

**Town of Pittsboro  
Planning Board  
Meeting Minutes  
July 16th, 2009**

**Members Present:** Chairman Ken Hoyle, Harold Howard, Ethel Farrell, Freda Alston, Karl Shaffer

**Members Absent:** Jimmy Collins

**Call to Order:** Chairman Hoyle called the meeting to order at 7:00p.m.

First item of business was approval of the minutes from June 1 meeting; **Shaffer requested that the minutes be changed to reflect 7:35p.m. adjourn time. Alston made a motion to recommend approval of minutes with recommended change, seconded by Farrell. Chairman Hoyle took a vote; unanimously passed.**

Chairman Hoyle mentioned the first item up for new business was the revisiting of the US64 By-pass Interchange for official Town of Pittsboro Planning Board support. Chairman Hoyle stated that the Interchange is located in the exact same spot as DOT located it in the original long range plans in the 1960's. Chairman Hoyle also mentioned that the Planning Board was revisiting this issue because the Town of Pittsboro's Board of Commissioners wanted the Planning Board's official approval so they then could approve and send on to DOT. Phillip Culpepper was present to answer any questions that the Board had. Monroe stated that there is no need for a westerly bypass if parkway is put in. Culpepper also stated that Preston Development is just asking for the blessing of the Town to move forward. **Farrell made a motion to recommend approval, Alston seconded. Chairman Hoyle took a vote; passed unanimously.**

Chairman Hoyle stated the next item on the agenda was the adjustment to Town Recreation Fees in-lieu of Dedication. Monroe stated that in the past the \$500.00 for fees was "picked out of the sky" based on 1/32nd of the ad-valorem tax value and requested that Attorney Messick have his staff look into what the calculations should be based upon average sales figures multiplied by 1/32nd in order to determine what would be a reasonable impact fee. When those calculations were done Messick came up with a figure of \$1500.00 for lots in Town, and \$1600.00 for lots in the ETJ. Monroe stated that he feels that going from \$500.00 to \$1500.00 in one year would be detrimental to the appearance of the Town's interest in having development occur. Monroe recommended that the Board have incremental increases. Monroe also stated that there are only 2 developers that are in the position to proceed with development at this time. These developers are both locked in to the \$500.00 per lot fees for certain phases of the projects. Monroe's recommendation to the Board is to increase the fee to \$1100.00 this year and

\$1500.00 next year. Farrell asked that the calculations be monitored yearly so that this situation does not repeat itself. **Farrell made a motion to recommend approval, Alston seconded. Chairman Hoyle took a vote; passed with a 4:1 vote. Howard voted against.**

The next item on the agenda was the Proposed Regulations for Large Retail Establishments. Chairman Hoyle asked how Monroe came up with the 60,000 square feet determination as that of being a large retail establishment. Monroe based the figure on research of other communities in our state. Monroe also stated that buildings this size would have a demolition bond that would be good for ten years, so the building could be occupied by smaller retailers if abandoned by the large retailer. Monroe stated that there would also be stricter landscaping requirements posed on these buildings. Chairman Hoyle asked if these would be held under a special use permit, Monroe replied yes. It was also clarified that the demolition bond would belong to the Town of Pittsboro. Chairman Hoyle asked if this would alleviate having the sea of asphalt like Lowes Home Improvement. Monroe stated that this would address numerous issues including parking lots. **Alston made a motion to recommend approval, Shaffer seconded. Chairman Hoyle took a vote; passed unanimously.**

The final item on the agenda was the Proposed Regulation for Landscaping Commercial Properties. Monroe stated that these regulations would require landscaping between a parking lot and street right-of-way in Town. Monroe mentioned that this would be a win-win for the Town and the developers because the visual would be improved and also it would give shade for the parking lot. Monroe stated that language was also developed to establish a maintenance plan to ensure the upkeep of the plants. **Farrell made a motion to recommend approval, Alston seconded. Chairman Hoyle took a vote; passed unanimously.**

**Commissioners Concerns:** Chairman Hoyle had a concern about Lowes and Habitat using their parking lots for display purposes, he requested that the attorney send a letter to the businesses regarding this issue. Chairman Hoyle reminded the Board to bring back to the September meeting any violations or concerns that they have found in the community.

**Howard made a recommendation to adjourn, Alston seconded. Vote was taken; unanimously passed. Meeting adjourned 7:42p.m.**