

**Town of Pittsboro
Planning Board
Regular Meeting Minutes
Monday
October 6, 2008
7:00 PM**

Commissioners Present: Chairman Ken Hoyle, Alfreda Marsh, Shannon Plummer, Jimmy Collins, Ethel Farrell, Harold Howard

Call to Order: Chairman Hoyle called meeting to order at 7:00p.m.

Approval of July 7, and August 4 Meeting Minutes: Farrell made a recommendation for approval, Plummer seconded. Vote was taken; minutes approved.

Chairman Hoyle called for the first item of Old Business; Bellemont Point Phases 1A & 1B preliminary plat. Monroe stated that the representative that he had spoke with from the CE Group, which represents the project, had met all of the requirements that he had regarding the concerns that he had brought to the Commissioners' attention. **Farrell made a recommendation for approval, Howard seconded. Vote was taken; motion approved.**

Chairman Hoyle then moved on to New Business item 1, the amendment to Section 7.1G of the Subdivision Regulations-Sidewalks. Monroe recommended that the new requirements for sidewalks be changed to 5 feet in width, 4 inches in depth and constructed of concrete or suitable other material. **Plummer made a motion to recommend approval, Marsh seconded. Vote was taken; motion approved.**

Chairman Hoyle moved on to the Rezoning/Special Use request of Brooks. Monroe submitted copies of items from the public hearing that was conducted earlier to the Commissioners. Monroe then stated that the property is bounded on 4 sides by residential usage. Monroe then mentioned that he had discovered that the MTC Overlay regulations govern this particular piece of property and the

minimum lot size required in the MTC Overlay District is 2 acres for a non-residential use. Monroe went on to say that this particular piece of property was not large enough to satisfy that requirement. Chairman Hoyle stated that the only decision that the Board could make then would be to recommend denial, Monroe agreed. Farrell made a motion to recommend denial based upon it not being able to meet the minimum requirements of 2 acres of the MTC Overlay District for a non-residential usage; therefore the application is in conflict with the zoning ordinance, Collins seconded. Vote was taken; motion denied. Chairman Hoyle continued on with the Justice/Cory Rezoning application. Monroe stated that this application poses the same situation as the Brooks request in dealing with the MTC Overlay District regulations which therefore deems it necessary to recommend denial. **Marsh made a motion to recommend denial, Collins seconded. Vote was taken; motion denied.**

Chairman Hoyle called the next item of new business, the Chatham County Justice Center site plan. Monroe stated that the plan is not subject to the storm water management requirements because of the 13.8% of impervious land. Monroe stated that the one issue that the Town will have with the plan is in regards to the height of the building, the applicant has submitted an application with the Board of Adjustments regarding a variance from the Town's height requirement. Monroe said that the approval of the project would be dependent upon the approval of the variance application. Monroe's suggestion was that after the Board's decision tonight, the applicant cannot go directly to the Board of Commissioners until the Board of Adjustments had approved the variance application. Monroe went on to mention that the Engineers working on this project have been very attentive to the requirements of the zoning ordinances that he has given them. He also stated that he believes that they have satisfied all requirements besides the height ordinance that they are working on. Mr. Hoyle asked how this project will impact Robeson Creek, Monroe stated that he does not believe that it will have any impact on the creek based upon the professionals that he has consulted with. Monroe suggested that the Board if they want to approve it approve it with the stipulations of the plan engineers getting approval from the Board of Adjustments. **Farrell made a motion to recommend approval, Marsh seconded. Vote was taken; motion approved.**

**There were no Board Member Concerns at this time.
Meeting was adjourned at 7:55p.m.**