

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
MARCH 8, 2004
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, Gene T. Brooks, Clinton E. Bryan, Jr. and Chris Walker. Commissioner Burnice Griffin, Jr. was absent.

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

CONSENT AGENDA

Motion made by Commissioner Walker seconded by Commissioner Cotten to approve the minutes of the February 23, 2004 Board of Commissioners meeting.

Vote Aye-4 Nay-0

REGULAR MEETING AGENDA

OLD BUSINESS

Consider an amendment to the Zoning Ordinance: Article XIII, Planning Board.

Planner Monroe had prepared an amendment to Article XIII, Planning Board to the Planning Board at their March meeting. The Planning Board unanimously recommended its approval.

The principal changes from the current chapter relate to the manner of defining proportional representation; more clearly defining cause for removal; codifying organizational structure; defining term limits; and identifying obligations relating to conflicts of interest.

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the amendment to the Zoning Ordinance Article XIII, Planning Board.

Vote Aye-4 Nay-0

A COPY OF THE AMENDMENT TO THE ZONING ORDINANCE IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES

Consider appointments to the Planning Board.

With the redefinition of proportionality, that leaves three individuals vying for the one available Town seat:

Alfreda Marsh
James Bradshaw
Christopher Bradshaw

There are four individuals vying for the single ETJ seat:

Neil Flynt
Johnny Richardson
Jenny Bouldin
Jimmy Collins

Motion made by Commissioner Cotten seconded by Commissioner Walker to appoint Alfreda Marsh as the In-Town member.

Vote Aye-4 Nay-0

Commissioner Cotten requested that all four names for the ETJ seat be referred to the County for recommendation.

Attorney Messick stated the Town Board should choose a representative and send it to the County Board of Commissioners for approval.

Commissioner Bryan nominated Neil Flynt.

Commissioner Brooks nominated Jimmy Collins.

Commissioner Walker nominated Johnny Richardson.

Vote

Neil Flynt – 1
Jimmy Collins – 2
Johnny Richardson – 1

Staff was advised to notify the County Commissioners that Jimmy Collins was chosen as the ETJ representative on the Planning Board for their approval.

Consider an ordinance establishing a moratorium on the approval of major subdivisions.

Planner Monroe reported that the Planning Board reviewed the proposed ordinance and after reviewing the methods the Town is pursuing to increase wastewater treatment capacity the Planning Board felt it was in the best interest of the citizens of Pittsboro to recommend approval of the moratorium.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve an ordinance establishing a moratorium on the approval of major subdivisions.

Commissioner Cotten stated he was not convinced that we need it – he wanted to know what motivated this ordinance – Powell Place has a 10 year build out. He would like to see a recalculation done on the flows. The last one was done on 10/4/02. He will have to vote against it.

Michael Koonce and Jay Johnston were present and spoke on I & I.

Commissioner Brooks stated he felt it would be irresponsible and unfair to people coming in not to have allocation available.

Vote Aye-3 Bryan/Brooks/Walker
Nay-1 Cotten

Consider an amendment to the Zoning Ordinance, Section 5.2.1 Table of Permitted Uses, to allow food stores in the M-1 District.

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve the amendment to the Zoning Ordinance, Section 5.2.1 Table of Permitted Uses, to allow food stores in the M-1 District.

Vote Aye-4 Nay-0

Consider a preliminary plat for the Bellemont Point Subdivision.

Manager Hughes stated this item does not need to be addressed since a moratorium is in place.

Commissioner Walker asked if staff could find out if other towns or cities have a procedure for lining up for sewer capacity.

Manager Hughes said he would investigate.

INVESTMENT PROCEDURES

We currently have been investing in 90-day CD's investing with the bank with highest return. Banks include First Citizens, First Bank, CCB and First National.

Commissioner Cotten stated he felt we should have a policy to establish procedures for short term investments which he distributed to the Board tonight.

Commissioner Cotten made a motion that the policy he distributed be adopted.

Commissioner Brooks stated we have a policy that we do not vote on anything we do not receive in our agenda package.

Commissioner Cotten stated we had done so in the past.

Commissioner Cotten withdrew his motion and requested that it be placed on the agenda for the next meeting.

NEW BUSINESS

Consider a resolution to proceed with an application for a non discharge permit for a spray irrigation field.

Motion made by Commissioner Bryan seconded by Commissioner Walker to approve a resolution to proceed with an application for a non discharge permit for a spray irrigation field.

Commissioner Cotten stated he has mixed emotions about this – will application be put over the other?

Manager Hughes stated they each would go to a different division of DWQ.

There was discussion of the wells being contaminated on 902 around Jay's Hydraulics.

Vote Aye-4 Nay-0

COMMISSIONER CONCERNS

Commissioner Brooks thanked Manager Hughes and staff for all the work they do – they are unsung heroes – he wanted to thank them for repairing a portion of the sidewalk in front of the copy center.

Commissioner Bryan asked since there are contaminated wells on 902, what is the chance of running water to 902?

Commissioner Cotten stated he has proposed before that we established a water board for the ETJ area.

Manager Hughes was to investigate.

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

Nancy R. May, Mayor

ATTEST:

Alice F. Lloyd, Town Clerk