

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
NOVEMBER 25, 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 Max G. Cotten, Burnice Griffin, Jr., Chris Walker and Clinton E. Bryan, Jr. Commissioner Gene Brooks was absent due to sickness.

CITIZENS MATTERS:

NONE

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the minutes of the November 11, 2002 meeting. Vote Aye-4 Nay-0

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the audit contract with Bobby Wood, CPA, for FY 2002-2003 with the change in the rate. Vote Aye-4 Nay-0

PUBLIC HEARING

Motion made by Commissioner Bryan seconded by Commissioner Walker to go into a public hearing regarding the rezoning of the Powell Property from RA, C-2 and M-2 to MUPD. Vote Aye-4 Nay-0

PUBLIC COMMENTS:

Linda Jacobs – in favor of the rezoning, this is a big step forward for Pittsboro, it is a well-designed project.

Tony Tucker – Chatham Co. Development Corporation – in favor of the rezoning, ideal for the Town the project will bring in \$900,000 in property tax dollars for the Town.

Liz Cullington – requested that the Board delay voting on this matter until critical issues are resolved. (A copy of the her comments are included in the Book of Resolutions)

A COPY OF THE COMMENTS FROM LIZ CULLINGTON IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

Delois Popp – highly in favor of project, the quality of work at Meadowmount is great, feel they will do a good job and she also feels that properly controlled development is important.

Josh Prokopy – Chatham County Affordable Housing – would like to request that the Town develop some type policy were not just this development, but all future developments (large scale) be required to make plans within the project to have a percentage of the homes to the affordable housing.

Betsy Cockman – resident and Director of Housing Authority – have concerns about the two exits, traffic problems she would like to see a development be a part of the Town not just a subdivision.

Catherine Delinger – Haw River Assembly – concerns about adequate wastewater capacity, open space, sediment control and storm water management.

A COPY OF THE COMMENTS FROM HAW RIVER ASSEMBLY IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

Ducka Kelly – concerns about air pollution, watershed, and availability of water to this project and traffic.

Mayor May asked Mr. Roger Perry to make a presentation on Powell Place.

Mr. Perry stated regarding stormwater issues – they are addressed by State law and they will use other retention methods – they will use 7 or 8 acres to contain surface runoff, they are willing to reserved 10 acres to the Town of Pittsboro to negotiate with the County to put an elementary school there – if this is not possible the property can be used for any public use if the Town Board chooses.

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

Vote Aye-4 Nay-0

2001-2002 Audit Report

Mr. Bobby Wood was present and gave the board an overview of the audit for FY 2001-2002.

Motion made by Commissioner Walker seconded by Commissioner Griffin to accept the audit as presented by Bobby Wood, CPA.

Vote Aye-4 Nay-0

MIXED-USE PLANNED DEVELOPMENT DISTRICT

The Planning Board and Town Board went on a tour of Meadowmount last week.

Commissioner Cotten stated he was bothered by the 25-acre requirement being changed to no minimum.

The reason the change was made from 25 acres minimum requirement to no minimum requirement was because of the downtown area if it were zoned MUPD it would allow for more concentrated development.

Motion made by Commissioner Walker seconded by Commissioner Bryan to add the Mixed-Use Planned Development District (MUPD) to the Development Ordinance with the recommendation of the Planning Board.

Commissioner Cotten stated is has concerns about 5.6.3 the minimum land requirement and he would like to see it go back to 25 acres.

Commissioner Walker and Commissioner Bryan amended their motion to include the change in 5.6.3 to read: There is a 25-acre minimum land area for a Mixed Use Planned Development District.

The motion now reads: Motion made by Commissioner Walker seconded by Commissioner Bryan to add Mixed Use Planned Development District to the Development Ordinance with the recommendations from the Planning Board and that a 25 acre minimum land area be required for the district.

Vote Aye-4 Nay-0

ABC APPOINTMENT

Motion made by Commissioner Cotten seconded by Commissioner Bryan to table this matter.

Vote Aye-4 Nay-0

COMMISSIONER CONCERNS

Commissioner Cotten asked that Mr. Sutton get a cost estimate to cut out the wall in the meeting room and to put up a folding door for meetings like tonight.

Mayor May stated, Mrs. Harris has requested that Siler City and Pittsboro take turns having the Veterans Day Parade and she wanted to know the wishes of the Board.

The Board thought it would be good and Commissioner Bryan volunteered to head up the Committee for the Veteran's Day Parade 2004.

REZONING REQUEST – POWELL PLACE

Motion made by Commissioner Cotten seconded by Commissioner Bryan to refer the rezoning request with public comments to the Planning Board for recommendation.

Vote Aye-4 Nay-0

There were discussions about the letter from the Voller's – some of the residents are satisfied with the work done of the pond. The Board stated that we need to monitor and make sure it gets done.

A COPY OF THE LETTER FROM VOLLER REALTY AND CONSTRUCTION IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

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

Mayor

ATTEST:

Clerk