

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
FEBRUARY 23, 2004
7:00 P.M.

Mayor Nancy R. May called the meeting to order and gave invocation.

ATTENDANCE

Members present: Mayor Nancy R. May, Commissioner Max G. Cotten, Burnice Griffin, Jr., Chris Walker, Clinton E. Bryan, Jr. and Gene T. Brooks.

Others present: Manager David B. Hughes, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr. and Planner David Monroe.

AGENDA

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the agenda as presented.

Vote Aye-5 Nay-0

CONSENT AGENDA

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the minutes of the February 9, 2004 meeting and the Interim Promotion Policy.

Vote Aye-5 Nay-0

A COPY OF THE INTERIM PROMOTION POLICY IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE

REGULAR MEETING

Motion made by Commissioner Brooks seconded by Commissioner Walker to go into public hearing to consider an amendment to Section 5.2.1 Table of Permitted Uses, in the zoning ordinance, to allow food stores in the M-1 District.

PUBLIC COMMENTS:

Melissa Frey – 104 Hawk Nest Trail, Pittsboro – Would like to be able to continue with a lease agreement to set up store in Chatham Mills it is really a great location for a store. Would like for the Board to approve the amendment.

Laurie Lauffer – 330 Hatley Road, Pittsboro – They will be selling local produce, hope the board will accept the request for an amendment.

Motion made by Commissioner Bryan seconded by Commissioner Brooks to go out of public hearing.

Vote Aye-5 Nay-0

CITIZENS MATTERS

NONE

OLD BUSINESS

Consider an application from John Krombach to name a private drive off US 15-501 to serve Robyn's Nest Day Care.

Planner Monroe stated it is a policy of 911 to name a private drive if it has more than three principle structures on a road, they okayed the name "Robyn's Nest Lane".

Attorney Messick stated he did not think it was anything wrong with naming it Robyn's Nest Lane. And he did not feel that a driveway sign should be considered an off premise sign.

Motion made by Commissioner Walker seconded by Commissioner Griffin to name a private drive off US 15-501 Robyn's Nest Lane.

Commissioner Brooks stated the Planning Board turned the request down. That is why he wanted to get the Attorney's opinion.

Commissioner Cotten stated he was still opposed to it, he feels it will cause more problems, he thinks it should be an exit street instead of a drive.

Vote Aye-4 Bryan/Walker/Griffin/Brooks
Nay-1 Cotten

NEW BUSINESS

Consider a resolution to initiate and proceed with the application process for a wastewater discharge to the Haw River.

Commissioner Bryan stated he felt we should still continue to pursue the idea of a spray field discharge point.

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve A Resolution authorizing Town Manager To Initiate and Proceed with Application Process for Wastewater Discharge Point on Haw River.

Vote Aye-5 Nay-0

A RESOLUTION AUTHORIZING TOWN MANAGER TO INITIATE AND PROCEED WITH APPLICATION PROCESS FOR WASTEWATER DISCHARGE POINT ON HAW RIVER IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE

Commissioner Bryan stated he would like a similar resolution to continue with the spray field approach.

DISCUSSION OF INVESTMENT PROCEDURES

Commissioner Cotten had prepared written comments regarding this matter.

A COPY OF COMMISSIONER COTTEN'S WRITTEN COMMENTS ARE RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE

Commissioner Walker stated he has done some checking and commercial papers are paying less than what we are getting on C/D's.

Commissioner Bryan stated First National is not in Town.

Commissioner Cotten feels we should deal with local banks.

Commissioner Walker feels we do not have enough money to play with the way things are.

Manager Hughes was instructed to investigate possibilities and report back.

REPORT – COMMISSIONER COTTEN

Commissioner Cotten had a written report on Chatham County Water Districts and Solid Waste Issues.

A COPY OF THE WRITTEN REPORT FROM COMMISSIONER COTTEN IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE

SCHEDULE PUBLIC HEARING

The Town has received a request for a rezoning from Jonathan and Lindsey Starr. The property is located at 320 Fayetteville Street. The front portion of the property is currently zone C-2 while the rear portion is zoned R-12. The Starr's are requesting that the rear portion be rezoned to C-2 to match the front portion.

The Starr's are also requesting that the Town abandon the property which is the extension between Womack Street and Pittsboro Elementary School Road. This property is an unused roadbed adjacent to their property.

There was discussion about the road. Attorney Messick stated that was a separate issue.

Motion was made by Commissioner Bryan seconded by Commissioner Brooks to schedule a public hearing for March 22, 2004 on the rezoning request from Jonathan and Lindsey Starr.
Vote Aye-5 Nay-0

COMMISSIONER CONCERNS

Commissioner Bryan stated he thought the 20 foot west side buffer was to remain, but it is gone. He was told that property was not rezoned and the buffer was not required.

Commissioner Bryan asked if there was going to be any buffer on the south side of the lot where the car wash is going?

Mayor May stated the property owner has agreed to put some bushes on the south side.

Commissioner Brooks asked that a letter be prepared to NCDOT thanking them for fixing the problem.

STAFF REPORT

Jay Johnston – Hydrostructures was present to go over a written report on the status of the Hwy 15-501 Water Main Improvements & Tank, Phase I Sewer Rehabilitation, Russell Chapel Road Transmission Loop (Buck Mountain) and the Reclaimed Water Project to serve 3M.

A COPY OF THE REPORT IS RECORDED IN THE BOOK OF RESOLUTIONS
NUMBER ONE, PAGE

Commissioner Brooks asked if the NCDOT Representative involved with the Thoroughfare Plan has looked at Buck Mountain?

Commissioner Bryan thanked Mr. Johnston for his report.

Manager Hughes stated Powell Place had some environmental problems and they are slowly working them out.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to adjourn.

Vote Aye-5 Nay-0

Nancy R. May, Mayor

ATTEST:

Alice F. Lloyd, Town Clerk