

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
JULY 18, 2006

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 4:00 PM on July 18, 2006.

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; and Clerk to the Board, Sandra B. Sublett

The meeting was called to order by the Chairman at 4:07 PM.

The County Manager reviewed the Work Session agenda.

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Work Session

1. Central Carolina Business Park Covenants
2. Set Date for Public Hearing for Central Carolina Community College and Juvenile Facility for property transfer

CENTRAL CAROLINA BUSINESS PARK

Paul Messick, Attorney, explained the specifics of covenant issues in the Central Carolina Business Park stating that the covenants need to be in place before any of the property is transferred to any of the entities. There were four general areas of concern as follows:

1. The hospital would like to prohibit uses not allowed in the Siler City O&I zoning regulations in a portion of the Central Carolina Business Park without its consent. The Board of Commissioners was not inclined to accept that. It was suggested that perhaps the concern of the hospital to protect itself from objectionable uses could be satisfied by granting it a right of first refusal in the event any property adjoin the hospital Lot #7 was being considered for sale. If the proposed use was objectionable, the hospital could purchase the property.
2. Similarly, the hospital wanted to protect itself from certain health related uses or services in the Central Carolina Business Park without its consent. The Board of Commissioners was inclined to restrict that to uses or services presently provided by the hospital or that the hospital was able to commit to provide within two (2) years.
3. The Board of Commissioners was inclined not to allow the hospital to exempt itself from the site plan review process set forth in the draft covenants and applicable to the rest of the owners in the park.

4. The Board of Commissioners was willing to allow the hospital to be exempt from the covenant provision regarding the County's right to repurchase property in the event construction was not initiated within two (2) years of purchase only if that exemption were a condition of HUD financing as explained by the hospital.

CCCC AND JUVENILE FACILITY PUBLIC HEARING

Commissioner Emerson moved, seconded by Commissioner Outz, to set August 7, 2006, 9:00 AM as the date and time on which to hold a public hearing on the conveyance of property in the Central Carolina Business Campus to the State of North Carolina for their center and to the Central Carolina Community College for economic development purposes pursuant to General Statute 158-7-1 to be held in the Agricultural Building Auditorium. The motion carried five (5) to zero (0).

CLOSED SESSION

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

REGULAR SESSION

Commissioner Emerson moved, seconded by Commissioner Barnes, to adjourn the Closed Session and reconvene in Regular Session. The motion carried five (5) to zero (0).

RECESS

The Chairman recessed the Work Session at 5:12 PM.

Bunkey Morgan, Chairman

ATTEST:

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