

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
JANUARY 10, 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, Burnice Griffin, Jr., Clinton E. Bryan, Jr., and Chris Walker. Commissioner Brooks 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 Cotten to approve the agenda as presented.

Vote Aye-4 Nay-0

CONSENT AGENDA

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the consent agenda:

1. Minutes of December 13, 2004 Board of Commissioners regular meeting.
2. Set a public hearing date of January 24, 2005 for a rezoning request by owners Cynthia Sax Perry and Boyd Dan Perry for property at 179 Hillsboro Street. The property is .288 acres and houses Mrs. Perry's law office under a home occupation permit. The property is currently zoned R-12 and the applicant requests a change to O&I. Adjacent property to the south is zoned C-1.
3. Set a public hearing date of January 24, 2005 for a rezoning request by owner Steve Carr for property at 23 Rectory Street. The property is 1.17 acres and is located at the corner of Rectory and West Street and is currently zoned C-2 CU. The applicant is requesting a change to C-2.

4. Set a public hearing date of January 24, 2005 for a rezoning request by owner Heath Williamson for 1.798 acres at 287 East Street (formerly known as Pittsboro Ice and Fuel). The property is currently zoned M-1 and the applicant is requesting a change to C-2 with a special use permit.

Vote Aye-4 Nay-0

CITIZENS MATTERS

None

PUBLIC HEARING

Conduct a public hearing to consider a revision to the Major Transportation Corridor Ordinance. Mr. John Blair has requested that the rezoning restriction contained in paragraph 14.4 be eliminated. This change will allow rezoning to occur in the Major Transportation Corridor without the submittal of a site plan.

Motion made by Commissioner Walker seconded by Commissioner Cotten to go into a public hearing.

Vote Aye-4 Nay-0

PUBLIC COMMENTS:

John Blair – 6125 64 East, Pittsboro. Own land and manage other land in the ETJ and Pittsboro Town limits. Since the Town has not had much need to proactively zone land on the bypass and other major corridors until recently, much of the ETJ is zoned residential. He feels the Board would agree that some of the land because of its location and in order to reach its highest and best use should be rezoned to O&I, commercial and perhaps industrial categories.

Mr. Blair read from a prepared statement which is on file.

A COPY OF MR. BLAIR'S WRITTEN COMMENTS ARE RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 1-3

Joe Trageser – reiterate the same things that Mr. Blair stated. He would like to see the zoning changed.

Scott Thomas – in favor of removing the site plan requirement. The change in zoning will result in an increase in property tax valuation. It would give the owners of the property an opportunity to profit instead of a developer.

Paul Voke – asked if property owners were not supposed to be notified of a change in zoning.

Planner Monroe stated that all state law requires is that a zoning text amendment change be advertised in the newspaper.

Al Capehart asked about if the water quality issue had been looked at. He further stated he was interested in Rectory Street being closed.

Mayor May advised Mr. Capehart that Rectory Street matter was on the agenda later this evening.

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

OLD BUSINESS

Consider removing one way street sign on Rectory Street between W. Salisbury Street and Hanks Street.

Anne Graham, Senior Warden at St. Bartholomew's Episcopal Church has sent a letter objecting to changing the street from one-way.

Mr. Jim Hinkley was present representing the Vestry at St. Bartholomew's and they are opposed to the change. (See a copy of the prepared statement)

Motion made by Commissioner Cotten seconded by Commissioner Walker to leave it as it is.

Vote Aye-4 Nay-0

A COPY OF THE LETTER FROM SENIOR WARDEN ANNE GRAHAM IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 4

A COPY OF THE PREPARED STATEMENT FROM JIM HINKLEY IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 5

NEW BUSINESS

Consider Rate Order for Time Warner Cable service.

Mr. Bob Sepe was present. He stated the proposed rate is excessive. He would request that the board take the rate order and table it until next meeting. Put it on the consent agenda.

PUBLIC COMMENTS

Commissioner Walker expressed opposition to any type of rate increase.

Motion made by Commissioner Bryan seconded by Commissioner Griffin to table this until the next meeting.

Vote Aye-4 Nay-0

Consider Authorizing Resolution for Capacity Building Grant from the North Carolina Rural Economic Development Center. This resolution is required to submit a grant application to the NCREDC (Rural Center). The grant request is for \$40,000.00 to fund the Environmental Assessment for the Haw River/Spray Field wastewater discharge.

Motion made by Commissioner Bryan seconded by Commissioner Walker to approve the Resolution Authorizing Participation in the Capacity Building Grants Program.

Vote Aye-4 Nay-0

AN AUTHORIZING RESOLUTION BY THE GOVERNING BODY OF THE TOWN OF PITTSBORO CAPACITY BUILDING GRANTS PROGRAM IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 6

Consider an application for Planning Board membership from Ken Hoyle.

Mayor May stated Mr. Hoyle has been so dedicated to the Planning Board since appointed.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to appoint Mr. Kenneth Hoyle to serve another 3 year term on the Planning Board subject to approval from Chatham County Board of Commissioners.

Vote Aye-4 Nay-0

Revision to Major Transportation Corridor Ordinance.

Motion made by Commissioner Walker seconded by Commissioner Griffin to send to the Planning Board for review.

Vote Aye-4 Nay-0

STAFF REPORT

Manager Hughes reported that the pump station at Christian Village has been rebuilt and is on line. There is additional work to be done on the fence.

SCADA system first phase of work has been done.

Water Tank – have to get power and pressure reducing valve installed.

Sidewalk along 15/501 – working on getting encroachment agreement.

COMMISSIONER CONCERNS

Commissioner Cotten asked Mr. Hughes if he had heard anything from the County on turning over the plant to us.

Manager Hughes said he has not, but he will get in contact with Mr. Horne.

Commissioner Walker wanted to make the board aware that he would not be able to be at the next meeting because of a conflict with his job.

ADJOURNMENT

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

Vote Aye-4 Nay-0

Nancy R. May, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk