

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING, MARCH 17, 1997

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 March 17, 1997.

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, Reneé 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.

Charlie Horne, County Manager asked that the following additions and deletions be added or removed from the Agenda:

- 1) Item #14, **Town of Goldston**: Discussion of details of the future plans for the Goldston Rescue Squad Unit, be removed from the Agenda.
- 2) Resolution for an Accounting Order for Revenues and Costs Associated with Rate Adjustment on April 1, 1997 be added to the Consent Agenda as Item #7A
- 3) Resolution for an FCC-1205 Tolling Order Extending Review period of FCC-1205 Form a Total of 120 Days Beyond the Submission Date to the Franchise Authority be added to the Agenda as Item #7B
- 4) A discussion item on Land Transfer Tax Legislation be added to the Agenda as Item #23
- 5) A discussion on an amendment to the proposed Impact Fee Legislation be added to the Agenda as Item #24
- 6) Closed Session for the Purpose of Discussing Personnel

Commissioner Grimes asked that his appointment to the Economic Development Commission be added as Item #19A.

Chairman Pollard asked that an appointment to the Land Use Planning Committee be added to the Agenda as Item #19B.

Commissioner Wilson moved, seconded by Commissioner Holland, to approve the Agenda with the

noted requests. 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 February 17, 1997 and Board Minutes for meeting with the Chatham County Board of Education on February 13, 1997

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

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

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

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

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

4. **Acceptance of Additional Funds from the Department of Environment, Health, & Natural Resources:** Consideration to accept additional State funds from the Department of Environment, Health, & Natural Resources in the amount of \$2,445.59 for utilization in the Environmental Health Services Division, **Budget Amendment #15**, attached hereto and by reference made a part hereof.

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

5. **Notification of Medicaid Rate Changes:** Notification of change in Medicaid rates effective February 1, 1997

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

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

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|---------------------------|----------------------|
| (1) Abeyance | (5) Four Oaks Circle |
| (2) All Our Children Lane | (6) Sneed Road |
| (3) Altadore Crescent | (7) Thomas Lane |
| (4) Fairview Road | (8) Walnut Glen |

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

7. **Program Name Change from CHORE to In-Home Aide:** Consideration to approve the program name change from CHORE to In-Home Aide

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

- 7A. **Resolution #97-12A for Accounting Order for Revenues and Costs Associated with Rate Adjustment on April 1, 1997:** Consideration of Resolution #97-12 for Accounting Order for Revenues and Costs Associated with Rate Adjustment on April 1, 1997

- 7B. **Resolution #97-13 for an FCC-1205 Tolling Order Extending Review Period of FCC-1205 Form a Total of 120 Days Beyond the Submission Date to the Franchise Authority:** Consideration of a Resolution for an FCC-1205 Tolling Order Extending Review Period of FCC-1205 Form a Total of 120 Days Beyond the Submission Date to the Franchise Authority

END OF CONSENT AGENDA

PUBLIC INPUT SESSION

Dick Huffman, 643 Mann's Chapel Road, Pittsboro, NC, stated that he was becoming increasingly alarmed at the uncontrolled, rapid growth, and urbanization of north Chatham County; that the charm of Chatham County is in the rural character and beautiful woodlands; that housing subdivisions are springing-up and destroying what once was attractive farms and woodlands; that traffic accidents which are caused by increased congestion and higher crime rates are much more prevalent; that the Commissioners need to come to grips with unplanned growth or north Chatham County will become a disagreeable urban sprawl; that the Planning Board needs to draw up a long-term plan limiting and controlling development, setting aside areas of land for nature reserves and park development. He urged the Commissioners to do everything possible to ensure Chatham County will be a good place to live in the twenty-first century.

David Zoffer, 588 Fearrington Post, Lot #23 Arbor Lea, Pittsboro, NC, stated that it is well-recognized by its citizens that Chatham County is on the brink of the most extensive growth and development in its history; that the issues and changes that will inevitably flow from the growth are complex, far-reaching, and require a process of careful and thoughtful consideration by everyone who will be affected by them; that one way by which the process is advanced is through public hearings that afford citizens a reasonable opportunity to be heard; that the value of that opportunity to be heard is substantially diminished when citizens do not receive advanced notice from planning and zoning agenda items; that in order to ensure that the public receives timely notice of the public business that is scheduled to be considered at any Commissioners or Planning Board meeting, it is vital that the respective agendas be published in the newspapers at least two weeks in advance of the meeting.

PLANNING & ZONING

Public Hearings

Request by Frank Bolton for a Revision to his Existing Conditional Use Heavy Industrial District: Public hearing to receive public comment on a request by Frank Bolton for a revision to his existing Conditional Use Heavy Industrial District with Conditional Use Permit for a truck terminal, repair shop, hauling, and storage yard and recycling industry on 15 acres of the John R. Callaway, Sr. property on the north side of SR #1011 in Cape Fear Township to include automobile (new and used) and accessory sales and sales of forestry products, forestry equipment (i.e. logging equipment and parts), tractors, lawn mowers, etc. and a garden center

Commissioner Pollard administered the oath/affirmation to those in attendance who wished to make

public comment.

Cindy Bland, 179 Hillsboro Street, Pittsboro, NC, stated that in March, 1996, Mr. Bolton appeared before the Planning Board and Commissioners for the rezoning of 15.08 acres for Heavy Industrial Conditional Use Permit for a truck terminal, repair shop, hauling and storage yard and work associated with the recycling of wooden shipping pallets; that the Conditional Use Permit was granted by both boards; that the request was intended to also allow for the retail sales of the by-product (mulch) and a garden center at which Mr. Bolton would like to be able to sell lawnmowers and forestry related products; that in order to do so, the State of North Carolina requires Mr. Bolton to have a dealership license which would require his applying for a revision of his Conditional use Permit for the garden center, sales of mowers and other forestry related products, including trucks and skidders, new and preowned; and that Mr. Bolton has invested a great deal in the property and no new building will be required for the operation of this business.

Mr. Bolton answered questions from the Commissioners.

There was no one present who wished to make further comments regarding this issue.

Request by John R. Callaway, Sr. for a Revision to his Existing Conditional Use Heavy Industrial District: Public hearing to receive public comment on a request by John R. Callaway, Sr. for a revision to his existing Conditional Use Heavy Industrial District with a Conditional Use Permit for a rock crusher on 100 acres on the north side of SR #1011 (Old US

#1) in Merry Oaks, Cape Fear Township, to allow a cellular communication tower on 6.681 acres

Cindy Bland, 179 Hillsboro Street, Pittsboro, NC, stated that the facility which will consist of a 240' cellular tower and two pre-cast concrete buildings will house the communications equipment; that this site was formerly granted a Conditional Use Heavy Industrial District with a Conditional Use Permit for a rock crusher which was not able to proceed due to lack of financial backing; that the tower will be fitted with a jewel lighting system making it a more expensive tower; that this site is needed for enhanced coverage along the road; that in order to continue to serve the public, they will need to reallocate the channels to meet the present needs of the market; that US Cellular has investigated co-location with 360 Communications Tower and were informed that the tower is full and that co-location would not be an option. She stated that there is another tower located nearby, but that it carries short-term communications equipment and would generally not be an appropriate tower for their use.

Don Monarch, a representative of U. S. Cellular, 8403 Kinston Pike, Knoxville, TN, stated that the newly proposed tower will be designed to accommodate another carrier for co-location; that the purpose of the site is to enhance hand-held portable coverage along Hwy. US #1 and to offer their customers continuous coverage as they travel to and from Raleigh; that they plan to accommodate GTE who is a Raleigh carrier; that it will be a self-supporting tower; and that dual lighting will be placed on the tower which will be in conformance with the FAA guidelines.

Mr. Monarch answered questions from Commissioners, Planning Board Members, and County staff.

Pete West, PO Box 781, Greenville, NC, stated that as a general contractor, one of the problems he has been having is that existing towers are designed and built with antennas that have been mounted at specific heights; that the towers are engineered to resist wind-load requirements by the specific placement of antennas or dishes; that they are trying to design a site that can be cohabited or used by another carrier, but the point loads must be designed within the tower; that even a stick antenna could not be simply attached at any point on the tower; that NC Building Codes were revised in 1996; and that for towers built prior to 1996,

it would be doubtful that engineering could be done to meet NC Building Codes for microwave dishes or existing antennas.

Gary Miller, 1803 S. Charlie's Blvd., Greenville, NC, pointed out the location of the tower and the relationship of the tower to the road to the surrounding property lines. He stated that this tower sits approximately one thousand feet back from the nearest highway; that the tower is positioned on land large enough that set backs are equal to or greater than the heights of the towers; and that the proposed tower is to be placed on a seven acre tract.

Request by North Carolina RSA#6 Limited Partnership d/b/a 360 Communications Company for a Light Industrial Conditional Use District: Public hearing to receive public comment on a request by North Carolina RSA#6 Limited Partnership d/b/a 360 Communications Company for a Light Industrial Conditional Use District with a Conditional Use Permit for a Communication Tower on 6.976 acres owned by Gordon B. and Corinna H. Herbert, east of Hwy. #751, Williams Township

Jerry Eatman, 3625 Laurel Hills Road, Raleigh, NC, stated that 360 Communications, formerly known as Sprint/Centel, has been one of the two licensed cellular providers in Chatham County for over ten years; that during that time period, they have built four transition towers due to growth within the system; that they have averaged one tower per year; that the demand for service has grown so much within the last year, that they need a transmission site within the requested area; and that prior to building, they look for an existing facility on which to place additional antennas.

Stacy Glasgo, stated that the purpose of the site is to fill in the large gap for continuous coverage in the north eastern part of the County; that the problem with multiple sites is that the quality is not what they would like for it to be; that the tower will help them to reuse their frequencies and provide more capacity in other areas so that they can continue to serve the area with their existing sites as the population grows.

Request by Glenwood Development Company, Inc. for JHH Associates, Ltd. for a Conditional Use Business District: Public hearing to receive public comment on a request by Glenwood Development Company, Inc. for JHH Associates, Ltd. for a Conditional Use Business District with a Conditional Use Permit for a shopping center on 12 acres (portion of Park & Stay Mobile Home Park) located at the southeastern corner of the intersection of US #15-501 and Mann's Chapel Road (SR #1532)

Mark McBee, PO Drawer J, Siler City, NC, stated that with the new highway across the County, the road will provide faster access to the Raleigh, Durham and Chapel Hill areas; that as a rule, the new residential areas will support themselves by taxes; that this particular proposed project will be good for a couple of reasons: 1) increase tax base; 2) provides an opportunity for additional industrial development.

Dick Huffman, 643 Mann's Chapel Road, Pittsboro, NC, stated that he was opposed to the proposed shopping center due to traffic congestion and over-crowding; that Cole Park Plaza already has a number of vacancies; that another shopping center was recently rejected in close proximity on Old Lystra Road; that this is neither the time nor the place for a new shopping center and the proposal should be rejected until the time there is a more positive need for one.

Patrick Hennigan, 118 Westfield Center, Mooresville, NC, President of Glenwood Development Company, Inc., stated that his company was a reputable and honest company; that they are very excited about the opportunity to work in Chatham County; that there is a great demand from retailers to invest in the County; that some of the problems existing with Cole Park Plaza are not due to lack of market for demands for space but are due to being managed from afar; that this problem could be alleviated with a better

management team; that if the proposed shopping center is allowed, citizens will see Cole Park Plaza because they will be forced to upgrade to compete with the project; that competition is a good thing for the consumer; and that this will ultimately result in price competition which will result in a greater variety of services.

Raymond Collins, Collins Commercial Properties, Winston-Salem, NC, real estate broker stated that in his opinion, the new shopping center might have a very positive impact on the existing food store location in the adjacent center; and that it might bring additional customer dollars to the area.

Deborah Ellington, 492 Adolph-Taylor Road, Pittsboro, NC, stated that she has seen a lot of changes in the proposed shopping center area; that if the new center is allowed to build, it may put Cole Park Plaza out-of-business; that most of the tenants will probably not be able to move and will not be able to afford higher rents; that this will cause them to go on Welfare; that there will be a lot of problems, accidents, and crime that Chatham County law enforcement will have to deal with; that there will be a lot of competition with some winners and some losers; that she doesn't think it is fair for people to lose their business, homes, and jobs so people can make money no matter how it affects others.

Catherine Holland, 608 Airport Road, Chapel Hill, NC, owner of Park and Stay Mobile Home Park, stated that the proposed site area is a strategic site location for additional shopping; that Hwy. #15-501 is going to be widened; that this is a major intersection; that it is timely because of the sewer situation; that there is great expense involved in septic systems and water lines breaking; that the willing and able to purchase and improve the existing sewer system to accommodate their needs in compliance with the state requirements as well as; that the back part of the property will be continued as a mobile home park; that Glenwood Development Company has been professional and thorough in their research for the project and have the necessary backing to carry it through.

David Zoffer, 588 Fearington Post, Pittsboro, NC, stated that there has not been a lot of time for the public to be aware of everything on the agenda; that he was contacted on Friday which did not allow enough time to contact property owners for a meeting; that his initial reaction to the proposal affects three areas: 1) Trash-that more trash will be generated due to the greater number of people in the area; 2) Water- that the quality of the well-water for people in the area; and 3) Appearance-that will it be in keeping with the rural character of the County.

Linda Zoffer, 588 Fearington Post, Pittsboro, stated that they would like to have the time to further study the issue before intelligent comments can be made; that the application is vague without specifics in dealing with lighting, water, turning lane design, landscaping, building design/height, amount of non-permeable surface, and security. She asked who the retailers are who wish to invest in Chatham County.

Gary Anderson, 79 Silverberry Road, Pittsboro, NC, spoke in favor of the new shopping center for several reasons: 1) as a means to lower the tax base by sound, environmentally-safe commercial/retail growth; 2) that additional development would be possible as a result of the sewage package, therefore, the economic impact could be significantly higher; 3) that Glenwood Development is a credible and reputable organization which deserves the County's assistance. He urged the Board to approve the project without delay.

Request by Governors Club Limited Partnership for a Revision to Their Existing Conditional Use Permit: Public hearing to receive public comment on a request by Governors Club Limited Partnership for a revision to their existing Conditional Use Permit to add 11.534 acres (Noell Tract) to Governors Club PUD, to delete requirement for periodic traffic studies and to allow three-story apartment buildings provided sprinklers are included

Mark Ashness, 5421 Dunmore Road, Wilmington, NC, with McKim & Creed Engineers, P.A. spoke on behalf of Governors Club Development stating that they were requesting three modifications to the current Plan Unit Development plan formerly approved by the Board as follows: 1) Addition of the 11.534 acre Noell Tract to be a residential neighborhood in Governors Village; 2) Delete requirement for periodic traffic studies since turning lanes are being added at both affected intersections; and 3) Allow three-story apartment buildings provided sprinklers are included. He stated that these minor revisions to the PUD are in accordance with the purposes of planned development.

RECESS

The Chairman called for a five-minute recess.

Request by Big Woods Development L.L.C. for a Zoning District Change: Public hearing to receive public comment on a request by Big Woods Development L.L.C. for a zoning district change from RA-5 to RA-40 with a Conditional Use Permit for a Planned Unit Development of 516 dwellings on 597.894 acres owned by Harris Family Land Trust located off SR #1716 (Big Woods Road) in Williams Township

Commissioner Pollard administered the oath/affirmation to those in attendance who wished to make public comment and had entered the meeting after the oath had first been administered.

Cindy Bland, PO Box 147, Pittsboro, NC, Attorney for Big Woods Development Team, stated that Big Woods Development L.L.C. is applying to Chatham County for approval of an RA-40 zoning district and Planned Unit Development in the Big Woods area of northeast Chatham County. She stated that as a carefully planned community, Astoria will encompass a public championship golf course in a naturally beautiful setting; that it will be situated at the Triangle's doorstep, close to Raleigh, Durham, and Chapel Hill, and yet serenely removed in its own protected sanctuary; that the application includes a state-of-the-art wastewater treatment facility, central water system, and an extensive curb and gutter storm drainage system; that lakes

and retention ponds, while providing recreation, beauty, and water for the golf course, will supply back-up sediment control; that by State standards, the 356 single-family homes and 160 townhouses qualify as a low-density development; that the golf course occupies 244 acres and is the largest designated portion of the tract; that the design and engineering features meet or exceed all State and County standards; that public roads will be built to State standards constructed with curb and gutters; that County water, at Astoria's expense, will be extended over four miles to the site at a cost of over a half million dollars; that the sewer will be a state-of-the-art; that erosion and sedimentation shall be controlled during construction by sediment basins in conjunction with silt fences, diversion ditches, and phasing to limit exposure; and that this project will generate an expected gross of \$2.25 million in taxes.

Tim Walker, 915 Windy Ridge Road, Chapel Hill, NC, stated that he does not oppose new development within the current zoning guidelines; that he strongly opposes the requested zone change for the Astoria development; that the Chatham County Zoning Ordinance states that in granting a conditional use permit, the Planning Board and Commissioners shall make the five affirmative findings; that while all five findings can be questioned, two of them, numbers three and four, are not met by the proposal; that number four states that the requested permit will be consistent with the objectives of the land Development Plan; that the proposed Astoria development is inconsistent with the Plan in its general guidelines and specifically with regard to Big Woods; that number three states that the requested permit will not impair the integrity or character of the surrounding or adjoining districts and will not be detrimental to the health, safety or welfare

of the community; that the character is predominantly rural; that they are concerned that the intense use of herbicides, insecticides, and fertilizers used on the golf course will get into the ground water and be detrimental to their health; that large scale erosion during and after construction will also have a detrimental impact on their community; that while the developers claim to minimize disturbance, they show more than half of the total acreage will be reshaped; and that when trees and all other vegetation is removed, erosion is inevitable. He stated that as Chatham County receives more pressure to grow, it is important to follow plans that were thoughtfully developed.

Carolina Thomas, 42 Winon Ridge Road, Chapel Hill, NC, stated that she is not opposed to development as it stands in an RA-5 rating, but that she is deeply concerned about having this type of development in her area; that she is particularly concerned regarding the potential of pollution of well water from the run-off of pesticides and fertilizers used on the golf course.

Craig DeBussey, 119 Tanager, Chapel Hill, NC, asked everyone to think about why they were in Chatham County. He asked how the citizens could be assured that the chemicals used on the golf course would not get into the lungs; that odor may be a consideration; that when he reads the application, he is troubled by a description of the development who wants to be in the county but not a part of the county; that he does not see why the development company does not think they should have to abide by the Land Use Plan adopted for that part of the county. He stated that he would like to see the plan modified so that it complies with the Land Use Plan and he wants to know that Astoria will not have a negative environmental impact on the land, lake, and on the residents.

Joan Royer, 238 Jordan Hills Drive, Chapel Hill, NC, stated that she was very opposed to having development of that size density sitting in their rural, local community; that the people who live here do so because the County is rural; that if the development is built, traffic will greatly increase; that school children are picked up by busses directly along Big Woods Road and that increased traffic will be hazardous to their health. She urged the Planning Board and the Board of Commissioners to review the realities of the development carefully.

Elizabeth D'Amico, 868 Jordan Hills Drive, Chapel Hill, NC, analyzed the Astoria application. She stated that the application claims that the only options available to the land owner are: 1) Do nothing and leave the land in its natural state; 2) Clear-out; 3) High-density development and that in order for the present owners to realize a profit, their most desirable solution is to rezone from RA-5 to RA-40. She stated that there are many shortcomings in the

proposal which warrant a comprehensive cost-benefit analysis that will critically weigh the developers and County's gains against the social cost imposed not only on the adjacent tenants but on everyone who relies on Jordan Lake for their water supply and for recreation; that there are several different means for pesticides, herbicides, fungicides, and fertilizers to enter surface and ground water; that they are not addressed in the application; that volatilization, adsorption and degradation, leaching are conspicuously absent; that the proposed site has low soil adsorption, near surface water, low organic matter, shallow water table, and irrigated and sloping land. She submitted to the Planning Board documentation used to support her analysis.

Paul Savina, 233 Jordan Hills Drive, Chapel Hill, NC, stated that he was against the proposal and commented on a list of hazardous chemicals which he stated had a half-life significantly higher than stated in the Astoria report. He named one insecticide, trichlorfon, which he stated is especially hazardous and stated that the short-term toxic effects may include death of animals, birds, or fish and death or low growth rate in plants. He stated that he agreed with Ms. D'Amico's comments regarding this matter.

David Zoffer, 588 Fearrington Post, Pittsboro, NC, stated that he was opposed to the development;

that the project is too taxing on the existing water table and the rural quality of life of Chatham County. He urged the Commissioners and the Planning Board to give due consideration to all the ramifications of this and similar developments within the County to ensure that Chatham's beautiful tree lines do not become roof lines and that Big Woods Road does not become "No Woods Road".

Garry Anderson, 79 Silverberry Road, Pittsboro, NC, stated that his recent opposition to the impact fees was that it hurt too many working families and young people. He stated that he has always been a proponent of affordable housing. He offered his unconditional support for the project. He stated that after spending a substantial amount of time reviewing the proposal, he found it to be complete, professionally prepared, and without serious flaws. He urged the Board to move the project forward and continue the effort to help the tax base grow in property taxes.

Liz Cullington, 420 Thompson Street, Pittsboro, NC, stated that she also opposed the requested change in zoning from RA-5 to RA-40; that everyone living in Chatham County would be affected by the change; that the developers could make money on the project without changing the zoning; and that with one hundred houses costing \$300,000 on the five hundred acres inside the current zoning, it would be less than 2% for the cost of the houses.

Ray Greenlaw, 2 Jordan Drive, Pittsboro, NC, offered his comments from two perspectives: 1) as a property owner and resident of the RA-5 zoned (Big Woods) district in which the parcel in question is located; and 2) as a Chatham Citizen who is directly involved in the effort to secure and protect sources of water adequate to sustain Chatham residents and commercial interests through the foreseeable future. He stated that the Astoria application for rezoning requires a watershed decision; that in adopting the "Land Development Plan for Eastern Chatham County: and enacting the implementing zoning ordinance, the County took its first significant, proactive step in the effort to manage effectively the future growth of the County; that approval of this application would return the County to the reactive mode that has proven disastrous in past efforts to influence the County's growth; that such a decision would set a dangerous precedent for subsequent actions on development proposals for that area of the County where growth pressure is most intense; that this is the initial attempt to breach the development limitations imposed by the RA-5 district; that it would become impossible to maintain the rural character of the Big Woods area which existing limitations on development were designed to preserve; that another major concern relates to protection of Chatham County's principal water supply source, Jordan Lake; that the Land Development Plan cited this issue as a principal element of its rationale for recommending that the Big Woods District be zoned "rural" with land uses limited to residential and agricultural and minimum lot size of three acres; and that the parcel of land on which Astoria would be developed lies within the designated "Watershed Critical Area" for Jordan Lake. He challenged the validity of the applicant's conclusion that development of this parcel for large lot residential use is economically not

feasible; that the existence and continuing addition of such developments in the immediate vicinity of Jordan lake, including two on Big Woods Road and Jordan Woods where he owns property and resides, demonstrates that this conclusion is not supported by relevant facts.

Karen McBride, 125 Pioneer Path, Chapel Hill, NC, stated that her property adjoins the proposed Astoria development; that she received no notification of the proposed development from Chatham County; that she is concerned that this is not rural Chatham County any more; that if the proposal moves forward, she will have to move; and that current zoning needs to be maintained

Barbara Lorie, 117 Blue Herron Farm Road, Pittsboro, NC, stated that as a concerned citizen of Chatham County, she has been attending industrial swine operation meetings for the last two years and sees no difference in those and this hearing; that the waters of this development will be polluted; that she

estimated that there will be approximately 18,000 motor vehicle trips per day in and out of the development; that she is requesting a performance bond and an environmental impact statement before this request proceeds further; that if the proposal is adopted, a 30-year well-testing on the property to see what happens to the water with the use of the pesticides and herbicides.

Katherine Smart, 1152 Gallop Road, Pittsboro, NC, stated that she had not received notification of the proposed development; that there are three main issues: 1) What will it do to the water? 2) What will it do to the already over-crowded, under-funded schools? 3) What will it do to traffic? She stated that she felt that the report was slanted and self-serving. She urged the Commissioners to get the facts.

Dr. Charles Peacock, a member of the NC State University Faculty, stated that he had been involved in approximately twelve golf course projects within the last five years over the United States; that a risk assessment will be done on the golf course based on soil types, pesticide properties, proximity to certain areas and where buffers will be needed. He stated that pesticide properties will be assessed before a final decision is made.

Dr. Robert C. Borden, 5017 Theys Road, Raleigh, NC, associate professor in civil engineering at NC State University, stated that his specialty is surface and ground water quality; that the developer was very concerned about the downstream waterfall and asked that he take a look at what the local impact would be; that the ponds are very effective at removing nutrients which is what the State recommends.

TOWN OF GOLDSTON

~~**Town of Goldston:** Discussion of details of the future plans for the Goldston Rescue Squad unit~~

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This item was removed from the Agenda.

HEALTH DEPARTMENT

Bad Debt Write-Off for General Health Services and Home Health Divisions of the Chatham County Health Department: Consideration to approve bad debt write-off for the General Health Services and Home Health Divisions of the Health Department

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Commissioner Wilson moved, seconded by Commissioner Grimes, to approve the Health Department's bad debt write-off totaling \$16,868.67 for the period July 1, 1995 through December 31, 1995. The motion carried five (5) to zero (0).

COUNCIL ON AGING

Older Adults Recognized as Chatham County Priority: Consideration of a letter requesting older adults be recognized as a priority in Chatham County

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Dr. Harbin, Chatham County Council on Aging, Board Chairman, stated that they were before the Commissioners because they noticed that the Commissioners priority listing did not include older adults services; that because 20% of the County's population is at age 65 years or over, it is one of the fastest growing segments of the population; that currently, the growth in the older adult population outpaces that of the State by approximately 4%; that out of 85% of the nearly 9,000 older adults living in rural settings, many (17%) are poor; that the Council is not asking for much in the way of funding for the coming year; that they do, however, ask that the aging be given priority, to be recognized by the County Commissioners and others for what it is; that to not call aging a priority is disappointing to those who have always lived in the County

and paved the road for the opportunities now available. He asked that a letter from the Council Board of Directors be given consideration asking that the older Chatham County population be given priority.

The Commissioners took no action on this request.

DEPARTMENT OF SOCIAL SERVICES

Acceptance of Additional Funds From State and Federal Sources and Reallocation of Money: Consideration to accept additional funds from State and Federal sources and reallocation of money between program line items, **Budget Amendment #14**

- Commissioner Wilson moved, seconded by Commissioner Holland, to approve **Budget Amendment #14**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

KIDSCOPE PRESENTATION

KidScope Presentation: Presentation of a program of the OPC Area Program (formerly "OPC Mental Health Center") by Adam Levinson

- Adam Levinson, stated that KidScope is an early intervention program which provides specialized mental health services to children ages 0-6 who are experiencing social, emotional, and/or behavioral difficulties; that in nine years of service to the Orange County community as part of the Orange-person-Chatham Mental Health Center, KidScope has served over six hundred children who were referred for problems ranging from dangerous aggression to debilitating withdrawal; that recently, with the help of a small Smart Start grant, services were extended to a limited number of Chatham County children and families; that in both Orange and Chatham Counties, KidScope is the only public mental health resource serving the 0-6 population.

Mr. Levinson further stated that children are referred to KidScope by a variety of sources including parents, child care providers, the Department of Social Services social workers, public health nurses, pediatricians, attorneys and guardians-ad-litem; that some children have been experiencing only temporary anxiety due to changes in their lives but many more have been profoundly affected by abuse, neglect, divorce or other traumatizing factors; that KidScope services has been designed to be responsive and comprehensive in nature; that main service components include screening and evaluation, customized counseling and education for families, therapy for children, technical assistance and training for child care providers, service coordination, and for those children with the most severe needs, a therapeutic preschool; that KidScope's brand of prevention is backed by evidence for the cost effectiveness of helping emotionally-troubled children and their families during the child's formative years.

He stated that since the program began in 1988, referrals to KidScope have nearly doubled from 65 children per year to 118 per year; that requests from child care providers for training are also at an all-time high; that at current funding levels, KidScope's small staff cannot meet the rising demand for services; that more funding must be secured in order to increase staff time and/or hire additional staff; that they have requested an increase in funding from both OPC

and Orange County Commissioners, and are seeking a number of private foundation grants, but that their future remains uncertain; that at present, KidScope's one part-time therapist in Chatham County can serve only seven to ten families; that they would like to expand their services to reach a broader group in Chatham County; that this would require more funding marked specifically for that purpose;

and that the Orange County Commissioners have been a primary source of KidSCOpe funding since the program began.

Mr. Levinson asked that in order that they may consider expanding their services in Chatham County, they would like to request whatever level of support the Commissioners feel is warranted.

Commissioner Wilson moved, seconded by Commissioner Grimes, that the staff consider KidSCOpe in the budget process. The motion carried five (5) to zero (0).

BOARDS AND COMMITTEES

Economic Development Commission Appointments: Consideration to appoint two members to the Economic Development Commission

Commissioner Wilson moved, seconded by Commissioner Grimes to appoint Pemberton Hobbs to the Economic Development Commission. The motion carried five (5) to zero (0).

Commissioner Wilson moved, seconded by Commissioner Grimes to appoint Andy Starling to the Economic Development Commission. The motion carried five (5) to zero (0).

Commissioner Grimes moved, seconded by Commissioner Dunlap, to appoint Don Tarkenton to the Economic Development Commission. The motion carried five (5) to zero (0).

Land Use Planning Committee: Consideration to appoint a member to the Land Use Planning Committee

Chairman Pollard asked that Joseph Johnson be considered for service on the Land Use Planning Committee.

Commissioner Pollard moved, seconded by Commissioner Wilson, to appoint Joseph Johnson to the Land Use Planning Committee. The motion carried five (5) to zero (0).

Town of Siler City Planning Board/Board of Adjustment Alternate ETJ Appointment: Consideration to appoint an alternate ETJ member to the Town of Siler City Planning Board/Board of Adjustment

Commissioner Grimes moved, seconded by Commissioner Wilson, to appoint Dr. Tim Scheetz to serve as an alternate member on the Town of Siler City Planning Board/Board of Adjustment. The motion carried five (5) to zero (0).

BOARD OF COMMISSIONERS' MATTERS

April Budget Meetings: Consideration to set five to seven dates in April for budget meetings

The County Manager explained that at the Commissioners December retreat, they had asked to hold budget meetings to be held in different areas (Pittsboro, Siler City, Goldston, Silk Hope, Moncure, and North Chatham) of the County as follows:

April 8, 9, 15, 17, 28, 29, and 30

It was decided that the meeting dates would be held on the above dates with the exception of April 15, 1997.

Commissioner Grimes asked for the meetings to be held in Moncure and North Chatham on Tuesday nights.

MANAGER' S REPORTS

The County Manager informed the Commissioners of the following:

- 1) He stated that the County had been notified by the EDA that we are eligible for \$400,000 for infrastructure coverage due to Hurricane Fran, and that we are now in the process of pursuing the matter with all due haste.
- 2) He stated that there would be a forthcoming MAPS revision for C. W. Harris, Utilities Supervisor.
- 3) He reminded the Commissioners of the District Association of County Commissioners Meeting in Durham on Tuesday, March 18, 1997 from 12:00 - 3:00 P.M.
- 4) He explained that two items of legislation prepared by Attorney Bob Gunn needed to be considered for the Land Transfer Tax and an amendment to the Impact Fee as follows:
 - A) A Bill to be Entitled "An Act to Authorize Chatham County to Levy an Excise Tax on Instruments Conveying Real Property in Chatham County"
 - B) A Bill to be Entitled "An Act Modifying the Authority of Chatham County to Impose Impact Fees"

Land Transfer Tax

- Commissioner Grimes moved, seconded by Commissioner Wilson, that a bill to be entitled "An Act to Authorize Chatham County to Levy an Excise Tax on Instruments Conveying Real Property in Chatham County", to set the rate at ten cents per one hundred dollars effective July 1, 1997, be transmitted to the Legislative Delegation so that they may work for passage of the bill. The motion carried five (5) to zero (0).

Impact Fees

- Commissioner Wilson moved to support a bill to be entitled "An Act Modifying the Authority of Chatham County to Impose Impact Fees". The motion died for lack of a second.

Communications Towers Moratorium

- The County Manager asked for direction in bringing before the Board the issue of the communications towers moratorium.

The Board asked that after the current applications which have been accepted by the Planning Board are processed, that any other applications be cut off until the issue of a moratorium is decided.

COMMISSIONERS' REPORTS

Commissioner Grimes stated that he enjoyed the CCHIP presentation during the past weekend and that on KidSCOPE during the Board meeting. He congratulated the Tar Heel Fans on their victories!

CLOSED SESSION

Commissioner Wilson moved, seconded by Commissioner Grimes, to go out of Regular Session and into Closed Session for the purpose of discussing personnel. The motion carried five (5) to zero (0).

REGULAR SESSION

Commissioner Grimes moved, seconded by Commissioner Wilson, to go out of Closed Session and reconvene in Regular Session. The motion carried five (5) to zero (0).

ADJOURNMENT

Commissioner Wilson moved, seconded by Commissioner Grimes, 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 11:17 PM.

Margaret Bryant Pollard, Chair

ATTEST:

Sandra B. Lee, Clerk to the Board

Chatham County Board of Commissioners