

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**RECONVENED MEETING, NOVEMBER 06, 1997**

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The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, reconvened their meeting, located in the Central Carolina Community College, Board Room, 764 West Street, Pittsboro, North Carolina, at 6:30 P.M. on November 06, 1997.

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

The meeting was reconvened by the Chairman at 6:55 P.M.

**AGENDA**

The following Agenda was set by consensus:

- 1) Rezoning/Conditional Use Request
- 2) Work Session with Planning Board
- 3) Closed Session

**Planning and Zoning**

Keith Megginson, Planning Director, explained a request for a zoning district change from RA-40 (Residential-Agricultural) to Heavy Industrial Conditional Use District with a Conditional Use District Permit for an industrial facility that recycles scrap metal and manufactures structural steel and for other industrial uses on approximately 1,260 acres off SR #1912 (Christian Chapel Road) and SR #1924 (Moncure-Flatwood Road) in the Cape Fear Township.

After a discussion, Commissioner Wilson moved, seconded by Commissioner Holland, to accept the recommendation of the Planning Board and the Planning Department as follows:

- a. A decision be tabled on uses other than the six previously recommended.
- b. The five required findings be made and the following six uses be approved with the attached 10 conditions.
  - Distribution, including re-packaging
  - Foundries producing iron and steel products
  - Metal fabricating plants using plate and structural shapes, including boiler for tank works
  - Oxygen manufacture and storage
  - Recycling industries that do not include the storage and/or processing of hazardous waste
  - Truck terminals, repair shops, hauling and storage yards

1. To facilitate a safe evacuation in case of an emergency situation at Shearon Harris Nuclear Plant the industry shall work with appropriate county, state, and federal personnel to design and install an early warning notification and evacuation system for the property. Said system shall be to the satisfaction of the Chatham County Director of Emergency Operations and operational prior to the issuance of a certificate of occupancy involving the operation of the industry.
2. New rail lines to the property should be situated to reduce the noise impact on existing residences. Rail lines shall be a minimum of 600 feet from existing dwellings unless a lesser distance is needed to avoid wetlands, flood plains or significant environmental impacts.
3. Driveway entrances to the property should be situated to reduce the noise impact on existing residences. Such entrances shall be a minimum of 600 feet from existing dwellings unless a lesser distance is needed to avoid wetlands, flood plains or significant environmental impacts or to meet design standards of the N.C. DOT. If a lesser distance is allowed then noise attenuation shall be provided by man-made and/or vegetative screening designed to reduce the noise by 5 db or greater at the property line.
4. To facilitate the safe and efficient movement of through traffic, turning lanes shall be provided at industry entrances if permitted by the Department of Transportation. Any needed additional right-of-way shall be provided by the industry.
5. A stormwater retention system shall be designed and installed to retain the first one inch of runoff from impervious surfaces. Said system shall be reviewed by the Chatham County Planning Director prior to installation and be completed prior to issuance of a certificate of occupancy.
6. A 50 foot stream buffer shall be retained on each side of perennial and intermittent waters as indicated on the most recent U.S.G.S. 1:24,000 (7.5 minute) scale topographic maps except as necessitated by road, railroad and/or utility crossings. A 100-foot buffer is encouraged.
7. A minimum 300 foot wide vegetative buffer shall be maintained along the state right-of-way and land used for residential purpose.
8. Lights shall be shielded from upward glare.
9. There shall be no landfilling of waste on the property.
10. Revisions to the site plan submitted and site plans for other industries shall be reviewed by the Planning Director or his designee for conformity with approved conditions, prior to issuance of a building permit.

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

Mr. Harold Green, Chaparral Steel representative, expressed appreciation for the work efforts and friendliness of Chatham County citizens and staff.

### **WORK SESSION**

#### **Land Development & Conservation Plan**

John Hodges-Copple, Planning Board Member, reviewed the purpose and users of the Chatham County Land Development & Conservation Plan.

### **NEXT MEETING**

It was decided that the next joint meeting between the Board of Commissioners and the Planning Board will be on February 12, 1998.

### **CLOSED SESSION**

Commissioner Wilson moved, seconded by Commissioner Dunlap, to go out of Regular Session into Closed Session for the purpose of discussing industrial location. 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 Grimes 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 9:26 PM.

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Margaret Bryant Pollard, Chair

ATTEST:

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