

**MINUTES  
CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
WORK SESSION  
JULY 18, 2005**

---

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in the Henry H. Dunlap, Jr. Building Classroom, located in Pittsboro, North Carolina, at 3:00 PM on July 18, 2005.

Present: Chairman Bunkey Morgan; Vice Chair Tommy Emerson; Commissioners Patrick Barnes, Mike Cross, and Carl Outz; County Manager, Charlie Horne; County Attorney Robert L. Gunn; Assistant County Manager, Renee Dickson; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The Chairman called the work session to order at 3:00 PM.

*Work Session Agenda*

1. **Water Update**
2. **Conditional Rezoning**
3. **Ag Advisory Update**
4. **Other**

The County Manager reviewed the Work Session Agenda.

**GOLDSTON-GULF SANITARY DISTRICT**

Vicki McConnell, Finance Officer, explained that after the Board approved the FY 2005-06 Budget Ordinance, she received a letter from the Goldston-Gulf Sanitary District stating that their tax rate of 18 cents should be reduced to 15 cents.

Commissioner Emerson moved, seconded by Commissioner Cross, to adopt an **Ordinance Amending the FY 2005-06 Budget Ordinance** by striking the Goldston-Gulf Sanitary District Tax Rate, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

**CONDITIONAL REZONING**

Keith Megginson, Planning Director, explained that various issues have been raised with regard to the County's conditional use permit process, sworn testimony, and how complicated the process is. He stated that Jason Sullivan came from a jurisdiction that had conditional rezoning; that this seems to make the process easier for people who are having to deal with it; that there seems to be some interest in the process; and that before the Planning Department got further into developing it, he wanted the Board of Commissioners' opinion as to whether they had an interest in pursuing the matter.

Jason Sullivan, Planner, explained the new process for the conditional rezoning. He stated that the process is a relatively new process for handling rezoning requests; that it was first started by the City of Charlotte several years ago; that until then, one could not pursue that type of zoning procedure; that they went through a series of court cases; that since that time it has been assumed that conditional zoning can be adopted; and that it is not to be confused with conditional use zoning which the County presently does.

Mr. Sullivan gave a brief overview of the County's current practices, ordinances, and a quick look at conditional zoning.

Chairman Morgan Bunkey Morgan asked if staff could obtain a written opinion from the Institute of Government.

By consensus, the Board agreed to have the Planning Department continue to develop revisions to the Zoning Ordinance to incorporate conditional zoning, send it to the Planning Board for review, and return to the Board of Commissioners with recommendations.

### **AGRICULTURAL UPDATE**

Charlie Bolton, Agriculture Advisory Chairman, spoke about the transfer of development rights in the County. He stated that the program is one where agricultural areas of the County, including farmers and forest land owners, can get equity out of their land and keep it in agriculture; that their board was interested in further pursuing the matter; and that if the Board of Commissioners is interested, that they have several people who are interested in forming a study committee on the matter.

Commissioner Emerson moved, seconded by Commissioner Outz, to authorize the Agricultural Advisory Committee to form a diverse study group and to proceed with development details. The motion carried five (5) to zero (0).

#### **Agricultural Advisory Committee Appointment:**

Commissioner Emerson moved, seconded by Commissioner Outz, to appoint Larry Lemons, Silk Hope Road, Siler City, NC, to the Ag Advisory Board. The motion carried five (5) to zero (0). (See **Agricultural Advisory Committee motion clarification below.**)

Commissioner Cross moved, seconded by Commissioner Outz, to appoint Tandy Jones, 1496 Lamont Norwood Road, Pittsboro, NC to the Ag Advisory Board. The motion carried five (5) to zero (0).

### **BREAK**

The Chairman called for five-minute break.

### **WATER UPDATE**

Will Baker, Chatham County Utilities Director, explained that the Lystra Road water main has been laid and tied in, the two reduced pressure valves have been installed, the last one at the Governor's Club will be done on July 19<sup>th</sup>; that the tank and the booster station bids have been received and will be presented to the Board at an upcoming meeting; that a pre-construction meeting was held for the Silk Hope Road project during the past week with hopes that a ground-breaking will be held during the next few weeks; that a decision will be made within the next few days with regard to attaching the water main to the Rocky River Bridge; that this will save the County a lot of time and money if it is allowed by the State; that they are

hoping that the Pea Ridge Road project will commence shortly; that with the Silk Hope and Pea Ridge Road projects he would like to invite the Board to a groundbreaking; and that they have been a long time coming and he feels that they will be very welcome.

Tim Carpenter, Hobbs, engineer with Upchurch & Associates, stated that he feels that the most important issue to be discussed is the Southeast and Southwest Chatham Water Districts; that he and the Utilities Director met with the USDA in Garner and found that there was a large sum of loan money available; that they want to fund the Southeast Water District by August 1, 2005; that there is a strong possibility that they may fund the Southwest Water District project by August 1, 2005; that this appears to be all that they will have in any upcoming fiscal year due to the economy, etc.; that the grants may be cut by another 30% this year; that the process will become more competitive; that the County is not bound to the money until they start using it; that the resolutions before the Board go along with environmental assessments; that there is a flood plain ordinance for Chatham County; that it basically states that no new houses will be built within the one hundred year flood plain; and that the County will not provide service to houses established within the flood plain after adoption of this resolution.

**Water Districts:**

Commissioner Emerson moved, seconded by Commissioner Cross, to recess as the Board of Commissioners. The motion carried five (5) to zero (0).

**See minutes of the Southwest Water District Board for action taken.**

**See minutes of the Southeast Water District Board for action taken.**

Commissioner Emerson moved, seconded by Commissioner Cross, to reconvene as the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

**Southern Supreme Waterline Engineering Services Contract:**

Chairman Morgan moved, seconded by Commissioner Cross, to approve the contract for engineering services for the Southern Supreme waterline with Hobbs, Upchurch & Associates, P. A., attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

**Advance Notice of Expenditures:**

Commissioner Outz asked that when the Board is going to spend money that information on the expenditure be sent to Board members at least a week to ten days in advance. He also asked about returning to the paper copies of the agenda and supporting documentation.

Staff encouraged anyone having a problem with retrieving documents from the internet on-line agenda process to call staff for hard copies.

Mr. Carpenter stated that American Moulding had moved into the Kaiser Roth Building in Goldston; that they were waiting for documents from them to be signed for another CDBG Grant to bring sewer from Sanford into that facility; that he hopes that Goldston will eventually have the potential for getting sewer; that they needed to get some temporary "pump and haul" permits to occupy the building for approximately fifteen employees; that most recently he delivered an application for "pump and haul" for them to sign for up to one hundred employees; and that everything seems to be moving forward; that by the time the funding is approved, it will probably take another year.

## **APPOINTMENTS**

### **Agricultural Advisory Board Clarification:**

Commissioner Emerson moved to withdraw his motion to appoint Mr. Larry Lemons to the Agricultural Advisory Board due to his not having a vacancy on the board. Commissioner Outz seconded the motion. The motion carried five (5) to zero (0).

### **Library Board:**

Commissioner Cross moved, seconded by Commissioner Emerson, to appoint Valerie Harris, 45 Pine Forest Drive, Siler City, NC, to the Library Board. The motion carried five (5) to zero (0).

Commissioner Barnes stated that he would have his appointment at the next meeting.

### **Economic Development Commission:**

Commissioner Emerson moved, seconded by Commissioner Outz, to appoint Mr. Jerry Harris, 119 North Fir Avenue, Siler City, NC, to the Economic Development Commission. The motion carried five (5) to zero (0).

### **Recreation Board:**

Commissioner Emerson moved, seconded by Commissioner Cross, to reappoint Kelly Marshall, 232 South Third Avenue, Siler City, NC, to the Chatham County Recreation Board. The motion carried five (5) to zero (0).

### **NC Department of Transportation:**

Chairman Morgan stated that the County Manager and he met with Mr. G. R. Kindley and staff; that they discussed a previous letter regarding road funds being cut by approximately 35%; that this is happening to the entire State; that this will not have anything to do with road maintenance; and that the funding will still be the same for the current priority list.

### **Site Plan Ordinance:**

Commissioner Cross stated that a citizen had requested that the Board consider a site plan ordinance that would apply to properties which are zoned such that they do not presently require additional Board approval.

The County Manager explained that under the current conditional use permitting process, site plan approval is required but properties already zoned for a particular use such as business do not require site plan review.

The County Manager is to clarify this with the Planning Director.

### **September Board of Commissioners' Meeting:**

Commissioner Barnes stated that Commissioner Cross and he would be attending a meeting in Chapel Hill on the morning of the first Board meeting in September. He stated that that they will need the meeting to adjourn by 11:00 AM.

**Board of Education Meeting:**

Commissioner Barnes asked about a meeting with the Board of Education to be held on August 01, 2005 to discuss school expenditures.

Chairman Morgan explained that Commissioners Emerson and Cross said that they could attend the meeting and that he had not heard anything from Commissioner Outz. He stated that he had asked the Finance Officer to attend their meetings to monitor their capital expenditures.

Commissioner Outz stated that he could attend the meeting.

The meeting with the Chatham County Board of Education was confirmed for August 01, 2005 at 7:00 PM.

**RECESS**

Commissioner Barnes moved, seconded by Commissioner Cross, that the meeting be recessed to the regularly scheduled Board of Commissioners' meeting in the District Courtroom. The motion carried five (5) to zero (0), and the meeting was recessed at 5:00 PM.

---

Bunkey Morgan, Chairman

ATTEST:

---

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