

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**REGULAR MEETING, FEBRUARY 16, 1998**

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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 February 16, 1998.

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

Absent:                    Commissioners Uva Holland and John Grimes

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.

Hearing no additions, deletions, or corrections to the Agenda, Commissioner Wilson moved, seconded by Commissioner Dunlap, to approve the Agenda. The motion carried three (3) to zero (0).

**CONSENT AGENDA**

-                    The Chairman directed the Clerk to the Board to read the Consent Agenda. Commissioner Wilson moved, seconded by Commissioner Dunlap, 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 02, 1998 and of the Welfare Reform Meeting held January 26, 1998

The motion carried three (3) to zero (0).

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

The motion carried three (3) to zero (0).

3.                    **Refunds for Solid Waste Disposal Fees:** Consideration of a request for approval of refunds for Solid Waste Disposal Fees and regular tax bills paid in error, attached hereto and by reference made a part hereof.

The motion carried three (3) to zero (0).

4. **Tax Lien Advertisements:** Consideration of a tax lien advertisement as required by General Statutes 105-369, attached hereto and by reference made a part hereof.

The motion carried three (3) to zero (0).

5. **Work First/Employment Transportation Operating Assistance:** Consideration of Fiscal Year 1997-98 Work First/Employment Transportation Operating Assistance, **Resolution #98-03 Applicant Seeking Permission to Apply and Accept SFY 1997-98 Work First Employment Transportation Operating Funds**, attached hereto and by reference made a part hereof.

The motion carried three (3) to zero (0).

6. **Medicaid Rate Change:** Consideration of a notification of change in Medicaid rates effective February 1, 1998, copy attached hereto and by reference made a part hereof.

The motion carried three (3) to zero (0).

7. **Grant Funds Acceptance from Division of Women's and Children's Health:** Consideration of approval to accept \$1,000 in grant funds from the Division of Women's and Children's Health, North Carolina Department of Health and Human Services, **Budget Amendment #37**, attached hereto and by reference made a part hereof.

The motion carried three (3) to zero (0).

8. **Preliminary and Final Approval for Governors Village, Phase Four:** Consideration of a request by Patrick E. Bradshaw for preliminary and final approval of Governors Village, Phase Four consisting of 83 lots on 39.92 acres in Williams Township

The motion carried three (3) to zero (0).

9. **Employee Computer Purchase Policy:** Consideration of approval to establish an employee computer purchase policy, attached hereto and by reference made a part hereof.

The motion carried three (3) to zero (0).

## **END OF CONSENT AGENDA**

## **PUBLIC INPUT SESSION**

**Mark McBee**, 84 Pine Lake Drive, Siler City, NC, stated that the Economic Development had a strong desire to come to the Board with their budget request as a non-profit entity. He introduced members of the Economic Development Board and thanked the Commissioners for their past industrial support in the form of water lines, incentives, rezoning, etc. He stated that the current tax base in Chatham County is less than 20% industrial; that a residential development has to be balanced with business development before the services are required for the residents; that only 5% of the value of the 1997 government permits were business further eroding the tax base mix; that more and more companies are requiring Economic Development Offices to fill out paperwork required for permits, zoning, and miscellaneous things further

eroding their time to sell; that opportunities are available in Chatham County in 1998 and future years for grants, etc.; that they are a desire to proactively encourage and support industrial and business development by land development plan involvement, pre-zoning, and aggressive marketing; that they do not believe Chatham County should wait until the Land Development Plan is revised; that strong efforts should be made to move forward to locate business industry according to the current plan; that aggressive marketing will bring business with which Chatham County can leverage funds for utility service and get zoning approved, increasing their efforts is strongly recommended, and they hope that the Commissioners will consider their budget request.

**Charles S. Lutterloh**, 3986 NC 87 North, Pittsboro, NC, stated that as a small business owner in Chatham County, he feels threatened by County government becoming involved in regulating hog, poultry, and dairy farms; that have worked with regulations from the state and federal governments for years; that compliance has not always been easy; that regulations are not perfect but are continually being revised and updated as new problems arise; that proposed regulations from the Chatham County Board of Health, even with revisions, would cause unbearable pressure on existing farmers and would discourage others from wanting to operate a swine farm; that people are not being realistic when they think that the grocery shelves can be stocked with top quality foods with great variety without being produced in volume; that reasonably priced foods for millions of people cannot be raised on small farms; that the farms have to handle large volumes, not because they want to, but so that they can receive a fair market

on their investments; that there is already a state-wide moratorium on building new swine farms and existing farms are subject to new regulations passed in 1997 by the State Legislature; that this should be enough for the farmers to deal with; that the County is fast becoming a "bedroom community" for the Triangle Region and there will not be a large number of people coming to Chatham County wanting to build hog farms; and that there are approximately four hog farms located within the County and some of those may not survive if County regulations even with revisions.

## **RECREATION**

**John McSween**, asked that the Commissioners address major recreational concerns of the citizens of Chatham County, inadequate social and recreational opportunities in their budgetary priorities for the coming fiscal year. He stated that they can help support, promote, and assure a greater degree of health and well-being for all the people in Chatham County by bringing into reality a portion or all of the vision for solving this problem expressed by the participants of the Chatham Community Health Improvement Project (CCHIP), now known as Healthy Chatham; that having adequate social and recreational opportunity was the second most frequently mentioned issue of the project's focus groups, with education being first, and one of the top three concerns expressed by all the participants; that many citizens lamented the lack of recreational and leisure activities, particularly for middle school and teenagers; that most teens, it was noted, get pregnant between three and five o'clock in the afternoon in their own homes; that while it is true that Chatham County is a rural county with a small population, it cannot expect to remain so for much longer; that this is why the County must begin immediately to search for land for future parks, recreational areas, and walking trails; that some of the parks could and should be small, where families might have a picnic with some large ones to accommodate a basketball court, tennis courts, or a soccer field; that the County needs to begin looking for new uses for the resources it already owns, such as public schools; that in partnership with schools, programs need to be developed for public recreation for after-school hours, for weekends, and for summer months; that Chatham desperately needs a year-round aquatic facility which could be utilized by all generations from senior citizens to children; that the economic benefit would come in the form of drawing people who currently leave the County to swim or exercise in a heated pool; and that there needs to be an increase in the

Recreation Department Staff; that a county the size of Chatham could use a staff person in every district.

He stated that while the County is rich in rural, natural resources which can be used for recreation, many of our children are getting into trouble for lack of access to affordable, organized, and supervised after-school activities; that adults are also in need of recreation with the death rate higher than the State average with heart disease a leading cause of death among adults over the age of thirty-five. He urged the Commissioners to initiate actions which will bring the vision into reality.

**Barbara Lorie**, stated that as a projection for the next twenty-five years, she would like to see the County schools made into satellite parks; that the school would be a part of the park, rather than the focus; that the parks would be County owned and connected by trails that would cover the entire County; that the satellite parks would be unique for the State of North Carolina; that the County could maintain its character and the rural nature in Chatham County by these pathways and controlled development; that the County has three of the most beautiful rivers in the State and river paths could be attained by means of conservation easements from riverside property owners who would in turn save on taxes; that an olympic-sized pool placed between the Council on Aging and Central Carolina Community College would be the focal point of the County and would benefit young people learning to swim as well as older adults for therapeutic purposes. She asked that the Commissioners recognize the tremendous recreational needs for the citizens of the County.

### COUNCIL ON AGING

- **Home Care VS Institutionalization:** Consideration of a status report: Home Care versus Institutionalization

**Ethel Burns**, Adult Services Supervisor for the Chatham County Department of Social Services, stated that the local government, state, and nation seem to be geared toward the protection services for children; that the County needs to have the same concerns for the elderly population; that just as the County strives to keep children in the home with their parents, the County must strive to keep spouses together, allowing individuals to live independently in their own homes and allow elderly parents to live with their children with some support. She asked that the Commissioners look to future needs for services and resources for the elderly in Chatham County.

**Joe Sharkey**, graduate student intern for the Council on Aging, showed slides and gave an overview of the average citizen living within Chatham County and receiving "In-Home Services" from the Council on Aging.

**Irene White** and **Louvenia Kirby** gave an exposé of "In-Home Services" received by members of their families.

**Dr. Tom Harbin**, President of the Council on Aging Board of Directors, stated that he wanted to make sure that the people understand that they are not asking for more money for the Council on Aging; that their purpose is to let the Board know that there is a crisis coming; that the Council has had to start cutting back on services; that up to this point, the Council has either been able to expand services or at least go with status quo; that there is now a waiting list which is greater than the number of people served and people are being turned away due to financial needs; that the Council on Aging has taken on the role of being both

advocate and service provider; that they have to decide if they are going to support the people in their homes or if they will be institutionalized; that they are not asking for more money for the Council on Aging, but are asking the Commissioners to decide how they want to deal with this issue and how the Council on Aging will be involved in that decision.

Commissioner Wilson moved, seconded by Commissioner Dunlap, to continue the program for 30 days for the Board to take up any short-fall that the Council on Aging may have in which to give the Board an opportunity to formulate a policy, with the amount not to exceed \$7,000. The motion carried three (3) to zero (0).

Commissioner Wilson asked that this matter be place on the Agenda for an upcoming work session.

## **PLANNING AND ZONING**

**Conditional Use Business District with a Conditional Use Permit by Williams Grading & Paving:** Consideration of a request by Williams Grading & Paving for a Conditional Use Business District with a Conditional Use Permit for a grading business with office and garage/shop on 1.24 acres on the south side of US Hwy. #64 in New Hope Township

Commissioner Wilson moved, seconded by Commissioner Dunlap, to approve the Planning Department and Planning Board recommendation that the five findings be made and the request be approved as submitted with the following six conditions:

- 1.) The landscape plan as proposed be implemented. Also, the eastern property line of the 1.24 acre business tract shall be planted in vegetation that provides a continuous all season opaque screen at least six (6) feet in height within four (4) years of planting or setting said vegetation. Vegetation not less than two (2) feet in height at the time of planting shall be planted. Vegetation shall be planted at intervals evenly spaced and in close proximity to each other so that a continuous, unbroken hedgerow (without gaps or open spaces) will exist.
- 2.) No storage of materials/equipment [except on road vehicles] on the property for a period of more than 48 hours unless kept within the confines of the shop/garage area.
- 3.) Lights shall not be higher than 25 feet above the base elevation of the buildings and shall be shielded from direct glow upward to the sky and from adjacent property and the road.
- 4.) Hours of operation shall be as proposed in the application.
- 5.) The connector road between Deer Run Subdivision and the proposed lot shall be eliminated. Access to the business shall be limited to the approved commercial driveway entrance off US Hwy. #64.
- 6.) First 1" of stormwater from impervious surface areas to be retained on site.

The motion carried three (3) to zero (0).

**Proposed Zoning Ordinance Amendments for Swine Farms and Scheduling of Public Hearing on Swine Ordinance:** Consideration of proposed Zoning Ordinance Amendments to provide for the Regulation of Swine Farms and to schedule a public hearing on the final draft of the swine ordinance

Commissioner Wilson moved, seconded by Commissioner Dunlap, to postpone this item and schedule a public hearing on the proposed zoning ordinance amendments for swine farms for the March 16, 1998 Board of Commissioners' meeting. The motion carried three (3) to zero (0).

**Proposed Chatham County Off-Premise Sign Ordinance:** Consideration of proposed Chatham County Off-Premise Sign Ordinance

Commissioner Dunlap moved, seconded by Commissioner Wilson to adopt the Chatham County Off-Premise Sign Ordinance, attached hereto and by reference made a part hereof. The motion carried three (3) to zero (0).

**Proposed Adoption of Ordinance For Telecommunication Towers:** Consideration of proposed adoption of an ordinance for telecommunication towers for Chatham County, North Carolina

Commissioner Wilson moved, seconded by Commissioner Dunlap to adopt the Ordinance for Telecommunication Towers in Chatham County, attached hereto and by reference made a part hereof. The motion carried three (3) to zero (0).

**Scheduling of Public Hearing on Amendments to the County Subdivision Regulations:** Consideration to schedule a public hearing for March 16, 1998 on amendments to the County Subdivision Regulations concerning subdivision road standards for emergency vehicle turn-arounds

Commissioner Wilson moved, seconded by Commissioner Dunlap, to set March 16, 1998 as the date on which to hold a public hearing on amendments to the County Subdivision Regulations concerning subdivision road standards for emergency vehicle turn-arounds. The motion carried three (3) to zero (0).

## **PUBLIC WORKS**

**Scrap Tire Disposal:** Consideration of approval of tire disposal services contract with Central Carolina Tire Disposal (CCTD)

Commissioner Wilson moved, seconded by Commissioner Dunlap, to approve the tire disposal services contract with Central Carolina Tire Disposal (CCTD), attached hereto and by reference made a part hereof. The motion carried three (3) to zero (0).

## **BOARDS AND COMMITTEES**

**Home and Community Care Block Grant Committee Appointments:** Consideration of appointments to the Home and Community Care Block Grant Committee

Commissioner Wilson moved, seconded by Commissioner Dunlap, to appoint Tom Harbin, Margaret Pollard, Cassie H. Wasko, Gloria Williams, Wayne Sherman, Robert Hall, Jimmy Perry, Thelma Turner, and Mary Schoonard to the Home and Community Care Block Grant Committee. The motion carried three (3) to zero (0).

## **BOARD OF COMMISSIONER MATTERS**

**Capital Outlay Threshold:** Consideration of approval to raise the value threshold for capital outlay

Commissioner Wilson moved, seconded by Commissioner Dunlap, to raise the capital outlay threshold from \$300 to \$500. The motion carried three (3) to zero (0).

## **HEALTH DEPARTMENT**

**Grant Funds Acceptance from State Division of Women's and Children's Health:** Consideration of approval to accept \$175,000 in grant funds from the State's Division of Women's and Children's Health, Department of Health and Human Services, **Budget Amendment #36**

Commissioner Wilson moved, seconded by Commissioner Dunlap, to accept \$175,000 to fund a new intensive home visiting program for pregnant women and children up to age three (3) and approval of Budget Amendment #36, attached hereto and by reference made a part hereof. The motion carried three (3) to zero (0).

**Community Health Assistant Positions:** Consideration of approval to reclassify two Community Health Assistant Positions, Grade 5 to Spanish Interpreter Grade 9

Commissioner Wilson moved, seconded by Commissioner Dunlap, to eliminate two Community Health Assistant positions and to establish two Spanish Interpreter Grade 9 positions. The motion carried three (3) to zero (0).

## **MANAGER' S REPORTS**

The County Manager informed the Commissioners of the following:

- 1) **Legislative Delegation Meeting:** The Legislative Delegation meeting will be held on February 19, 1998, beginning with a social hour at 6:00 PM at the home of Mr. R. B. Fitch in Fearington Village with dinner following at the Fearington House at 7:00 PM.
- 2) **Joint Board of Commissioners and Board of Education Meeting:** The joint meeting of the Board of Commissioners and the Board of Education will be held on February 23, 1998, 6:30 PM, at Haley Bales Steak House in Siler City, NC.
- 3) **Work Session:** At the next Commissioners' work session, the following issues will need to be revisited:
  - a. Water Rates
  - b. Feasibility Study
  - c. "Pay-As-You-Throw" - Solid Waste Discussion
  - d. Council on Aging Issues

The Commissioners decided, by consensus, to set March 9, 1998, at 10:00 AM, as the date and time on which to hold a work session, if agreeable, with Commissioners Grimes and Holland. An alternate date set was March 12, 1998.

- 4) **Strategic Plan Process:** The Manager stated that the next phase of the Strategic Planning process is ready to begin. He requested that the Board call for volunteers for the Strategic Plan Steering Team; that in doing so, the Board may desire to form a 28 member steering team composed of a demographic cross section reflecting Chatham County's demographics; that

representation should include elected officials from the County's municipalities, agriculture, business, environmental groups, and a diverse group of Chatham citizens; and that these appointments will be scheduled for the March 16, 1998 Board of Commissioners' meeting.

- 5) **Bill Lail Temporary Increase:** The Manager stated that Bill Lail who performed an extraordinary job with the Welfare Reform process was given a temporary pay increase to reflect his responsibilities; that this will now need to be withdrawn or his duties will need to be expanded. This issue will need to be discussed during the work session.

Chairman Pollard again expressed her appreciation for the extraordinary job done by the County Manager and Bill Lail during this process.

### **COMMISSIONERS' REPORTS**

There were no Commissioner reports.

### **FIRE CONTRACTS**

- Frank Smith, President of the Silk Hope Fire Department, asked when the fire contracts between the County and the Volunteer Fire Departments would come back before the Commissioners.

Charlie Horne, County Manager, explained that no information had been received by the County from the Attorney General's Office; that subject to this, the County will proceed with the issue at that time.

### **ADJOURNMENT**

- Commissioner Wilson moved, seconded by Commissioner Dunlap, that there being no further business to come before the Board, the meeting be adjourned. The motion carried three (3) to zero (0), and the meeting was adjourned at 9:21 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