

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING, DECEMBER 16, 1996

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in regular session in the District Courtroom, located in the Courthouse Annex, Pittsboro, North Carolina, the regular place of meeting, at 7:00 P.M. on December 16, 1996.

Present: Chairman Margaret Pollard, Vice Chair Betty Wilson; Commissioners Uva Holland,
 John Grimes, and Henry Dunlap; County Manager, Charlie Horne; County Attorney, Robert L.
 Gunn; Assistant County Manager, Renee Dickson; and Clerk to the Board, Sandra B. Lee

The meeting was called to order by the Chairman at 7:02 P.M.

AGENDA

The Chairman asked if there were additions, deletions or corrections to the Agenda.

Commissioner Wilson moved, seconded by Commissioner Holland, to approve the Agenda. The motion carried five (5) to zero (0).

CONSENT AGENDA

The Chairman directed the Clerk to the Board to read the Consent Agenda. Commissioner Wilson moved, seconded by Commissioner Grimes, to approve the items listed on the Consent Agenda as read by the Clerk.

1. **Minutes:** Consideration of approval of Board Minutes for Regular Meeting held December 2, 1996

The motion carried five (5) to zero (0).

2. **Tax Releases:** Consideration of approval of Tax Releases, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

3. **Solid Waste Disposal Fees and Regular Tax Bills Paid in Error:** Consideration of a request for approval of Refund for Solid Waste Disposal Fees and Regular Tax Bills paid in error, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

4. **Immunization Funds Acceptance:** Consideration of approval to accept \$5,000 additional funds from the Immunization Section, NC Department of Health, Environment & Natural Resources (DEHNR), **Budget Amendment #9**, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

5. **Resolution #96-44 for the Addition of Road to the NC Secondary Road System:** Consideration of a resolution for the addition of Sycamore Lake Road in the Cedar Spring Subdivision to the North Carolina Secondary Road System, attached hereto and by reference

made a part hereof.

The motion carried five (5) to zero (0).

6. **Private Roads:** Consideration of a request from citizens for the naming of private roads in Chatham County:

- 1) George Brooks Drive
- 2) Oak Island
- 3) Patterson Drive

The motion carried five (5) to zero (0).

7. **Congratulatory Letter to Historic Spencer Shops:** Consideration of a congratulatory letter to be sent to the historic Spencer Shops, home of the North Carolina Transportation Museum in honor of their centennial celebration, a copy attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

8. **Resolution #96-45 to Amend the Purchasing Policy:** Consideration of a resolution to amend the Purchasing Policy

The motion carried five (5) to zero (0).

END OF CONSENT AGENDA

SPECIAL RECOGNITION

On behalf of the Board of Commissioners, Chairman Pollard presented Commissioner Holland with a plaque given in recognition for her service to Chatham County as Chairman of the Board of Commissioners from December 1994 through December 1996.

Commissioner Holland expressed her thanks and stated that she had enjoyed working with the Board and looks forward to working with them toward future Chatham needs.

PUBLIC INPUT SESSION

Jim Pridgen, 1108 Indian Creek Estates, Goldston, NC, stated that he had recently learned that N. G. Purvis Farms, Inc. had purchased 300 acres of land in Chatham County for the purpose of building an intensive livestock operation, specifically a hog raising operation beginning with 20,000 sows and within a year increasing the operation to 40,000 sows. He gave an overview of the amount of waste produced per day by a sow as compared to that of a human. He urged the Commissioners to get actively involved in this matter and stop it before the quality of Chatham County life is completely destroyed.

Margaret Kirkman, 686 Indian Creek Estates, Goldston, NC, submitted petitions to the Clerk, attached hereto and by reference made a part hereof, containing names that requests that the Gulf Township be zoned so as to protect their environment and residential property, especially those of intensive livestock operations.

Barbara Lorie, 117 Blue Heron Farm, Pittsboro, NC, stated that County is being buffeted on all sides

by growth impact from the Triangle region and witnessing the on slaught of land destruction brought on by the four-laning of Highway #64 to build the Pittsboro by-pass; that the County has yet to put into place plans for the impact that will come our way once the roads are completed. She stated that the County is a farming community and that the County cannot allow urban sprawl to destroy its way of life. She asked that this item be placed on the agenda to be considered in the upcoming budget

year. She suggested that Gary Phillips and Dollie Hunter be contacted to offer ways open land might be preserved.

PLANNING AND ZONING

Public Hearing

Sign Moratorium Public Hearing: Public hearing to receive public comment on an ordinance establishing a moratorium on the erection of off-premise outdoor advertising signs in Chatham County

Auburn Tripp, 2250 US #64 West, Pittsboro, NC, asked that the Commissioners consider allowing sign advertising on off-site premises. He stated that it is necessary for him to be able to advertise with mobile signs in order to conduct his auction business. He asked that the Commissioners consider a temporary-use, off-premises amendment to the sign ordinance; that many of his signs advertise estate auctions and that it is necessary that he be able to advertise with off-premises signs to make the sale as successful as possible. He asked that the Board not limit what he can do for his clients by not allowing him to use off-premises signs to advertise auctions.

Martin Spritzer, 595 E Fearrington Village, Pittsboro, NC, speaking on behalf of the Appearance Committee, stated that they support a sign moratorium. He stated that they feel signs are very important and present a visual image in the County; that they are interested in aesthetics and in keeping the rural preservation of the County; that they are interested in signs that are not visual distractions, or cause safety or traffic hazards; that for those reasons they feel it is well justified to regulate billboards or off-site signs. He stated that the committee does not take a position of prohibiting billboards altogether but feels the issue should be studied with possible regulations as to size, height, and spacing; that there should also be a maintenance ordinance to require the maintenance of existing signs and billboards or by requiring them to be taken down. He stated that they feel the County should also look into the existing sign ordinance in the zoned portion of the area.

Bunny Stone, 1412-C River Forks Road, Sanford, NC, stated that in sign research, she has found three things: 1) NC Department of Transportation (DOT) allows trees to be cut on the highway rights-of-way to be cut in order for billboards to be seen on private property; 2) Permit fees in North Carolina, determined in a DOT study, fell \$174,383 short of covering the cost of just enforcing the billboard law; and 3) Plan ahead to control areas where billboards are not wanted

Commissioner Grimes questioned the use of temporary signs for traditional use within the County as in advertising fund raisers for churches and volunteer fire departments.

Commissioner Dunlap moved, seconded by Commissioner Grimes, to table the sign moratorium for further discussion. The motion carried five (5) to zero (0).

Request by Kelly R. Davenport, Zoning Consultant for BellSouth Mobility for a Revision to the Existing Conditional Use Permit: Consideration of a request by Kelly R. Davenport, Zoning Consultant for

BellSouth mobility for a revision to the existing conditional use permit (water tank) to install a telecommunications site on the water tank located on Morehead Road in Governors Club

Commissioner Grimes moved, seconded by Commissioner Holland to find that the five findings be made and the request be approved as submitted with the following four conditions:

1. The equipment cabinet(s) shall be screened from adjacent properties with vegetation that provides all year 100% opaque screening within two years of planting.
2. The panel antennas, the supporting brackets, the cables and the conduit for the cables shall be designed and attached structurally and in appearance to the satisfaction of the Chatham County public Works Director and the Governors Club Architectural Review Board. The antenna cables, and other fixtures shall be designed, installed, painted, and maintained exactly as shown on the proposed drawings. The fixtures shall be repainted to match any change in the color scheme of the tank. No panel nor other appurtenance shall project above the height of the top of the sides of the tank.
3. The antenna shall be operated so as to cause no interference with the occupancy and use of neighboring residential properties and the use of radios, telephones, remote control, computer and any other residential devices of any type; nor interfere in any way with the use and operation of the antenna mounted on the tank used in connection with the operation of the tank and Chatham County emergency services.
4. After the antennas are installed and fully operable the applicant shall measure electromagnetic emissions. Emissions shall be measured at a distance of 300 feet from the base of the water tank when all eight time slots are in operation. The data shall be submitted to the Planning Board for information purposes only.

The motion carried five (5) to zero (0).

BOARD OF COMMISSIONERS MATTERS

Rescheduling of January 21, 1997 Board Meeting Date: Consideration to select a new meeting date for the regularly scheduled January 21, 1997 meeting date

Commissioner Wilson moved, seconded by Commissioner Grimes, to reschedule the January 21, 1997 meeting to Thursday, January 23, 1997. The motion carried five (5) to zero (0).

PLANNING AND ZONING

Request to Set Public Hearing on Flood Damage Prevention Ordinance: Consideration to set a date on which to hold a public hearing to receive public comment on Flood Damage Prevention Ordinance

Commissioner Wilson moved, seconded by Commissioner Grimes, to set January 23, 1997 as the date on which to hold a public hearing to receive public input on the draft of the Chatham County Flood Damage Prevention Ordinance. The motion carried five (5) to zero (0).

ECONOMIC DEVELOPMENT

County Participation to Fund Waterline Extension to Serve Cherokee Sanford Brick:

Consideration to request additional Chatham County participation in the funding of a waterline extension to serve Cherokee Sanford Brick in Moncure, NC

Commissioner Grimes, seconded by Commissioner Holland, to allocate \$9,600 out of the Industrial Utilities Assistance Fund of the \$13,300 needed with the \$1,700 balance to be taken from the water capital reserve fund with the understanding that they will be paid back as soon as the revenue becomes available. The motion carried five (5) to zero (0).

BOARDS AND COMMITTEES

- **Orange-Person-Chatham Mental Health, Developmental Disabilities and Substance Abuse Authority (OPC) Appointment and Alternate:** Consideration to appoint a member and an alternate to the Orange-Person-Chatham Mental Health, Developmental Disabilities and Substance Abuse Authority (OPC)

Commissioner Grimes moved, seconded by Commissioner Wilson, to defer a decision on this appointment until the next regularly scheduled Board meeting to be held on January 6, 1997. The motion carried five (5) to zero (0).

Transportation Advisory Committee Commissioner and Alternate Appointments: Consideration to appoint a Commissioner and an alternate to the Transportation Advisory Committee (TAC)

Commissioner Wilson moved, seconded by Commissioner Holland, to reappoint Commissioner John Grimes to the Transportation Advisory Committee. The motion carried five (5) to zero (0).

Commissioner Wilson moved, seconded by Commissioner Holland, to appoint Commissioner Margaret Pollard as an alternate to serve on the Transportation Advisory Committee. The motion carried five (5) to zero (0).

BOARD OF COMMISSIONERS' MATTERS

County Engineer Selection: Consideration of a selection of a County Engineer

Commissioner Dunlap moved to select the engineering firm of Finkbeiner, Pettis, & Strout, Inc. as the County Engineer.

After further discussion, Commissioner Holland moved to select the engineering firm of Hobbs, Upchurch & Associates, P. A. as the County Engineer.

Commissioner Grimes asked that information be compiled as to where the three recommended firms are serving as consulting engineering firms for either municipalities or counties at this time, how many there are, how long they have been there, and what type of projects in which they have been involved.

Commissioner Dunlap withdrew his first motion and moved to hold a meeting composed of three engineering firm representatives, Finkbeiner, Pettis & Strout, Inc., Hobbs, Upchurch & Associates, P.A. and W. K. Dickson & Company so that they may present information on their firms to the Commissioners and that the Board will be able to ask questions of them. Commissioner Grimes seconded the motion and the motion carried five (5) to zero (0).

Commissioner Wilson asked to see the track records of the firms with other counties.

The County Manager stated that he would try to have the information requested by Commissioners Grimes and Wilson available and delivered to the Commissioners in the near future.

Commissioner Grimes moved, seconded by Commissioner Dunlap, that the County move forward toward hiring a consulting engineer. The motion carried five (5) to zero (0).

Chatham County Board of Commissioners Chairmanship Rotation: Consideration of a process in which to rotate the Chatham County Board of Commissioners' Chairmanship

After consideration discussion, it was decided by general consensus to leave the rotation process of the chairmanship as it has been done in the past.

MANAGER' S REPORTS

- The County Manager informed the Commissioners of the following:

Strategic Plan Development Committee Meeting

- There will be a follow-up meeting with the Strategic Plan Development Committee on January 23, 1997 at 5:30 P.M. Sandwiches will be provided.

Chatham County School Board Meeting

- There will be an all-day work session with the Chatham County School Board on Thursday, February 13, 1997 from 9:00 A.M. to 5:00 P.M. with the place to be announced.

Engineering Firms Presentations

- The afternoon of the January 6, 1997 Board meeting will be reserved to hear presentations from engineering firms so that the Board may consider selection of a County consulting engineering firm.

Board of Commissioners Work Session

- The Manager asked for a discussion of a date on which to hold a Board work session to continue discussion of significant items from the Board retreat, i.e. water systems, health items, Jordan Lake allocation, etc.

Commissioner Grimes moved, seconded by Commissioner Holland, to hold a work session retreat on Thursday, January 16, 1997. The motion carried five (5) to zero (0).

Legislative Dinner

- The Manager stated that the General Assembly will convene the later part of January. He asked if the Commissioners would like for him to set up an evening legislative dinner meeting at which time the Commissioners could discuss items of interest to the County with the legislators. It was decided by general consensus that the meeting would be scheduled sometime during the first two weeks of January, 1997.

1997 Legislative Goals Conference and NACo Legislative Conference

The Manager reminded the Commissioners that the Legislative Goals Conference for the NC Association of County Commissioners is scheduled for January 9-10, 1997 and the NACo National Legislative Conference in Washington, DC is scheduled for February 28-March 4, 1997. He stated that registration needs to be made as soon as possible for best accommodations.

The Clerk asked that Commissioners who wished to attend the Legislative Goals Conference in January let her know on this date so that accommodations and registration could be completed. Commissioners Pollard, Wilson, and Holland stated that they wished to attend.

COMMISSIONER'S REPORTS

Commissioner Grimes asked the County Manager and Staff to prepare a summary sheet showing how many new employee positions are requested to be created and the total cost thereof in the new budget.

Commissioner Pollard stated that the Commissioners had elected her to cast a vote in their behalf at the Legislative Goals meeting. She asked that the Commissioner communicate to her the goals that they oppose so that she can vote accordingly.

Commissioner Pollard stated that Orange-Chatham-Person Mental Health Administration is applying for a grant from the NC Division of Human Resources, which will propose to provide supportive services to substance abusers in Orange, Person, and Chatham Counties who are in treatment or recovery, who are homeless or in need of improved living conditions, to help them get and maintain affordable and safe housing. She stated that the staff has requested a letter from the Chairman supporting the proposal and stating that there is a need for this kind of support for housing for substance abusers.

Commissioner Dunlap moved, seconded by Commissioner Grimes, to send a letter of support stating that there is a need for this kind of support for housing for substance abusers as well as support for the housing provider to work with the client rather than evict him/her. The motion carried five (5) to zero (0).

ADJOURNMENT

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Commissioner Dunlap moved, seconded by Commissioner Wilson, that there being no further business to come before the Board, the meeting be adjourned. The motion carried five (5) to zero (0), and the meeting was adjourned at 8:34 PM.

Margaret Bryant Pollard, Chair

ATTEST:

Sandra B. Lee, Clerk to the Board
Chatham County Board of Commissioners