you to support the rezoning.*

*Stacey Donelan submitted the following comments:*

*Dear Commissioners,  
Thank you for the opportunity to speak today.*

*I'm here to provide another reminder that I, and hundreds of my Briar Chapel neighbors, strongly oppose the transfer of the public utility franchise of Fitch Creations dba Fearington Utilities to ONSWC - Chatham North, LLC in Chatham County, and further oppose ONSWC accepting any wastewater for treatment from any Chatham County entities other than Briar Chapel. We are vehemently opposed to the ONSWC facility located in the densely populated Briar Chapel subdivision becoming a regional wastewater treatment plant.*

*Additionally, I am concerned that as I learn of plans for new development along 15-501, Lystra Road, and Andrews Store Road (Williams Corner and Durham Farms), that those plans do not include dedicated onsite facilities for wastewater treatment. I was deeply troubled by the information provided by Bold Development that they plan to transport their sewage to the ONSWC plant in Briar Chapel. It seems as if it is being taken for granted by developers in the northeastern part of Chatham County that the ONSWC plant is available for use by them, saving them infrastructure costs, property depreciation, and health and nuisance issues while Briar Chapel will continue to suffer those same issues as ONSWC takes on clients other than Briar Chapel.*

*I hope the Commissioners will keep our objections in mind as new projects are proposed to them. Thank you.*

*Allison Snow spoke of her concerns about the Cattail Creek agenda item before the Board. She asked that the Board deny the request.*

*William Mauney spoke of his concerns about the Cattail Creek agenda item before the Board.*

*Steven Gangemi submitted the following comments:*

*Dear Chatham Board of Commissioners,  
I ask that you uphold the Planning Board's 8-3 decision on January 7th to not approve the rezoning of Parcel 2721. Though this is part of the Plan Chatham Comprehensive Plan it does not outright give a developer the guarantee of a successful rezoning as the Pitt Hill X developers have continuously made reference to as if it's within their rights to be rezoned. Though this community development node allows the possibility of rezoning from residential, we know that this node also goes into surrounding residential*

areas so it's a very grey area that the developers are trying to say they are entitled to be part of. They also say in their response to the Planning Board report from February 7th (point #4) that my property was rezoned and modified from NB to O&I before the Comprehensive Plan was adopted. This is entirely untrue. My rezoning process occurred after the Plan was already in effect so they essentially are in the same situation I was in.

The Pitt X representatives say they can't use the other commercially available spots but its only because they can't be as profitable elsewhere. They even state in response #1 to the Planning Board report that these areas are at "higher price points and are less conducive to the small, local businesses" they are trying to establish. Yet they continuously fail to mention that they are the developers of William's Corner – just one of the many commercial parcels available that is mentioned in the list, and one which they specifically refer to! They have a sign currently at William's Corner stating that it's a place where people can work and live but for some reason this does not work for their own business model?

If they wanted to, they could downsize and still have offices on this parcel, as I have done next door. This is about profit. They want two huge buildings occupying every bit of space that they can, and they have stated that they don't want to modify from a NB to O&I classification as I was asked to do two years ago.

I did not move my business from Orange County to Chatham County to suddenly be in a row of strip-mall activity. Actually, when I originally asked the Pitt X developer about the project, he commented on how my property value would increase! This is not why I moved my business to Chatham. I moved here to be in a wooded, nature surrounding. My patients stay longer and enjoy being on the property because of the Chatham greenery. My average patient drives an hour to see me and many come from Wilmington as well as the Blacksburg, VA area – almost four hours away. Each month I have patients fly in to see me for two to three days. The ones coming from other surrounding counties love the extra country drive and stay longer after treatments because they enjoy feeling like they are in nature. I want to preserve that and not lose it after less than two years of being in Chatham. I don't want to look out my office window at their buildings and I'd like to think that owners and patrons of a business there would also like to feel like they're in nature and not see roads, parking areas, and my fence and garage. Yet again in their response to the Planning Board (#3) they mention preserving the rural character of Chatham County. How is this possible with their current plan?

I ask the BOC that a NB classification not be allowed now, or ever, on this parcel to stay consistent with the recommendation I was given. Pitt X mentioned that they are removing many of the "busier" businesses from the NB classification but there are still many other businesses such as day care, churches, and restaurants than would greatly increase traffic with a NB. This parcel is going to set the precedence of the other currently for sale residential lots between here and Polk Village. If this one is allowed as proposed, then filling similar business models between here and Polk will be a certainty. This proposed infrastructure itself will be a larger square footage to land ratio than the Publix that was defeated two years ago. When more commercial real estate fills in to the north, it will be a much larger office strip than that original Publix.

The number of trees which will be taken down is significant. They have to take down trees to not only develop the septic (which is still a huge unknown) but also maintain. The 34% impervious surfaces is significant for this now-rural area. These surfaces are all pushed towards the front 2.5 acres because of the rectangular shape

*of the lot. I am on 2.0 acres. They're asking to put seven times more building space and nine times more parking spaces on an area just ½ acre larger than my lot.*

*Please keep this part of Chatham out of the strip-mall Cary image. If/when more commercial is going to come here then let's not just allow small businesses but small businesses in small offices with O&I rezoning rather than large office parks cramped into their maximum available space.*

*Chair Howard asked Planning Director Jason Sullivan to address the Cattail Creek agenda item that was on the Consent Agenda.*

*Mr. Sullivan explained that the Cattail Creek agenda item was approved earlier in the meeting as part of the Consent Agenda. This project was approved prior to the 2008 regulation changes and as a result it is not required to comply with the 2008 rules.*

## **PUBLIC HEARINGS**

### **[20-3380](#)**

A Legislative public hearing for general use rezoning request by Jeff Wilson dba Wilson Brothers Milling Co., Inc to rezone Parcel No. 63839, from R-1 Residential to IL Light Industrial, located off NC HWY 902, Bear Creek Township.

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

*Zoning Official Janie Phelps reviewed the specifics of the Wilson Brothers Milling Rezoning request.*

*Vice Chair Hales asked how many acres the parcel was and how many acres were available for development. Ms. Phelps stated it was 7.56 acres with .87 acres available to develop.*

*The Chair opened the hearing.*

*No one signed up to speak.*

*The Chair closed the hearing.*

**This Agenda Item was referred to the Planning Board.**

### **[20-3404](#)**

A Legislative public hearing for a request by Paul Brewer for a conditional district rezoning from R-1 Residential to CD-CB, Conditional District Community Business, for an indoor/outdoor storage facility, Parcel No. 60167 being 38.4 of 48.8 acres, located off Jordan Dam Rd, Haw River Township.

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

Zoning Official Janie Phelps reviewed the specifics of the rezoning request by Paul Brewer.

Paul Brewer and David Horinger spoke about their desire to create an indoor and outdoor storage facility.

Vice Chair Hales asked whether there would be two entrances. Mr. Brewer stated it would be impossible to have only one entrance.

Chair Howard asked if there would be lighting. Mr. Brewer stated there would be but it would be pointed down.

Commissioner Dasher asked whether the entrance on Jordan Dam Road was undisturbed. Mr. Brewer said there is an easement. They will only take down trees there that absolutely have to be taken down.

The Chair opened the hearing.

No one signed up to speak.

The Chair closed the hearing.

**This Agenda Item was referred to the Planning Board.**

## **BOARD PRIORITIES**

### 20-3406

Vote on a request by Mark Ashness, P.E. on behalf of Shaddox Creek Developers, LLC for subdivision **First Plat** review and approval of **The Conservancy at Jordan Lake**, consisting of 47 lots on 105 acres, located off Old US #1, SR-1011, parcel #66894, 5334, 5545, & 5557.

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

Planner Kimberly Tyson gave a presentation on First Plat review and approval of The Conservancy at Jordan Lake.

Vice Chair Hales asked whether there was hope that these lots might one day be sewer instead of septic. Mr. Mark Ashness stated they are septic but it would be difficult to guess what might happen in the future.

Commissioner Crawford asked whether there would be an HOA. Mr. Ashness stated there would.

Commissioner Crawford asked whether the nearby private gun range may become a noise nuisance. Mr. Ashness stated the gun range and subdivision could coexist.

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

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

### 20-3407

Vote on a request to approve by Mark Ashness, P.E. on behalf of Swain Land & Timber, LLC for subdivision **First Plat** review and approval of

**Seaforth Place**, consisting of 17 lots on 64.71 acres, located off Seaforth Road, SR-1941, parcel #91403.

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

*Planner Kimberly Tyson gave a presentation on First Plat review and approval of Seaforth Place.*

*Vice Chair Hales asked whether county water was available. Ms. Tyson stated county water is not available and they would be using private wells.*

*Chair Howard asked about the proximity to the new high school. Mr. Ashness stated it was about a mile away.*

*Chair Howard asked why the smoke zone was not more of a concern. Mr. Ashness stated the controlled burns don't occur very often, maybe once every ten years.*

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

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

[19-3294](#)

Vote on a Legislative request by Pitt Hill X, LLC for a conditional district rezoning from R-1 Residential to CD-NB for retail shopping center, Parcel No. 2721, located at 10329 US 15-501 N, Baldwin Township on approximately 5.01 acres.

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

*Planning Director Jason Sullivan gave a presentation on a conditional district rezoning for Pitt Hill X.*

*Commissioner Crawford asked whether it would be optional or required. Mr. Sullivan stated if this property is rezoned and they have to do a stub-out to the adjoining property, the applicant has to agree to that.*

*Vice Chair Hales asked what uses are allowed. Mr. Sullivan read the list of permitted and prohibited uses.*

*Vice Chair Hales is concerned by condition #3 about the cross access easement. Mr. Sullivan said that condition can be removed from the approval if the Board is inclined to recommend approval.*

*Commissioner Crawford asked whether there have been instances where the staff recommendation has been overruled by the Board of Commissioners. Mr. Sullivan stated it happens from time to time but the Board is the final decision maker.*

*Planning Board Chair George Lucier spoke on behalf of the Planning Board in opposition of the rezoning. Commissioner Dasher asked why it matters that there are ample commercial areas nearby when talking about a new commercial project but that same argument does not happen with residential projects. Dr. Lucier stated many commercial developments have been unsuccessful and the County should be careful of getting ahead of need. Commissioner Crawford said he believes the application*

demonstrates need. Dr. Lucier stated desire to build a commercial development does not mean it will be successful. It also doesn't mean that it is essential or needed at this time.

Commissioner Crawford stated he is trying to figure out how this project does not matchup with the nodes identified in the Comprehensive Plan. He is not sure that the Board should decide when and how those nodes are filled up unless there is actually a plan where everyone knows what the County prefers for a parcel. There is a need for a 15-501 plan, but in the absence of that plan he is having trouble with the Planning Board's wish for criteria that doesn't exist yet. Dr. Lucier said the Comprehensive Plan says the Board should have flexibility and variability in the nodes. The Board is expected to make those judgements. Chair Howard said it is absolutely the Board's responsibility to decide how and when the nodes fill in. The Board is the single barrier against strip malls. Without the Board standing in the middle and making a determination there is a risk of overdevelopment.

Commissioner Dasher asked what input did the neighboring community give when this node was proposed in the Comprehensive Plan. Dr. Lucier stated he doesn't recall input from that particular neighborhood. That is why the terms flexibility and variability are in the Comprehensive Plan. Chair Howard said there was input at those meetings from residents about the possibility of overdevelopment in Northeast Chatham County.

Vice Chair Hales stated she has a problem with the scale of the project. She is concerned a stub out would lead to another commercial strip in that area.

Commissioner Dasher stated he thought the reason the Board adopted a land use plan was to prevent overdevelopment but also identify areas where commercial development made sense.

Chair Howard asked if there was an intended use. Applicant Chris Erhenfeld stated they plan to put a second real estate office in this complex. There will be up to ten additional tenants in addition to his office. The only available space on 15-501 is the Ace Hardward building. The landlord is not willing to subdivide the building and he doesn't market it anywhere. Mr. Erhenfeld brought a client to look at the building and they only wanted half the space but the landlord would not agree. The space is highly customized for a hardware store and the landlord wants someone to rent that space in the condition it is in. They have interest in this project from attorneys, financial planners, bottle shop, and small retailers.

Chair Howard believes rezoning to O & I would still allow him to have his real estate office and might be an easier pill for the community to swallow. Mr. Erhenfeld said they haven't considered O & I but they do not think it will alleviate the handful of neighbors with concerns. He clarified that they did not request the stub-out, that was recommended by staff.

Commissioner Dasher asked if there is any commitment at this point to an undisturbed buffer. Mr. Ehenfeld stated they are not that far along in design. They will do their best to avoid as many trees as possible.

Diana – remove condition #3 for the stub out – applicant agrees.

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to adopt a consistency statement stating the rezoning requested is not consistent with residential development proximity. The motion failed by the following vote:**

**Aye:** 2 - Vice Chair Hales and Chair Howard

**No:** 3 - Commissioner Dasher, Commissioner Crawford and Commissioner Wilkie

**A motion was made by Commissioner Crawford, seconded by Commissioner Wilkie, that this Resolution #2020-08, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Dasher, Commissioner Crawford and Commissioner Wilkie

**No:** 2 - Vice Chair Hales and Chair Howard

*Vice Chair Hales requested that condition #3 for the stub out be removed. The applicant agreed to the request.*

**A motion was made by Commissioner Crawford, seconded by Commissioner Wilkie, that this Ordinance, attached hereto and by reference made a part hereof, be adopted as amended. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Dasher, Commissioner Crawford and Commissioner Wilkie

**No:** 2 - Vice Chair Hales and Chair Howard

## **MANAGER' S REPORTS**

*County Manager Dan LaMontagne and Assistant County Manager Bryan Thompson attended the Manager's Conference as well as Josh Stein's pretrial roundtable in Winston Salem. He also mentioned Opportunity Chatham is March 6th. Mr. LaMontagne has reached out to the Mayor of Pittsboro and Interim Town Manager to schedule a meeting to discuss how the County can be of help during the Town's transition.*

*Clerk Lindsay Ray mentioned Commissioner One on Ones will be on Friday. She also mentioned the Mock BOC meeting with the Boys and Girls Club is on Thursday at 4:30pm. The Legislative Breakfast is Friday, February 28th at 8:30am at the Agriculture and Conference Center. The ribbon cutting for the Health Sciences Building is March 12th at 3pm.*

## **COMMISSIONERS' REPORTS**

*Commissioner Wilkie attended the Coal Ash reclamation hearing at the Ag Center. Around five residents attended.*

*Commissioner Crawford stated CCCC was a finalist in the Bellweather Competition in the area of advising. CCCC is adding two bioprocessing labs.*

*Vice Chair Hales mentioned the Jordan Lake One Water initiative and is hopeful for recommendations that will be coming.*

*Chair Howard discussed Central Piedmont Community Action and its difficulty meeting financial obligations. She hopes the Board can discuss ways to help at a future meeting.*

## **ADJOURNMENT**

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

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