

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
JOINT MEETING WITH
CHATHAM COUNTY BOARD OF COMMISSIONERS
APRIL 8, 2002
5:30 P.M.

Mayor Nancy May called the meeting to order.

ATTENDANCE

Mayor Nancy R. May, Town Commissioner Burnice Griffin, Jr., Gene T. Brooks and Max G. Cotten. Town Commissioner Chris Walker and Clinton E. Bryan, Jr. were absent. Also present were Town Manager Hugh Montgomery, Town Clerk Alice F. Lloyd and Town Attorney Paul S. Messick, Jr.

Chatham County Board of Commissioner Chairperson Gary Phillips, Chatham County Commissioner Bob Atwater, Margaret Pollard, Rick Given and Carl Outz. County Manager Charlie Horne and Assistant County Manager Paul Spruill were also present.

INVOCATION AND GRACE

Commissioner Gary Phillips gave the invocation and grace.

ITEMS OF DISCUSSION

- Status of Water Reuse Project to 3 M – Mr. Horne and Mr. Montgomery
- Solid Waste – Review of the County’s Solid Waste Study – Mr. Horne
- Industrial Development and Job Creation
 - a. Rezoning request from RA2 to C-2 on the southeast quadrant of the bypass Hwy 64 & 15-501 – Mr. Montgomery.
- Discuss Water Plant 1988 Agreement
- Transportation Planning – Town of Pittsboro participation in County’s Thoroughfare Planning Efforts – Commissioner Cotten
 - a. Map of Pittsboro approved Thoroughfare Plan – 1992 is attached.
 - b. Information provided by Commissioner Cotten from Triangle J Council of Government is attached.

- Countywide Recreation and Inclusion of the Town of Pittsboro into the County Wide Recreation Master Plan – Commissioner Brooks
- Request to establish regular meeting between representative of the Chatham County Board of Commissioner and the Town of Pittsboro Board of Commissioners – Mayor Nancy R. May & Chairman Phillips.

Mayor May adjourned the joint meeting with the County Commissioners at 6:45 p.m.

Mayor

ATTEST:

Clerk

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
APRIL 8, 2002
7:00 P. M.

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

ATTENDANCE

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

DISPOSITION OF MINUTES

Motion made by Commissioner Cotten seconded by Commissioner Griffin to approve the minutes of the March 25, 2002 meeting.

Vote Aye-3 Nay-0

CITIZEN MATTERS

Joe Cox was present and read a letter from Ms. Vick, NCDOT Project Enhancement Coordinator regarding the sidewalk project.

REZONING REQUEST – CHATHAM COUNTY FARM BUREAU

Motion made by Commissioner Brooks seconded by Commissioner Cotten to approve the rezoning request from Chatham County Farm Bureau to rezone approximately 1.1 acres of property located off West Street from R-12 to O & I.

Vote Aye-3 Nay-0

BUDGET AMENDMENT FY 01-02

Commissioner Cotten stated he was glad that we did not budget to receive Intangible Personal Property Tax or SCE & Inventory Tax.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to approve Budget Amendment #2 for FY 01-02.

Vote Aye-3 Nay-0

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

PROJECT GRADUATION 2002

Motion made by Commissioner Brooks seconded by Commissioner Griffin to give \$200.00 to support Project Graduation 2002.

Vote Aye-3 Nay-0

REZONING REQUEST – ALLEN & HANCOCK PROPERTY

Manager Montgomery stated Mr. Jim Hinkley was present to go over his report.

Mr. Jim Hinkley went over his report.

A COPY OF THE REPORT FROM MR. JIM HINKLEY DATED MARCH 26, 2002 IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

Commissioner Brooks asked Manager Montgomery if the town limits stopped at Kepco and he assumed they are going to ask for annexation.

Manager Montgomery said yes, he would not make that assumption, but before a site plan is approved you would require it. They must petition the Town for voluntary annexation.

Commissioner Brooks wanted to know when this would occur.

Manager Montgomery stated it would be his recommendation that upon approval of a site plan a request for annexation accompany it.

Commissioner Brooks said he believes that is what they have been doing.

Jim Hinkley said his last comment would be the issue of ownership – there are a number of outparcels – the issue here is maintenance and upkeep of the plaza as a unit. The ownership of one parcel that would let it go down would degrade the whole project. He recommends strongly that this all be under one ownership and that it all be under one management for maintenance purposes and for purposes of upkeep.

Ricky Spoon stated he was present in case anyone had any questions.

Joe Faulkner stated they listened to the comments made at the public hearing and revised their site plan. They also put notes on the site plan addressing issues such as lighting in the parking areas, minimum foot-candle at the perimeter of property and lower minimum for any adjacent residential uses. Done the average maximum of 5/1 ratio for lighting for parking lot.

After the Planning Board meeting and Jim's comments they will be requesting a conditional use rezoning.

Regarding one ownership – typically developers build the shopping center, but the gravy of how they make their money is selling the outparcels.

There are concerns about how do you hold the outparcels to the standards of the project itself – he (Mr. Faulkner) done some research from other locations and found out most places have a unity of development guidelines which are submitted along with construction plans. They require the primary owner of the shopping center to implement this control. Can be made a part of the restrictive covenant for the project itself.

Manager Montgomery asked that the board note that the C-2 request has been withdrawn.

Ricky Spoon stated they would ask for a Conditional Use Permit C-2 CU from the Planning Board at their next meeting. They are staying in touch with the developer weekly with project updates and requirements.

Manager Montgomery stated once a site plan is approved there can be no major changes without Board approval.

WATERSHED – 10/70

Mr. Dave Lentzer was present to present information on low impact development guide for Pittsboro, NC.

Mr. Lentzer said the key issue is do you want to have a 10/70 program.

Goals of 10/70 program are:

- Removal of retention ponds.
- Improvement or maintenance of current water quality situation in Pittsboro and the ETJ.
- Improvement of awareness of watershed issues in general and making it a high priority when site plans are brought in.
- Allowing flexibility to you in your decision making process and also to developers.
- Maintaining a healthy development community.

A COPY OF THE LOW IMPACT DEVELOPMENT GUIDE FOR PITTSBORO, NC IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

MORATORIUM

Commissioner Brooks stated he feels that our wastewater allotment controls everything that we do. If we lift the moratorium we will get requests from individuals requesting major subdivisions. He would hate to see people with existing lots within the Town not to be able to develop their property. He would like to continue the moratorium on major subdivisions within the Town limits.

Motion made by Commissioner Brooks seconded by Commissioner Griffin to set a public hearing to discuss the continuance of the Moratorium, which expires on May 21, 2002 for April 22, 2002.

Vote Aye-3 Nay-0

PLANNING BOARD VACANCIES

Mayor Nancy R. May stated she would like to present the following names as candidates for the Planning Board:

In Town – Ethel Burns
ETJ - Harold Howard

Motion made by Commissioner Brooks seconded by Commissioner Cotten to accept the names presented by the Mayor as new members to the Planning Board.

Vote Aye-3 Nay-0

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

Vote Aye-3 Nay-0

Mayor

ATTEST:

Clerk