

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
MARCH 28, 2005
7:00 P.M.

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

ATTENDANCE

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

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

AGENDA APPROVAL

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the agenda as presented with. Vote Aye-4 Nay-0

CONSENT AGENDA

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

- Minutes of the March 14, 2005 Board of Commissioners meeting.
Vote Aye-4 Nay-0

REGULAR MEETING AGENDA

CITIZENS MATTERS

None

PUBLIC HEARING

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

REZONING – MR. HEATH WILLIAMSON

Conduct a public hearing to consider a rezoning request by Mr. Heath Williamson for property at 287 East Street (Pittsboro Ice and Fuel). He requests a rezoning from the current zoning of M-1 to C-2.

PUBLIC COMMENTS:

Dan Clower spoke and reiterated that the concerns he raised at the last meeting still pertain (see attached). He indicated that his main concern is the lack of setbacks which would apply to any development on this land. He said he is really opposed to any business located very close to the houses there. He also indicated he had spoken to Mr. Williamson about this concern.

Mr. Clower said that he had a survey for the property where he resides which showed that the retaining wall behind his residence is on the property subject to rezoning. Mr. Messick said that was a separate issue and would have bearing on a site plan review but not on a rezoning.

The final concern Mr. Clower had regarded lighting. He said he hoped that any development on the site would be required to shield lighting so that it wouldn't interfere with enjoyment of his property.

Heath Williamson said the only reason for asking for this rezoning is that the property is zoned for a concrete plant right now and all the surrounding property is zoned commercial. He said he felt it would be appropriate to make this consistent with the surrounding property.

If a moratorium is adopted he said he would be more than willing to build a concrete plant than wait two years for sewage. He said it was what he would have to do to afford the payments.

POSSIBLE MORATORIUM

Conduct a public hearing to consider a possible moratorium concerning major residential subdivisions and non-residential development.

PUBLIC COMMENTS:

Elizabeth Anderson asked if the moratorium on non-residential development would apply to single lots. Mr. Hughes responded that, as written, it would have to do with all non-residential lots that are undeveloped.

Ms. Anderson said that there is very little vacant commercial land in Pittsboro and it would be a mistake to keep people who might come up with a site plan appropriate for their current zoning if any sewer came available. If there is a possibility of getting

capacity with a sewer reclamation project she hoped some would be made available to commercial development.

She said she had been handling some small lots and the owners are concerned that the salability of these lots would be seriously hampered. They also feel that their tax values would be too high if they can't sell their properties because of a lack of sewer.

Ricky Spoon said he thinks the town is going to have to extend this moratorium even though they may not want to; there doesn't seem to be any choice. He said his request is that he has been trying for a couple of years and he needs enough sewer for 20 to 30 lots to build houses. He said he had several offers from people, like those who did Willow Springs, and he feels he could do a better product for the town and keep his nine employees on the payroll. He asked to be considered to be the first person in line when residential sewer capacity comes available.

OLD BUSINESS

PITTSBORO CHRISTIAN VILLAGE

Consider concurrence with manager's letter to Pittsboro Christian Village dated March 1, 2005 concerning reimbursement for sewer lift station.

Commissioner Brooks asked if we had an easement to the pump station. Attorney Messick stated we did not have an easement but it was in the driveway.

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve the letter to be sent to Pittsboro Christian Village.

Vote Aye-4 Nay-0

Commissioner Brooks asked that staff look into getting an easement to the pump station.

A COPY OF THE LETTER IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 46

BUDGET AMENDMENT FY 2004-2005

Consider a budget amendment for the construction of approximately 650 feet of sidewalk along Sanford Road from 200 feet north of Trace Drive ending at Cornwallis Street. This work was included in last year's budget but was not done prior to year end as anticipated. Those funds remained in fund balance. This amendment reallocates \$54,228.00 from fund balance that was approved originally. The work and cost are unchanged from the original quote by Sandhills Contractors, Inc.

Manager Hughes stated the project was primarily held up by concerns of NCDOT associated with the encroachment agreement.

Motion made by Commissioner Brooks seconded by Commissioner Cotten to approve the budget amendment.

Vote Aye-4 Nay-0

AN ORDINANCE AMENDING FY 2004-2005 BUDGET IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE 8

NEW BUSINESS

LETTERS OF COMMENDATION

Consider possible letters of commendation for Bradley Brownie and Chris Cooper for service in Iraq.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve the letter of commendation being sent to both employees and that a copy of the letter be placed in their personnel file.

Vote Aye-4 Nay-0

COMMISSIONER CONCERNS

Commissioner Brooks stated it is approaching budget time and he would like for the board to consider leasing instead of buying police vehicles. Cars are a poor investment. At the time our police department finishes with a vehicle we can not get much out of them.

He has been told that OSHA will be looking at mileage requirement for police vehicles – it is not official but it is being discussed.

He feels the leased vehicles will be safer vehicles for our officers with a lower cost.

Commissioner Brooks stated he has a gentleman's name that would come and do a presentation about leasing police vehicles.

The Board agreed to have the gentleman come and make a presentation.

Commissioner Cotten stated we need to start procedures to close the tennis court off. Currently it is being used for skateboarding. It is really dangerous to be playing tennis on it.

Dee Reid – asked why we have not made repairs to the court.

ADJOURNMENT

Motion made by Commissioner Cotten seconded by Commissioner Bryan to adjourn.
Vote Aye-5 Nay-0

Nancy R. May, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk