



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

---

Monday, March 21, 2016

6:00 PM

Historic Courthouse Courtroom

---

#### Rollcall

**Present:** 4 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Mike Cross and Commissioner Karen Howard

**Absent:** 1 - Commissioner Walter Petty

#### Regular Session - 6:00 PM - Historic Courthouse Courtroom

#### INVOCATION and PLEDGE OF ALLEGIANCE

*Commissioner Cross delivered the invocation after which the Chairman invited everyone present to stand and recite the Pledge of Allegiance.*

#### CALL TO ORDER

*Chairman Crawford welcomed those in attendance and called the meeting to order at 6:03 PM.*

#### APPROVAL OF AGENDA and CONSENT AGENDA

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Agenda and Consent Agenda be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

#### [16-1637](#)

Vote on a request to approve the January 19, 2016 Retreat Minutes, the February 16, 2016 Joint Elected Officials Meeting Minutes, the February 25, 2016 Legislative Breakfast Minutes, and the March 9, 2016 Joint Elected Officials Meeting Minutes.

**Attachments:** [Draft Minutes 01.19.2016 Retreat.pdf](#)  
[02.16.2016 Joint Elected Officials Meeting Legal Size.rtf](#)  
[Draft Minutes 02.25.2016 Legislative Breakfast.pdf](#)  
[Draft Minutes 03.09.2016 Joint Officials Meeting.pdf](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1568](#)

Vote of a request to accept \$10,000 funds awarded to the Health Department from the National Association of County and City Health Officials (NACCHO).

**Attachments:** [\\$10,000 NACCHO Award Funding Letter](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1569](#)

Vote on a request to accept \$4,160 Healthy Communities Grant Funds

**Attachments:** [\\$4,160 Agreement Addendum](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1605](#)

Vote on a request to accept \$2,686 TANF Funds.

**Attachments:** [\\$2,686 TANF Funds](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1608](#)

Vote on a request to accept \$2,183 Maternal and Child Health Block Grant Funds Reduction

**Attachments:** [\\$2,183 Maternal and Child Health Block grant funds reduction](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1616](#)

Vote on a request to waive the competitive bid process, and award the piggyback bid for the purchase of one (1) new model VHD64B200 Volvo refuse truck for the Chatham County Solid Waste & Recycling Department from Advantage Truck Center in the amount of \$158,045.84.

**Attachments:** [BurkeCounty-BidTab-VolvoTruck](#)  
[BurkeCoSpec](#)  
[Burke County-2016 02 16 BOC Agenda Action Report](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1620](#)

Vote to approve Water Withdrawal Agreement with Colvard Farms Development Company, LLC.

**Attachments:** [WATER WITHDRAWAL AGREEMENT COLVARD FARMS 2016 3.2.2016 FINAL](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1632](#)

Vote on a request to approve mowing contract and authorize the County Manager to execute the contract.

**Attachments:** [WM-Mow-Sites-2016-Bid Tab](#)  
[UTILITY Mowing Schedule - 2016-2017-Bid Tab](#)  
[Mow Recreation 2016 final \(3\)-BidTab](#)  
[Mowing Estimate 15 Month Contract](#)  
[Green Revival Agreement 2016-2017](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1634](#)

Vote on a request to approve a letter supporting USDA Rural Development funding for Willow Oak Montessori Foundation, Inc.

**Attachments:** [Willow Oadk Funding Letter.docx](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this letter, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1621](#)

Vote on a request to approve the Tax Releases and Refunds.

**Attachments:**    [February 2016](#)  
                              [February 2016](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Tax Releases and Refunds, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1623](#)

Vote on a request to approve NNP Briar Chapel, LLC, for subdivision preliminary plat review and approval of Briar Chapel, Phase 16 South, consisting of 125 lots on 45.50 acres, located off SR-1528, Andrews Store Road, parcel #82829.

**Attachments:**    [More Information from Planning Department Website](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1625](#)

Vote to purchase and install pet waste containers through Chatham Soil and Water Conservation District and CCAP cost share program.

**Attachments:**    [Pet waste container grant approval NE Park final](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

[16-1633](#)

Vote on a Request to Approve Revision of Current Funding Plan for the Home and Community Care Block Grant

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

### **End of Consent Agenda**

### **SPECIAL PRESENTATION**

[16-1609](#)

2016 First Quarter Employee of the Quarter Award-Sarah Weller-Pegna, Chatham County Public Health Department Community and Family Health Connections Division

**Attachments:**    [EOQ Nomination for Sarah Weller-Pegna](#)

*The Chairman presented the First Quarter Employee of the Quarter Award to Sarah*

---

Weller-Pegna of the Chatham County Health Department.

## **PUBLIC INPUT SESSION**

Jeffrey Starkweather submitted the following comments:

Good evening. I want to address a couple of items that were a little deficient. I am speaking as a friendly witness. I support what you guys are trying to do but I want to point a couple of things out. I hope we can figure out a way to avoid this. First, one of the items on the agenda tonight, the megasite option to purchase. I am a reasonably knowledgeable person, I learned about this by reading the bulletin board. There was an article from the Triangle Business Journal. I didn't know anything about this. I thought what is going on here. There was nothing in the Chatham News. I thought, I will go on and look at the agenda. There is absolutely nothing on there that explains why this is being proposed. Then I see a public hearing and a vote and I'm freaking out. We are talking about thirty to fifty-nine million potentially investing. \$550,000 so forth and so on. I don't want to get into substance because that is in the public hearing. There was no explanation. I read the option agreement and as a lawyer it seems like we are giving away the house here. I am concerned about that kind of thing coming up in this manner. The second item, these are things that I am concerned about so there could have been other things. Last meeting on March 7th I attended the presentation from Chatham Park about the special assessment district. I did not know that there was an approval of a resolution on the consent agenda. I don't know if they are actually approving the legislation to enable this. I looked at the agenda and all it says on there is legislative items, nothing about Chatham Park. Then I go back and actually it wasn't until this meeting that the Legislative Minutes were actually on the agenda so you can find out what they were talking about, so there was no way I could have found out about. When you actually read the agenda for the Legislative Breakfast, and who goes to the Legislative Breakfast? Nobody. I used to go to them but I probably was not welcome but I went to them anyway. They are not the thing that people normally go to. In the past we would have presentation of what the legislative positions were and some discussion and maybe some public input. All I am asking on both of these items, I think we need to keep them open and give people information to give them an opportunity for input. I certainly would like input when I actually know the facts before the vote. Thank you.

Donald Karl submitted the following comments:

I am here to comment about the Chatham County and Town of Cary Joint Land Use Plan, section 3.4.2. I am sure you are aware for people of us that own land, it is a significant percentage of our savings. I don't even think I am even affected by this 400 foot buffer. I talked to Jason about it and I got the impression that because I have a building lot and it is recorded that it doesn't affect me. Still, I hear rumors from neighbors and things like that and it is just a little bit confusing. I wanted to make that comment. There is one particular thing that I find confusing about section 3.4.2 and that is why I am here. One of the phrases in there talks about the future development in the portion of the plan area and then is the phrase "is served by public utilities". Served by public utilities, when I was talking to Jason, that confused me. He suggested I might want to mention it to someone else. For example, I have a septic and well area which is already approved. I have not built on it; I just have the building lot. What I am not sure about is does that mean if water comes to my street and I opt not to attach to that water that the 400 foot buffer applies to me. Or if I choose not to attach to County water then it does not apply to me and I get to not be affected by the buffer. I am confused about that and Jason wasn't completely sure either. He sent an email to Cary and I have not heard back since then. That is all I had to say. I am

*not really against it; I just want to find out what is going on.*

## **BOARD PRIORITIES**

### 16-1612

Vote on a request to amend generator service contract to Atlantic Power Solutions by way of resolution and authorize the county manager to execute the contract.

**Attachments:** [APS Resolution to First Amendment to include 3 generators upload to Legistar](#)  
[Atlantic Power - 020316 - Amendment 1 to contract dated 081715 2.19. CLEAN APPENDIX A](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2016-11 Approving an Amendment to the Contract Between Atlantic Power Solutions, Inc. and Chatham County, attached hereto and by reference made a part hereof, be approved and authorize the County Manager to execute the contract. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

### 16-1614

Distinguished Budget Presentation Award

**Attachments:** [Budget Award.pdf](#)

*This item was moved to the April Work Session.*

### 16-1596

Update the Board of Commissioners on the effort to extend zoning to areas of the county that are currently unzoned and schedule the public hearing date.

*Jason Sullivan, Planning Director, stated there are some key dates that need to be discussed. The next key milestone is to schedule a public hearing for this item. Staff is suggesting the Board hold the public hearing on June 6th at 6:00 PM.*

*Mr. Sullivan stated the Board will need to address sexually oriented businesses as an amendment to the zoning ordinance. The County currently does not have those in the zoning ordinance but with the extension of zoning the County will need to include provisions to cover those uses. Staff is working on a recommended text amendment for the April 18th meeting. At that time the Board could schedule a public hearing for June 6th on that item.*

*Mr. Sullivan stated once the extension of zoning is adopted, the County will no longer need the separate standalone Lighting Ordinance. That was adopted to address outdoor lighting and was adopted in 2009 and applies to the unzoned areas of the County. It mirrors the language in the Zoning Ordinance. Once zoning is extended, the County will no longer need that ordinance. In April, staff will ask the Board to schedule a public hearing for June 6th to consider repealing the Lighting Ordinance.*

*Mr. Sullivan stated letters will go out about three weeks in advance of the June 6th public hearing to about 12,000 property owners. Staff will also deploy 1,500 public*

hearing signs over the same time period. There will also be a legal ad in the newspaper.

**A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to set a public hearing on June 6, 2016 at 6:00 PM on the effort to extend zoning to the unzoned areas of the county. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

## **PUBLIC HEARINGS**

### **16-1638**

Request to receive public comment on the Chatham Advance Manufacturing Site ("Megasite") land acquisition and vote on a request to approve the option.

**Attachments:** [BL Purchase Option.pdf](#)

*Chairman Crawford asked for unanimous consent from the Board to move the Board discussion and vote on this item to the April 18th agenda when there will be a full board present. The Board agreed.*

*Kyle Touchstone, President of the Chatham Economic Development Corporation, presented a presentation to the Board. (Presentation attached)*

*Mr. Touchstone provided some background information on the Chatham Advanced Manufacturing (CAM) site. The site has been certified by North Carolina's Site Readiness Program. It has gone through the Duke Energy Site Readiness Program. It has also been named a prime rail served site by Norfolk Southern. The site is over 1,800 acres and is located in Western Chatham County outside of Siler City. It is bordered by Norfolk Southern Rail. It has an ease of access to Hwy 64. There are some preliminary road designs for Hwy 421. It is also close to Central Carolina Community College's Siler City location with ease of access to the Pittsboro and Lee County campuses. The site has a workforce of 725,000 individuals within a sixty minute drive time.*

*Mr. Touchstone reviewed the terms of the proposed option agreement with Tim's Farm and Forestry, LLC. It is for 1,802.18 acres with an option payment of \$540,654. This equals \$300 per acre. This is the amount that Chatham County would be responsible for paying upon entering this agreement. Then the set price that has been negotiated through the planning phases of this proposed option agreement lists the first 500 acres to be purchased by an end user at \$29,950. Anything in excess of the first 500 acres would then be \$32,950. The proposed option agreement is set to expire June 30, 2017. The proceeds from the sale of land in the Central Carolina Business Campus is what would be used for the option payment. In 2015 these funds were earmarked by the Board of Commissioners for future economic development use.*

*Mr. Touchstone explained why the option agreement was needed. In the fall, former EDC President Dianne Reid was informed by the Department of Commerce that they would not market the CAM site moving forward if it were not under public control. Chatham County Economic Development Corporation only has funds that extend so far. The State of North Carolina has a much broader reach when marketing the state and its actual sites. With the option agreement we also stabilize the sale price. He is not saying anything negative about the current owner but in other circumstances in the past they have learned best practices. Sometimes a land owner may inflate the*

price when there is a large name brand company looking. Most times we find that large users such as auto manufacturers will not even consider a privately held site for that reason alone. We also know that by having the property under public option we have the opportunity to easily obtain grants from the State of North Carolina for continued infrastructure. North Carolina cannot pass along grants to private companies so having this under public control eases that opportunity as well. The current land owner has stated that the option money will be used for continued site improvements. He was recently informed that this will be used toward the road engineering for the access to Hwy 421 that has been designed. He stated Tim's Farm and Forestry, LLC has stated they will refund any remaining balance the \$540,654 used for the option payment.

Mr. Touchstone stated he believes this project is extremely important for the future of Chatham County, not just western Chatham County. By investing in this project, by obtaining public control of this site we are able to market to a broader audience. We are able to access some greater infrastructure needs. It is a great certified site and it was the first certified megasite in the state. What this does is provide jobs for our children and grandchildren. It helps our existing business through more dollars being spent by our consumers. It will also be a great increase in tax revenue. Tax revenue in Chatham County could bring about improved services for our citizens and again, jobs. Our County has seen some losses through previous manufacturing plants.

Vice Chair Hales asked if there are other certified sites in North Carolina. Mr. Touchstone stated there are some sites moving toward certification but the CAM site is the first certified site of this size. Vice Chair Hales asked what the certification means. Mr. Touchstone stated the certification means you have a set amount of land, it has to be 100 to 500 acres combined total that is under one person's control. It also means you have done all the due diligence such as phase one studies, archeological studies, and having the engineering for all infrastructure such as water and wastewater improvements, natural gas, and rail. You submit all of those things along with wetlands, maps and delineations, and hydrology and topography maps. So when a company comes and says they want to see the megasite, one with the certification is well known as being as ready as it can be. There are still some needs such as the water and wastewater and road infrastructure, but there are at least plans in place and a timeline of completing those.

Vice Chair Hales asked if there was not an implication that the state would use the certification to help market the site. Mr. Touchstone stated prior to his knowledge, no. He believes they would help market the site but there was a change of leadership at the Department of Commerce and policy may have changed. They now say they will only market it if it is under public control.

Commissioner Howard asked why there was a sense of urgency. Mr. Touchstone stated there isn't necessarily a sense of urgency; it really just opens us up to getting the state on board to market the site. The CAM site is better situated as far as the needs and infrastructure being there. The site in the neighboring county is eighteen to twenty-four months behind the CAM site. We want to seize the moment to bring jobs to Chatham County.

Commissioner Howard asked why the land owners aren't investing in the road work. Mr. Touchstone stated the land owners have currently invested several hundred thousand dollars. All of the engineering work that was done to prepare the site and get it ready for certification were paid for by the land owner. The land owner was not seeking the County out to take public control of his site. The County had to approach the land owner about the option. The land owner felt through the option agreement that he should reinvest the money into the site for future work to be done.

Commissioner Howard stated she would like to hear more about feasibility and market studies and the area having some other attributes a large manufacturer would be looking for. Mr. Touchstone stated an economic impact analysis was done several years ago. It projected if an auto manufacturer came to the site in three phases they would eventually have 6,500 employees. From his previous experience it is hard to find land this large that has the attributes of rail, of four lane highways, and that has a significant work force. It is almost unheard of as large a transmission line as Duke Energy has on that site.

Commissioner Howard asked how the County got from the original valuation per acre to the \$29,000 and \$32,000. Mr. Touchstone stated the sale price was reached by using comparable megasite final sale price.

Vice Chair Hales asked if any of the megasites he mentioned are publically owned. Mr. Touchstone stated they were all under public control.

Commissioner Howard asked if \$29,000 is before any public infrastructure is in place. Mr. Touchstone stated for the CAM site, yes.

Chairman Crawford asked if Mr. Touchstone could clarify which road connection the engineering will be done for using the \$540,654 from the County. Mr. Touchstone stated the northern piece of the property has the proposed access road. Basically the design of the road is completed, they just haven't been able to complete the engineering. That road would be a direct access road from Hwy 421 that would keep most of the truck traffic off of Hwy 64 traveling through Siler City. Vice Chair Hales stated that land is not part of the megasite but under private ownership. Mr. Touchstone stated yes. Vice Chair Hales asked if that would require an easement. Mr. Touchstone stated it would require an easement. At this point he is not familiar with the conversations that have been had with those property owners. There do not appear to be any homes there. There has been no opposition from any of the surrounding property owners or residents of the site.

Vice Chair Hales asked if the 500 acres are a floating 500 acres. Mr. Touchstone stated under the option agreement, if a user wanted 500 acres, they would have to go in the Northern portion to keep the southern 1200 acres intact. If it is 600 acres or less it has to be in the northern portion.

Commissioner Howard asked if the State has been advertising other sites. Mr. Touchstone stated he is unaware of the State marketing any private sites.

Commissioner Howard stated she worries this is going to be a slow process and is worried during the year left in the option the state is not going to bring anything in during that time. Mr. Touchstone stated there are two parcels of land that Tim's Farm and Forestry, LLC have under option and those options expire June 30, 2017. That is why the County's proposed option agreement expires at that date. He believes the option could be extended but that would be for the Board to decide with Tim's Farm and Forestry, LLC. He stated companies move pretty rapidly when making their decisions about a site. He stated it is a risk but an investment in new jobs.

Sonny Keisler, 3006 River Forks Rd., submitted the following comments:

I wish to make one major point. Chatham County should not invest any public money in the Chatham-Siler City Advanced Manufacturing site until it is sure (1) enough water is available to protect the upper Rocky River and (2) enough water is available to operate the manufacturing site. The reasons are these.

*On Friday, November the 13th, 2009 the Charles Turner Reservoir filled for the first time. In the following year - 2010 - the N.C. Division of Water Quality placed the upper Rocky River on the 303D list of impaired waters due to low dissolved oxygen levels from the Charles Turner Reservoir downstream to Varnell Creek below US Highway 64.*

*Over the past six years the Rocky River has remained on the North Carolina list of impaired waters because it continually fails to meet State water quality standards for dissolved oxygen. Adequate dissolved oxygen is crucial because the populations of many aquatic organisms – such as fish - require it to live.*

*During this six year period the State of North Carolina has failed to determine why this section of the Rocky River is impaired. The most likely reason is that the Charles Turner Reservoir is not releasing enough water. A second reason is that the water that is being released may not be adequately oxygenated.*

*Before Chatham County invests any money in the manufacturing site, the Board should determine first whether the Charles Turner Reservoir can supply adequate water for the Rocky River and secondly whether enough water is left over to operate the manufacturing site – especially water for a major industry.*

*The best way to answer this question is to finance a study independently – or in cooperation with the State of North Carolina – that will explain why the Rocky River is impaired below the Charles Turner Reservoir. The State indicates it may be ready to undertake such a study. The County should encourage the State to do this and make sure the study takes an objective look at the problem of low dissolved oxygen in the upper Rocky River.*

*Once the reasons for low dissolved oxygen are determined then the problem itself must be solved and the Rocky River taken off the impaired list. Eventually, the Rocky River legally must be taken off the 303D list so it can be in compliance with the Clean Water Act. The sooner this occurs, the better off we all will be including downstream property owners and supporters of the Manufacturing Site.*

*Until the Rocky River is taken off the impaired list, the County should not invest a dime in what may prove to be an environmental “boondoggle”. Thank you.*

*Chris Ehrenfeld submitted the following comments:*

*I am a Chatham County resident and also the Chair of the EDC. As a Chatham County resident I am very much in favor of this option. An option by its very definition is about choices. Choices lead to outcomes. The option of the vote you have in front of you or will next meeting is simply two outcomes you can go with. You can either vote in favor of this option, in which case we will remain in the running for high yield projects with the State of North Carolina. There are currently two other megasites in the State of North Carolina. They are both in the running anytime a high yield project comes along. We currently are not. We want to get back into that competition. I can tell you of the three megasites in the state we have the best megasite. Right now we are not competing with the other two. The other outcome we get if we vote against this option is you simply are saying we are not in the running. We are not going to get a major manufacturer. We are not going to get a high yield manufacturer. And this land will remain as game land for a single family for the foreseeable future. It is the way it has been for centuries but at some point we need to progress and move forward. We need more jobs. We need to do something. We need to take a major*

stand in order to create those jobs and really truly improve the economy in our area. As far the cost of this option, \$540,000, what is great about this option is the land owner is going to use that money and put that towards infrastructure, engineering, and design work. That is money the County is going to have to spend at some point, why not spend it now to make the site that much better and that much more attractive to an end user. As for the end money, if this does land a major manufacturer and certainly the major manufacturer we all hope to get is an auto manufacturer, an auto manufacturer would be the home run of all home runs. This would be the greatest return on investment the County has ever seen. An auto manufacturer typically invests about one billion dollars and has about 1,000 jobs. As Kyle said this leads to about 6,500 jobs on average. That is on the site. Auto has the highest multiplier of any manufacturing, which means you are creating another six to nine times that many jobs offsite. You are talking well north of 10,000 jobs. Talk about revitalizing an area and completely changing an area. Siler City will go from businesses currently struggling to stay in business and people who are struggling to come up with money and put food on the table to being a town with prosperity and businesses thriving. Siler City has worked too hard and there are too many good people there who are looking forward to this and this is an opportunity to get us there. I hope each and every one of you takes those seriously and thinks about all the consequences of your vote. As Commissioner Crawford said earlier, I hope you all make a stand and work together and approve this. I hope you approve it unanimously to send the message to everybody that Chatham County is open for business and Chatham County does want to do the things we need to do to make our county better for the future for all of our residents. Thank you.

John Grimes, 513 Glendale Street, Siler City, submitted the following comments:

I am the Mayor of Siler City. In 1968 when I moved here after I got out of the Army, I thought, I came from a little cotton mill town. When I moved to Siler City it was a very prosperous town. It had all kinds of businesses, industries, and small businesses. A person took a dollar and it moved all around town. Right now we don't have that. We are struggling. An industry that would come to this site would bring well-paying jobs, I'm sure. It would help all the citizens of Siler City and would help all the citizens of Chatham County by creating a large tax base. The money would move around the community and the county. The Board of Siler City supports this option. They are all for it. My grandchildren are for it too even though they don't know what is going on I am sure they are for it. They are five and two. I would like to see them be able to stay in Siler City and Chatham County. We are for it. Thank you.

Barbara McKinley submitted the following comments:

I have been a resident and worked in Chatham County since I graduated from college back in the 1980's. I worked in the school system for the majority of my career as an administrator, social worker, and counselor. Although I feel like I did a lot of things to help a lot of children's families, the one thing that continually frustrated me was families did not have jobs close to home. They weren't able to participate in kids' education. They didn't have good paying jobs. Although I had some reservations about the megasite at the beginning, we need it. We really do need it. I was thinking about this over the weekend and Mr. Grimes is right. Our community really wants it. We are doing everything, we are picking up trash, we are planting flowers, and we are doing everything that we can think of. We need some support from the state and the County also. When I was thinking about this and going through it, three things stood out. One, the option money is refundable if it is not used in the development of the megasite. We have renewable options so we can

*decide whether to renew it or not. It seems like it will be expected to be renewed but we have that option. The other thing is we can decide how much and at a future if we want to purchase, do we want to purchase 500 acres or the whole thing. The other thing is, the way I understand it and correct me if I am wrong, we don't have to make that decision until there is an imminent buyer. That also reduces the risk. Those four points really stood out in my mind as making it seem the risk was worth the gain. Thank you.*

*Scott Harris submitted the following comments:*

*I am with Harris Reality and Auction in Siler City. I wanted to come and speak and let you know that I am for and most of, or all of, the people that I know around the community are for supporting this option, simply because Siler City, Chatham County, we need the jobs. We need the multiplier effect to put businesses, housing, and all types of growth and to keep people who are from Chatham County in Chatham County. Everybody in the Siler City area, the younger kids, are having to move out of town to find work and to raise their families. It would just be great to keep all of them here. Also, I think strongly the property owner is willing to take this money and reinvest it back in the project. What is not put in the project, if it doesn't come through in the end, is going to be refunded back to the County. I would just like to speak in favor of this option.*

*Jerry Harris submitted the following comments:*

*I was born and raised here in Chatham County and Siler City. We really need to support this thing. My kids had to marry and go away from Siler City because there were no jobs there. It is sort of pitiful what is happening up there now. We need this. We need the County to support it. We need the State to support it. We need everyone to support it because we need it bad. Not only would it benefit Chatham County it will benefit the entire State of North Carolina. This is a small amount of money really for a project like this. It will be invested into the project. If unused it will be refunded back to the County. I would certainly appreciate your help in supporting this. Thank you.*

*Billy Williams submitted the following comments:*

*I am from Siler City, Chatham County. Nothing hasn't already been said that I can say. The real key points are we have to understand that in real estate people take an option, they plan to put the money in their pocket and spend it on themselves. This gentleman has always put his money in it and it moved forward and he has agreed to put the money back to make this thing continue to be marketable. We have to remember it is not necessarily whether he wanted it to be public or not, this is a decision the State has come up with. Therefore, Chatham County needs to move forward with this option. As it stands now, not just in Siler City, but in Chatham County, I think each of you have children, grandchildren or great grandchildren and would like them to at least have the option to work and stay in this county. If they choose to go somewhere else that is great, it is a free country. Right now in Siler City and most of Chatham County they have to go out of the county to have a good job and to make the payments on the kind of house and vehicle they want. We should at least move forward with this and bring a large manufacturer then let our children and grandchildren make the decision where they want to work. Thank you.*

*Phillip Cox submitted the following comments:*

*I live here in Chatham County as well. I was just going to come up and say global transpark and walk off. But it needs a little more explanation than that because the global transpark was government owned land out near Kinston. It was going to be the savior of down east as well. They had an airport, infrastructure, railroads, four lane roads, the whole nine yards. It is not. They spent a lot of money. The State of North Carolina still owns the land and they are trying to get rid of it to a private citizen because they can no longer continue spending millions of dollars on something that is giving no returns. I find myself looking at the County to spend money on private land to bring a risk. Are we going to get any investment back? To spend \$540,000 after we have already spent 1.2 million dollars on a site that is owned privately just flabbergasts me. I guess it does tickle me as well that the acronym that they have come up with is Chatham SCAM. It drives me up the wall as a card carrying republican that we are going to spend government money to help a private business. I guess we could buy it, historically it looks like we are into the land flipping business. We've sold land at the Chatham Business Park or the Siler City Business Park to pay for the 1.2 million. We have sold land to raise money for the \$540,000. What happens if we buy this land? Do we also have to flip that and sell it for something else? I don't think the County should be in the business of flipping land to make a profit. For the Chatham site, it is private. I don't agree with spending public funds on a private investment. Thank you.*

*Jeffrey Starkweather submitted the following comments:*

*Let me just say I agree with the people in Siler City, they need jobs. Our job as citizens and you as public officials is to weigh the costs and the benefits. I was on the EDC when this was first proposed; I served on it for seven years. I would remind you of the Chatham Business Park that was sold in the same way. We spent 13 million dollars on that and we got nothing. Then we had to sell that. I would also remind people that Briar Chapel was sold in the west as something that was going to create jobs in the west. I am not sure I've seen any jobs in the west. I have some things here but I would ask you to think about extending the public hearing because most people didn't even know about this. They couldn't come and talk about it and nobody had heard the presentation. I learned a lot today. I have more questions than I could possibly get out in three minutes. Number one; there never was a feasibility study. There is a difference between that and an economic benefit study, which looks at what the benefits were if the whole thing came through. There was never a cost benefit study. Secondly, the promise of the certification, I was there when that happened and it meant that it was going to be listed and marketed by the State. If the State is turning around and changing their position, we ought to bring them down here and explain what is really going on. I am suspicious of this to be honest with you. If they changed this time, who is to say they are not going to change next time. Seems like they are talking about spending some of this on infrastructure but there is going to be more infrastructure. This seems like a potential financial sink hole like the business park was. They said that the option could be extended. Nobody who has an option, and I'm a lawyer and I used to do a lot of contracts, nobody would extend an option without getting more money. This could go on and on and on. Someone said there is a choice. There are other choices. I want to invest in Siler City to bring in jobs. I would like us to be helping small business people. There is a lot we could do. This previous Board didn't fund the incubator which was creating jobs and we are talking about a small amount of money. They argued that we couldn't do it because it was helping winners. By the way, this \$540,000, these land owners have every incentive to spend every dime of that during*

*this time. There is not going to be any money coming back to us at the end of this. They are going to spend it all. If we don't take the option, guess what, we've invested in their property. Thank you. I hope you will take more time and possibly give citizens another option to come back and testify on this. I don't think most people knew about it. Thank you.*

*Joe Glasson submitted the following comments:*

*I am a Chatham County resident. I am not going to make any further comments until you have a full board for your April 18th meeting because you probably won't remember what I said a month ago because I can't even remember what I had for dinner last night. One thing I would like to do is answer one of Commissioner Hales' question about whether or not the certification of the site meant the site would be marketed. That was one of the key things; I was sitting in a meeting right next to the Secretary of Commerce at the time who said we need this arrow in our quiver. We need to have the only state certified site and we will market extensively. This public owned concept came out of left field. It was not a part of our conversation two and half years ago when this was done. The other thing and Commissioner Howard I know you are struggling and I think all of you would be with why the \$540,000. You have about a sixty million dollar jewel on 1,800 acres if you were to take the amount of \$30,000 per acre give or take. A one percent option is not unusual for a year, if you go out and effectively market it. We are going to request the Department of Commerce market that site for us from a public standpoint. If it is privately owned we can't get the kind of incentives and grants that it is going to take to be able to bring this in to the county. Let me tell you something, the incentives are going to be in the tens of millions of dollars. The County will be watching and hoping that the State will step up to be able to do this. I can understand the publicly owned criteria but that sure as heck wasn't the criteria two years ago when we sat down and talked with them. As you know, they changed the Department of Commerce into a public/private partnership concept and with the NC Economic Development arm they have not gotten their act together yet. I think the delay of this and at the same time the extension; I was a little surprised there wasn't an automatic extension to this at the current price. Maybe that was part of negotiations. I think some more conversations need to be held. Kyle having just come and not being able to historically answer some of your questions, I am here in case you want to take some shots at me. Dianne and I and others had a lot to do with this as we moved this forward. I am available anytime should you have any questions.*

*Stacey Curtis submitted the following comments:*

*I am speaking as a Siler City citizen this evening. I want to thank you for the opportunity to speak. I want to admit I am not going to meet my three minute deadline. I will talk really fast. I really haven't had enough time to prepare. I wanted to talk about two things. I wanted to talk about environmental and economic issues. I don't have a background in economic studies but I have worked as a professional economic research consultant across several industries. Environmental considerations are first. The Rocky River as Sonny mentioned will be threatened in three ways from the development of the megasite. 1. The river will suffer from added competition from the Rocky. 2. The river will suffer from overflows of additional partially treated wastewater during high volume stormwater events. I believe it is fair to say that is uncontroversial. 3. The river could also suffer from the disposal of non-water born waste. Automakers in particular produce toxic paint sludge. What level of control does the BOC think Chatham County will have over the generation or the disposal of such sludge? Economic considerations. Despite the enthusiastic*

and rosy projections, government investments and industry incentives have not been shown to bring the jobs and tax revenues projected. A study by the Center for Competitive Economies at UNC's Keenan Business School finds that one could conclude that the incentives process, particularly in North Carolina, is a process that transfers wealth from the people of North Carolina to corporate board rooms and owners. This money could be used to build new schools, upgrade environmental resources like new sewer plants and rebuild our transportation network. That is a direct quote. I can provide references in writing after this meeting. Governor McCrory has a priority of luring an automaker to North Carolina. State programs are currently geared toward that goal but automakers are powerful negotiators with many site options with chief competition for our southeast area coming from Mexico. Being so fixated on luring an automaker to North Carolina, the state is putting Siler City in a position of economically competing for Mexico with jobs. Is that really in Siler City's best interest? Instead of putting more money into a high risk investment we need to study it more. It has underperformed so far and the rules have changed so far. We could use the earmarked funds for economic development to consider alternative directions. If Chatham County becomes involved as a bigger stake holder and a major owner, lets expect some strategic direction as all of the other stake holders do. Industries have changed since the site was imagined and not in the direction that some interests want us to consider. Imagine if we could become a solar farm. Lots of jobs. Not a lot of water consumption or toxic waste. Let's reconsider the possibilities of marketing to more diverse industries that don't require risky cut throat incentives and can offer long term, low risk and low harm industrial growth. Let's talk to economic experts like the Sustainable Energy Community Development Company and get more qualified opinions. Don't forget there are federal incentives too. Thank you.

Commissioner Howard asked to extend the public hearing.

The hearing was recessed until April 18th at 6:00 PM.

#### [16-1622](#)

Public hearing request by Cathleen Rubens to repeal Section 3.4.2 of the Chatham County -Town of Cary Joint Land Use Plan. The section establishes a 400 foot undisturbed buffer adjacent to Corps of Engineers property when public utilities are utilized for a development in the portion of the plan area south of Lewter Shop Road and Martha's Chapel Road.

**Attachments:** [More Information from Planning Department Website](#)

Jason Sullivan, Planning Director, reviewed the specifics of the request.

Paul Stan, attorney for the applicant, stated seven people have filed this application both with the Town of Cary and Chatham County. The Town of Cary will hear this in April. This makes more than half of Ms. Rubens thirty-four acres undevelopable. He asked the Board to repeal this because it affects a small group of people.

Cathy Rubens, applicant, stated she has lived in Chatham County since 1978. She bought the current property in 1985. She wanted to sell the property as part of her retirement. She is moving to Wilson and actually had an offer on her property and the developer found out about the 400 foot buffer and backed out of the deal.

Jean Copeland stated she inherited her property from her family back in 2001. Right now she doesn't have any intention to sell. The property is in the forestry program. She would like for it to remain as it is. She would appreciate more information.

*Randall Gressett stated he has two parcels that make up thirty-five acres. The stream is the first buffer, the Corps land is the second buffer, and the text amendment is creating a third buffer. It is a buffer on top of a buffer on top of a buffer. He bought his land in 2008. It was clear cut and he de-stumped it. It is now a hay field and he hunts on the property. He doesn't know why residents south of Lewter Shop Road have this burden but people to the north of the road do not. He has signed the petition and wants to be treated fairly like the residents north of Lewter Shop Road. He believes the three buffers are excessive.*

*Mr. Sullivan stated that if this section of the Joint Plan is removed, normal setbacks would apply.*

*Mr. Sullivan stated the zoning is under the Chatham County Zoning Ordinance. Most of the property is zoned R-1. The only time that would be different is if the County is zoned for some sort of industrial or commercial use. Where the Town of Cary has annexed, the Town of Cary zoning applies which allows greater density than you would find in Chatham County. He stated the process to come up with the Chatham-Cary Joint Plan was supposed to be a nine month process but it ended up taking seven years. During that time there were three changes in commissioners that served on the Joint Issues Committee. The plan will be up for review in 2017. The plan allows for the elected officials to make changes but it also allows for the citizen initiated process. Amendments have to be approved by both jurisdictions to become part of the plan.*

*Ms. Rubens stated Section 3.4.2 only applies to area south of Lewter Shop Road and Martha's Chapel Road.*

*Commissioner Howard asked if there is value to the 400 foot buffer. Mr. Sullivan stated he doesn't recall all the details of the discussions and would be hesitant to comment on the impacts.*

*Mr. Stan stated some jurisdictions have 50 foot buffers; some have 100, some have 150. From his research he found that buffers larger than 50 feet did not have much benefit. This is a 700 foot buffer from the nearest intermittent stream.*

*Mr. Sullivan stated Section 3.4.2 states "any future development in this portion of the plan area that is served by public utilities should provide a 400 foot undisturbed buffer." He stated the area is defined as the area south of Lewter Shop Road and Martha's Chapel Road.*

*Mr. Gressett stated the petitioners are looking for the additional buffer not to be in effect where the rural buffer was extended.*

*Jim Elza stated he lives in Carolina Preserve. It is very high density with no buffers and that is wrong. He doesn't know about the unintended consequences of a 400 foot buffer. It warrants study of what is an effective buffer.  
The Chairman Closed the hearing.*

*Laura Petersen stated she missed the Public Input Session and asked to speak. She stated she lives in the Cool Park Plaza area. For the last two week they have had multiple day long notices from Aqua saying they have a recommended boil order simply because they couldn't disclose what work was being done. Anyone she contacted at Aqua had no idea what was being done. She received the advisory via text message. The message said there was a system pressure advisory. Only a*

handful of her neighbors received notices. Some of the neighbors have children, most have pets, and there are elderly who live there. There are over seventy homes in her area. There are over 100 homes behind the two commercial properties there. They asked Aqua if they would be compensating them for having to boil the water. They said no. The notice told them to call a number for more information. Once you called the number you were sent through several automated systems. When they got a person on the phone they were finally told to boil their water but they did not know why. Their water routinely stains their tubs, toilets and sinks with a pink film. She has been told that is a bacteria in the water. They have been drinking that water. One neighbor has a skin issue and it only developed when she started living there and she believes it is because of the water. Now they are buying bottled water. It is eating into their monthly income. They want Aqua out. They were previously on Chatham County water and they want to be back on County water. They will do whatever it takes to get rid of Aqua as their service provider. It is their human right to have clean drinking water. After doing a Google search she found a lot of documentation on Aqua gouging prices for sewer and water systems. She would like to know what they can do to get Aqua out.

**This Agenda Item was referred to the Planning Board.**

[16-1624](#)

Legislative public hearing request by Walt Lewis for The Extra Garage Self Storage Center IV to rezone parcels #'s 88772 and 17696 from R-1, Residential to CD-NB Conditional District Neighborhood Business, to consist of multiple structures for enclosed dry boat storage and RV storage, located off Beaver Creek Road.

**Attachments:** [More information from the Planning Department website](#)

Angela Birchett, Zoning Administrator, reviewed the specifics of the request.

Walt Lewis, applicant, addressed the Board. He stated he is here to ask for their support to allow him to expand his business to its fourth location. The other three facilities are full and he is unable to provide additional storage without this location. The land will not perk and there are limited uses for the property. His goal is to develop first class properties and be a very good neighbor. He reached out to the neighbors to find out their thoughts before he bought the property. Everyone was in support of it four years ago. He couldn't work out a deal at that time. Recently he was able to acquire the property. He made additional attempts to reach out to the neighbors and based on their feedback there were no objections so he moved forward and purchased the property. No one attended his community meeting.

Chairman Crawford asked how long it would take to build the facility. Mr. Lewis stated it normally takes about six to seven months but with weather it could take nine months.

Vice Chair Hales asked if anyone is on site. Mr. Lewis stated no one is full time on the site. He will be on site to help customers. He stated they do not need septic.

Vice Chair Hales asked if he has lights for the night time. Mr. Lewis stated all of his properties have photo cell lights. Once it gets dark they illuminate.

Commissioner Howard asked if there are there homes adjacent to this property. Mr. Lewis stated there is one home across the street. On the southern tip of the property there is an abandoned trailer and on the northern tip there is a home that he believes is rented.

Dan Titsworth stated he owns the house directly across the street and Mr. Lewis did come to him before he purchased the property. He said he would oppose it if the entrance was across from his house. Mr. Lewis in response put the entrances as far away from his properties as he could. He didn't get a notice about the community meeting and thinks there is a reason no one was there. His property value is going to take a \$50,000 hit. There will be three storage facilities within a mile and a half of each other. He believes traffic is going to be an issue. He asked the Board that if they approve the request, could they require the building be pushed back so it is not noticeable from the road. If it cannot be pushed back he believes there should be some kind of live visual screen in front of it. He is concerned about how bright the signs are at the other facilities.

Ms. Birchett stated they looked into how far back the building could be pushed. The building meets the setback requirements. Because of the topography of the back of the property it cannot be pushed back any further.

Alan McConnell stated he is opposed to the request. He lives around the corner from the proposed facility. This will be the third facility in a one mile strip on Beaver Creek Road. This is a strip mall. He has lived on his farm for twenty-five years. He also didn't know about a community meeting. Maybe no one objected because no one knew. He doesn't believe a strip mall would ever be permitted in a neighborhood and that is what this is. He asked the Board not to approve the request.

Elizabeth Fridley stated she lives directly across from Storage number two. Her property was on the market and was shown 42 times. 37 of those times the reason given for not making an offer was the storage unit across the street. She believes it is going to impact their property values tremendously. She asked if it is really necessary to have that many storage garages in one area.

Geraldine Keith stated she did not receive a notice about a community meeting and she has the property to the north and the south of the proposed facility. She asked the Board not to approve the request.

**This Agenda Item was referred to the Planning Board.**

[16-1629](#)

Quasi-judicial hearing request from Darren Eck dba Villa Giallo for a conditional use permit for a Bed and Breakfast Inn with no more than six rooms for rent and as further defined in the Chatham County Zoning Ordinance. The property is located at 4352 Pea Ridge Road, New Hill, NC, Parcel No. 5772, Cape Fear Township.

**Attachments:** [More Information from Planning Department Website](#)

The Chairman administered the oath to all those wishing to speak.

Angela Birchett, Zoning Administrator, reviewed the specifics of the request.

Ms. Birchett: This is a case where there was a public hearing and there was opposition to the request based on the level of activity that could have been conducted on the property. The item went to the Planning Board and during those discussions staff presented everything that had been discussed at the public hearing. Staff's position at that time was denial of the request. The applicant approached the Planning Board because his real desire is to have the bed and breakfast inn. He offered to remove the event barn and event center limited use out of his proposal.

*The Planning Board felt that it would be in the best interest of everyone if the public hearing was re-opened with the applicant's new proposal to be just the Conditional Use Permit for a bed and breakfast inn. By ordinance a bed and breakfast inn is to have no more than six rooms for rent, which he only would have four. It could also hold events for the residents of the bed and breakfast inn. It would not be an event center like he was proposing before. There would be no barn, no parking, no lighting and all of those things would go away. That is his new proposal.*

*Darren Eck, applicant, addressed the Board.*

*Mr. Eck: Thank you for having me. Ms. Birchett pretty much summed it up. There was a lot of concern and fear that the plan got bigger than we originally planned. This is kind of the direction we went in the first place but when we started planning we thought we would add a barn. Our real goal is to have a small scale bed and breakfast inn.*

*Dennis Chapman submitted the following comments:*

*My only concern is what I talked about last time and that is stewardship of this individual to have this in a residential area. He purchased the property as a residence. It is a 6,000 square foot house. It will hold more than 200 people. I have been to plenty of people's weddings in their house and over 200 people. Where do they go? They go out in the yard. There is nothing to keep them from doing that now. I want to bring to your attention too that the Rosemary House, which is right down the street here, has five bedrooms and has five bathrooms and it is up for sale. It is only one of eight in Chatham County that is financially viable in terms of being a bed and breakfast.*

*Robert Wilson submitted the following comments:*

*Thanks for having me again. My two concerns are if it is rezoned for this use I believe it is going to have a negative affect on my property value. I believe the same for my neighbors. My second concern is what Dennis just said. If they are allowed to have their guests and entertain their guests they have enough property that they don't need a barn. They have plenty of land. I think the noise will still be an issue. I am concerned about that with my property and a sense of silence and quiet out there. Commissioner Hales: This is not a rezoning; it is a Conditional Use Permit. Jason Sullivan, Planning Director, addressed the Board and the speakers. Mr. Sullivan: From your viewpoint it is probably not going to be much of a difference but with a rezoning, this property is all zoned residential. The rezoning process would change the residential classification to some kind of business district. That is not what is being requested. The ordinance allows Conditional Use Permits. Those are permits that can be issued by the Board of Commissioners that allow for activities to occur that have been deemed to be appropriate for residential districts but have to go through a process to ensure that all the ordinance standards are met and the Board of Commissioners have to approve those. It kind of removes the administrative approval from these somewhat more intensive uses that seem to be appropriate for residential areas but need some additional review. Probably from your perspective there is no real difference. It is a different use than residential since they are requesting the bed and breakfast inn.*

*Margaret Dey submitted the following comments:*

*I think all of us would like to believe that the spirit of this for the Eck family is they want to have a bed and breakfast for limited use, a few rooms. Our concern of course is kind of a knee-jerk reaction of a worse case scenario. It was a big relief for*

us, my family, to hear that we weren't going to have forty to fifty weddings in the backyard each year. That being said, a bed and breakfast that is well managed, that is four rooms doesn't have that same aggressive, this is going to be bad reaction from my family. Our concerns are that with a bed and breakfast inn, do they have to live there? My understanding is they don't have to live there. They can rent out the inn with people taking care of it but they would not have to deal with the people that stay there as we would as neighbors. If they want to sell it and the next people that come along if they want to have a different type of guest that is not quite as quiet and reserved, that would be a concern for us. But overall, I would like to believe, I think my family wants to believe that this is a true desire of the Eck family to have a small bed and breakfast that is a little more conservative than forty to fifty weddings per year. It is not going to be loud and get out of hand, that is what we would like to believe. But of course, we still have our concerns. We are used to the quiet. We like the quiet. We like no lighting. We actually love the ponds because of all the frogs and crickets and such. We would like to keep that. We would like to keep that feeling. You guys have heard everything from mega plots to micro plots tonight. I don't envy you your jobs. Thank you for letting us speak to you.

Ms. Birchett: Just to answer a couple of her questions that most people don't know until they get in the process. For building code for a bed and breakfast inn the owner is required to live on the property. Even though they still look at it as a residential use under their code, anything less than six rooms for rent is still considered residential. They still require that the owner be available on site and live on site. If the property is sold these uses run with the land, not ownership. Someone could buy it and take over the inn and operate it as approved. They can't go outside what has been approved.

Commissioner Howard: So the barn is no longer included?

Ms. Birchett: No

Commissioner Howards: Is there a limit to the number of guests that can participate in something for the people who are visitors of the inn?

Ms. Birchett: There is not a limit on who can visit the property. The way Environmental Health explained it to me, if they have a guest that wants to have a wedding they rent the rooms for their wedding party or what have you. They can erect a tent on the backside of the house and they have to bring out port-a-johns or some type of facility like that to accommodate. They have to tell Environmental Health how many guests they are going to have because Environmental Health will have to tell them how many port-a-johns they have to have on site. Then they have to remove them after the event.

Chairman Crawford: Will Environmental Health issue a permit?

Ms. Birchett: Yes. He will have to get a special event permit for each one he has. He will have to get permits from Environmental Health, Building Inspections and the Fire Marshal.

Mr. Chapman: I think being a resident there for twenty plus years and with my other neighbors I think it was brought up in the last meeting that we actually collectively tried to purchase this property before anybody else. We wanted a little privacy. I was hoping that who purchased the property would be a good steward. We had cow problems, we had chicken problems, and we had shooting problems. We've had numerous issues with this neighbor. Sometimes you can't get into the personal stuff because it reflects that somebody is after this particular person. This gentleman has

*never asked any of us whether he could clear cut like he did. He didn't ask about the cows or anything. We all heard them back onto his property. I now have standing barbed wire on my property that is wrapped around trees rather than being on posts to keep cows in. My property value has probably gone way down. I have raised my family there. I have been there twenty-one years. I don't plan to leave. I just bought a new roof for somebody who is going to buy my house. My other property owners feel the same way. We like our autonomy. It is what we came out there and came into Chatham County for. One person isn't going to make it right. Collectively you all can make that decision. I hope that it stays residential and I hope that I don't have to go and call the sheriff because somebody has gotten rowdy because a homeowner has not been respectful for the rest of us.*

**This Agenda Item was referred to the Planning Board.**

## **MANAGER' S REPORTS**

*The County Manager stated the commissioners need to schedule the Budget Work Sessions. The Board agreed to schedule the Budget Work Sessions May 19th and 20th from 9am to 4pm and May 26th from 9am to 4pm.*

*The Moncure Fire Department contacted the County Manager about the coal ash money that the Board allocated. They have been pricing the fire engine and the tanker and one is coming in over budget and the other is coming in under budget. When the Board adopted the motion to allocate the coal ash funds to them it capped the money for the tanker up to \$380,000 and the money for the engine up to \$490,000. They would like for the money to be allocated in lump sum up to \$870,000 for both the tanker and engine.*

*The Planning Department is working to schedule a site visit to Opus Financial Advisors next week.*

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, to change the language around the disbursement to allocate up to \$870,000 to the Moncure Fire Department for the purchase of a tanker and a fire engine. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard

## **COMMISSIONERS' REPORTS**

*Chairman Crawford reported the commissioners had a successful Joint Board Meeting with the Town of Pittsboro Board and the Board of Education relating to Chatham Park.*

*Vice Chair Hales stated tomorrow is a public meeting at 4:30 PM in the Holmes Meeting Room with the Department of Environmental Quality about the Jordan Lake Allocation. She would also like to tackle the litter problem in Chatham County. She asked if staff could put recommendations together for a litter campaign in Chatham County and report back to the Board at a future work session.*

## **ADJOURNMENT**

**A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that the meeting be adjourned. The motion carried by the following vote:**

**Aye:** 4 - Chairman Crawford, Vice Chair Hales, Commissioner Cross and Commissioner Howard