

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
MONDAY, JANUARY 23, 2006
7:00 P.M.

Mayor Randolph Voller called the meeting to order and Rev. Milton Rodgers gave invocation.

ATTENDANCE

Members present: Mayor Randolph Voller, Commissioners Max G. Cotten, Pamela Baldwin, Clinton E. Bryan, Jr., and Gene T. Brooks. Commissioner Chris Walker was absent.

Other staff present: Interim Manager Sam Misenheimer, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr. and Planner David Monroe.

AGENDA APPROVAL

Motion made by Commissioner Cotten seconded by Commissioner Bryan to approve the agenda as presented with the following changes:

- Take Item #2 from New Business “Consider a request to rezone two parcels on the north side of US Hwy 64 across from Foxfire Trace (PIN 9762-51-3093.000 and 9762-40-1867.000). The parcels, currently owned by Henlajon, Inc. and John Blair, are zoned R-A 5 (Rural Agricultural). The petitioner asks the town to consider a change to MUPD (Mixed Use Planned Development). The Planning Board has recommended that this application be denied. The attorney for the applicant has requested that the petition not be considered at the February 23rd meeting.” (Letter from Attorney requesting that rezoning request be withdrawn, a copy of the letter is recorded in the Book of Resolutions #1 Page 9)
- Take the staff report from the Planning Department and put it under old business “General Store Café Parking”.
- Remove Item #2 from Consent Agenda to be put under new business “Appoint Mayor Voller as replacement of former Mayor May to the Chatham County Economic Development Board.”
- Amendment to the minutes of the January 9, 2006 meeting (page four) to read “Motion by Commissioner Walker that the top vote getter in town and the top vote getter in the ETJ be the individuals appointed to the Planning Board. Motion died due to the lack of a second.

Vote Aye-4 Nay-0

CONSENT AGENDA

Motion made by Commissioner Cotten seconded by Commissioner Baldwin to approve the consent agenda.

- Minutes of January 9, 2006 Board of Commissioners regular meeting.
- Approval of joint meeting with Chatham County Commissioners and Town of Pittsboro Commissioners. Set meeting for Wednesday, February 22, 2006 at 6:30-8:30 PM in the multi-purpose room of the Chatham Campus of Central Carolina Community College.
- Set a public hearing for a text amendment to obtain consistency with statutorily mandated changes to municipal zoning ordinances and to create alternate seats to the Planning Board. The hearing date is February 27, 2006.

Vote Aye-4 Nay-0

CITIZENS MATTERS

None

OLD BUSINESS

GENERAL STORE CAFÉ PARKING

Planner Monroe reported that he had a conversation with Mr. R. W. Stone from DOT regarding the parking/crosswalk situation at the General Store Café'. Mr. Stone indicated that he did not believe that DOT would be receptive to creating a second crosswalk in front of the General Store approximately 100 feet west of the existing crosswalk at the circle. In his opinion, such a crosswalk would probably be more dangerous because it would conflict with driver expectations; having passed the crosswalk at the circle, drivers would not reasonably expect to encounter another crosswalk in so short a distance. Relocating the crosswalk westerly from the circle seems unwise. At this point, removing the parking from the north side of West Street seems the most reasonable advance in pedestrian and driver safety.

Mayor Voller asked what did the owner/operator of the General Store property want.

Planner Monroe stated Mr. Remick (operator) did not want parking removed in front of his business unless a crosswalk could be installed to facilitate people walking to and from the parking lot on the north side of the street.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to approve the Ordinance Regulating Traffic in the Town of Pittsboro.

Commissioner Cotten stated he has had a couple of close calls in that location within the last week.

Commissioner Brooks stated other businesses in the old Mathiesen Clinic would be affected and they were not consulted about eliminating the parking spaces in front of the General Store Café.

Vote Aye-4 Nay-0

**AN ORDINANCE REGULATING TRAFFIC
IN THE TOWN OF PITTSBORO**

WHEREAS, the safety of the citizens of Pittsboro is of paramount concern to the Town Board of Commissioners;

WHEREAS, numerous incidents involving the safety of pedestrians and vehicles have occurred recently in the first block of West Street;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS as follows:

1. No vehicle shall be parked or left unattended on the north side of West Street from its intersection with the Courthouse Circle crosswalk in a westerly direction for a distance of 112 feet.
2. This ordinance shall be effective upon posting of signage giving notice hereof.

Adopted this the 23rd day of January, 2006.

**AN ORDINANCE REGULATING TRAFFIC IN THE TOWN OF PITTSBORO IS
RECORDED IN THE BOOK OF ORDINANCES BOOK ONE, PAGE 2**

APPOINTMENT TO THE EDC BOARD

Appoint Mayor Voller as replacement of former Mayor May to the Chatham County Economic Development Board.

Interim Manager Misenheimer stated he spoke with Mr. Tucker with Chatham County Economic Development and he stated it was the Town's responsibility to appoint their representative to the Board. It is not dedicated to a particular position. In the past it has been the Mayor and a Board Member. Former Mayor May's term expires in June 2007.

Mayor Voller asked for a policy to be set on how to fill the position.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to develop a policy that states the Mayor would be the Town's representative on the EDC Board.

Commissioner Brooks agreed with that but also mentioned perhaps if the Mayor did not want to serve they can appoint someone else from the Board.

Vote Aye-4 Nay-0

Mayor Voller will now serve as the Town's representative on the EDC Board.

NEW BUSINESS

LAND USE PLAN

Consider a request for authorization to solicit proposals for updating the Town of Pittsboro Comprehensive Land Use Plan.

Planner Monroe asked the Board for authority to solicit bids for updating the Comprehensive Land Use Plan. He stated the process will take about two months and approving the soliciting of bids would not give staff authority to execute contracts.

Commissioner Cotten stated updates need to be done regularly to keep up with general statute changes if nothing else.

Interim Manager Misenheimer stated he agrees with Commissioner Cotten. Updates should be done every couple of years. This is a good time to work on it since there are several statutes changes that have to be done.

After discussion a motion was made by Commissioner Cotten seconded by Commissioner Baldwin to authorize Interim Manager Misenheimer and Planner Monroe to solicit bids for updating the Comprehensive Land Use Plan with a minimum of three bids.

Vote Aye-4 Nay-0

REZONING REQUEST

Consider a request to rezone two parcels on the north side of US Hwy 64 across from Foxfire Trace (PIN 9762-51-3093.000 and 9762-40-1867.000). The parcels, currently owned by Henlajon, Inc. and John Blair, are zoned R-A 5 (Rural Agricultural). The petitioner asks the town to consider a change to MUPD (Mixed Use Planned Development). The Planning Board has recommended that this application be denied. The attorney for the applicant has requested that the petition not be considered at the February 23rd meeting.

This item was withdrawn by the owner.

A COPY OF THE LETTER OF WITHDRAWAL IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 9

GRANTS COMMITTEE

Consider the formation of a Grants Committee with appointment by the Board.

Mayor Voller stated he requested that this item be placed on the agenda.

Commissioner Cotten made a motion to table this for thirty days (no earlier) and to instruct staff to do the necessary paperwork to form the committee (Ordinance); seconded by Commissioner Bryan. Vote Aye-4 Nay-0

Interim Manager Misenheimer thanked the Board for the opportunity to serve. He reported that he is working on several matters including the Rural Center/Grants. He will prepare a more written summary with an update for the Board's information. He met with the engineers and staff this past week.

Commissioner Cotten asked if the issue with the Rural Center had been resolved.

Interim Manager Misenheimer stated yes and that he is looking to set up a time to meet with the folks in Raleigh for finalization of information being prepared by the engineers that has to be submitted. Mr. Hughes had submitted the information that was requested but because of the holiday it had not reached them when they sent the last letter.

Mayor Voller stated to Interim Manager Misenheimer that maybe the 3M matter can be brought back to the board at the next meeting.

Interim Manager Misenheimer stated he has requested a summary of what has been done on all on-going projects from the engineers.

Interim Manager Misenheimer stated Planner Monroe advised him this evening that the Ricky Spoon property is now unencumbered.

Mayor Voller stated wastewater is a concern of a lot of our citizens – has Diehl and Phillips given any indication of when a solution might be expected?

Interim Manager Misenheimer stated it is too soon for him to say about this. He said he needs more time to assess the situation and will have to meet with the state.

COMMISSIONER CONCERNS

None

ADJOURNMENT

Motion made by Commissioner Cotten seconded by Commissioner Bryan to adjourn.
Vote Aye-4 Nay-0

Randolph Voller, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk