

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
OCTOBER 28, 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, Clinton E. Bryan, Jr. and Gene T. Brooks.

Others present: Acting Manager Bill Sutton, Clerk Alice F. Lloyd and Attorney Paul S. Messick, Jr.

DISPOSITION OF MINUTES

Motion made by Commissioner Bryan seconded by Commissioner Griffin to approve the minutes of the October 14, 2002 meeting.

Vote Aye-5 Nay-0

CITIZENS MATTERS

Charles R. Devinney, 443 Oakwood Drive, has three issues to bring before the Board:

- Safety Helmet law is not being enforced by the Police Department.
- Understands the Town has two individuals on leave and the Town is paying their health insurance at the taxpayers expense, he does not feel that is right.
- The rezoning the Board approved last meeting was spot zoning, and now that will make every lot in town subject to spot zoning.

Mayor May welcomed John Lorbacher to the Board meeting, Boy Scout Troop #93, he is working on a merit badge.

PUBLIC HEARINGS

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

Vote Aye-5 Nay-0

SECTION 5.4.1 NOTE 10 MAXIMUM LOT COVERAGE

Bob Stanley – Henderson – he has some land under contract within the Town of Pittsboro and he would like to see the Town allow at least 70% lot coverage.

Tom Krombach – West Street – he would like to get the max value out of property (see attached letter)

Charles R. Devinney – 443 Oakwood Drive – when the zoning ordinance was approved it was sufficient for the Town of Pittsboro and he does not feel it should be changed.

Liz Cullington – 390 Rocky Hill Rd. – against change to Note 10.

David Valentine – 50 Hidden Oak, Chapel Hill – Revision to Note 10 makes good sense.

Linda Jacobs – 1240 Batcheor Rd. – 290 E. Street Business – the model should be approved, a Class A business will not come to Pittsboro with the current Note 10 in place.

A COPY OF WRITTEN COMMENTS FROM JASON SULLIVAN, MICHAEL R. GUARRIELLO AND THOMAS KROMBACH ARE RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

TONY TUCKER

Mr. Tony Tucker – Chatham County Economic Development Coordinator speak to the Board regarding Powell Place and stated he was hopeful that the Board would approve Powell Place Plan it would help the tax base for Pittsboro.

AMENDMENT TO ADD ‘MIXED USE PLANNED DEVELOPMENT DISTRICT’

Charles R. Devinney – 443 Oakwood Drive – wants to know if an impact study has been done, what will this do to our water/sewer capacity, it will be a separate community (149 acres), and how many years are we going to tie up allocation? Mr. Devinney stated he was for growth.

Liz Cullington – 390 Rocky Hill Rd. – Not necessarily against high density, but she wants protection for neighbors. She stated she would prepare further written comments for the Mayor and Board.

POWELL PLACE MASTER PLAN

Linda Jacobs – this will be a nice development - Roger Perry has top notch designed developments. This will be a great opportunity for Pittsboro.

Charles R. Devinney – they will be building an entirely new Town, don’t think its good – who’s going to pay for what? – what about water pressure problems – if we do away with the industrial site it will not be good for the Town.

Liz Cullington - concerned about access points and traffic analysis, she doesn’t see where they are having any starter houses, and it does not look like there is room for a sidewalk and they are not donating land.

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

Vote Aye-5 Nay-0

ABC BOARD APPOINTMENT

Motion made by Commissioner Cotten seconded by Commissioner Bryan to appoint Mr. Harry Sugg to serve on the ABC Board.

Vote Aye-5 Nay-0

PERSONNEL POLICY

Mr. Becky Veazey was present to answer any questions the Board may have.

Acting Manager Sutton stated an additional change needed to be made to page 27 second paragraph to read: "Employees may have all of the excess vacation leave (over 30 days) converted to sick leave".

Commissioner Brooks asked if the Board was locked into the step increase. Ms. Veazey stated they were not and it was something the Board would have to consider each budget year.

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the personnel policy as provided with suggested changes.

Vote Aye-5 Nay-0

VALVE LOCATION

Mayor May stated we have received a proposal from Hydrostructures for Engineering Services for water valve location and evaluation.

Commissioner Cotten stated he did not see a hourly rate.

Acting Manager Sutton stated they have a maximum amount for providing the service.

Commissioner Cotten stated he would like for them to look out for other things/conditions we should be aware of where they are doing the study.

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve the Engineering Services agreement with Hydrostructures for water valve location and evaluation.

Vote Aye-5 Nay-0

A COPY OF THE AGREEMENT WITH HYDROSTRUCTURES IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

SECTION 5.4.1 – NOTE 10

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the Suggested Amendment to Note 10.

Vote Aye-5 Nay-0

A COPY OF THE AMENDMENT TO NOTE 10 IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE

ZONING AMENDMENT TO ADD
“MIXED USE PLANNED DEVELOPMENT DISTRICT”

Motion made by Commissioner Walker seconded by Commissioner Cotten to refer this matter to the Planning Board for discussion and recommendation.

Vote Aye-5 Nay-0

POWELL PLACE – MASTER PLAN

Motion made by Commissioner Walker seconded by Commissioner Brooks to refer to the Planning Board for discussion and recommendation.

Vote Aye-5 Nay-0

COMMISSIONER CONCERNS

Commissioner Brooks stated he was not in favor of spot zoning, but 12 business in the ETJ could be adversely affected by the current zoning – we need to address this issue so we can protect these people.

Jim Hinkley stated it could be done by zoning the properties “existing commercial” which would run with the property.

Commissioner Walker stated he would like for Cindy Edwards and all the employees who work at the Street Fair to receive a letter of appreciation and he would like to see it continue.

Vote Aye-5 Nay-0

Commissioner Bryan asked if anything had been done about the Community Building parking situation with Dan Deacon.

Attorney Messick stated he had not.

Commissioner Brooks stated that some of Commissioner Bryan’s family donated the land and paid for the building and he believes in keeping faith with people even if they are dead and gone.

The Board requested that this be put on the next agenda and that Board members receive a copy of the deed for their information.

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

Vote Aye-5 Nay-0

Mayor

ATTEST:

Clerk