

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
MONDAY, OCTOBER 9, 2006
7:00 P.M.

Mayor Randolph Voller called the meeting to order. Commissioner Brooks asked Ms. Adams to include the folks in Apex, the Governing Board and the First Responders in her prayer. Mindy Adams, Chapel in the Pines Presbyterian gave the invocation.

ATTENDANCE

Members present: Mayor Randolph Voller, Commissioners Max G. Cotten, Pamela Baldwin, Clinton E. Bryan, Jr., Gene T. Brooks and Chris Walker.

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

AGENDA APPROVAL

Motion made by Commissioner Bryan seconded by Commissioner Walker to approve the agenda as presented. Vote Aye-5 Nay-0

CONSENT AGENDA

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the consent agenda as presented with Item #3 moved to new business (Item #3 is a request by Jim Anderson to rezone the John T Gaines property at 2901 Old Graham Road PIN #9742-19-7634. The applicant requests a rezoning from R-A5 to RA-CUD).

- Minutes of the September 25, 2006 Board of Commissioners meeting.
- Request by Amy S. Roberts to rezone a .39 acre parcel at 45 Camp Drive from R-10 to O&I.
- Request by Karl Neal for a rezoning and Special Use Permit on a property off of International Woodyard Road. Mr. Neal requests a change from M-1 to M-2 with a Special Use Permit for a salvage yard.

Vote Aye-5 Nay-0

REINDEER RUN

Special recognition: Phil Bors and Megan Bolejack-presentation on Reindeer Run.

Ms. Bolejack and Mr. Bors made a presentation on the Reindeer Run and spoke about the Reindeer Run which is sponsored by Active Chatham which is a health department-sponsored coalition of community volunteers to highlight the importance of physical

activity as part of a healthy lifestyle. Proceeds from the race will be used to enhance facilities for physical activity in Chatham County.

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the route of the Reindeer Run. Vote Aye-5 Nay-0

Mayor Voller requested that a Proclamation be prepared for this event.

CITIZENS MATTERS

None

OLD BUSINESS

STATE EMPLOYEES CREDIT UNION SITE PLAN REVIEW

State Employees Credit Union commercial site plan review. The property is located at the southeast corner of Industrial Drive and Highway 64 East.

Planner Monroe submitted the following information to the board:

The Planning Board reviewed this application at its last meeting. Basing its review on my memo (see attached) the Board went through each of the issues I raised. In response to a question of why the Credit Union feels it necessary to have twice as many parking spaces as the zoning ordinance would require, it was pointed out that they will have as many as twenty five employees and they want to be sure to have enough parking for them and the general public. And they want to have room to grow.

I pointed out Mr. Poteat's concern with regard to the stipulated 1.5 inch water meter service and they agreed to use a 2inch service.

In responding to the silt fence blocking the construction entrance (as shown on page L-3), it was indicated that DENR required that fence to be erected while the other entrance is being built, and the fence would be removed once that work was done to open up the primary construction entrance.

In responding to my concern regarding stormwater being culverted under Industrial Drive it was pointed out that the DOT had requested that. When Industrial Drive was built there was to have been a culvert installed where this one is shown, but it was not put in. It will now be put in at the request of DOT. In order to mitigate the affects of this stormwater downstream, ObrienAtkins is showing the installation of a rain garden to filter sediment out of the stormwater before it enters the culvert.

In responding to my concern about the time of year in which sod would be planted it was indicated that they have two windows in which they will allow contractors to plant sod;

they are September 15 to December 15 and February 14 to May 15. They do not allow planting of any vegetation to occur outside those time frames.

Responding to my concern about the make up of the “preservation mix seed” it was indicated that it is generally composed of wildflowers and native grasses that tend to be low to the ground such as creeping fescue and love grass. The idea is to reduce irrigation and maintenance costs but to keep groundcover native.

It was noted that a lighting plan had been completed and would be forwarded to me. The metal stair rung is being removed from the manhole detail and will not be on future sets of plans.

The Planning Board felt that all of the issues raised had been adequately and thoroughly address and voted unanimously to recommend that the Commissioners approve the plan. The Board also commended the plan designer on the landscaping proposed and the creative stormwater management plans.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve the Commercial State Plan for State Employees Credit Union.

Mayor Voller stated we had a motion to approve the site plan. He stated he had discussed earlier with them the addition of a bike rack and they said it would not be a problem. He asked if any of the Commissioners would have a problem with adding the bike rack. No one gave opposition.

Mayor Voller stated the motion is to approve the site plan for the State Employee Credit Union with the amendment to put a bike rack there.

Vote Aye-5 Nay-0

MPO

Consideration to adopt the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization.

Motion made by Commissioner Brooks seconded by Commissioner Walker to stay with the RPO.

Vote Aye-5 Nay-0

TRIANGLE J COUNCIL OF GOVERNMENTS

Consideration to adopt the Triangle J Council of Governments service agreement.

Motion made by Commissioner Brooks seconded by Commissioner Baldwin to adopt the 18 month extension to the service agreement with Triangle J Council of Government.

Vote Aye-5 Nay-0

TJCOG CABLE CONSORTIUM SERVICE AGREEMENT IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 639-644

SITE PLAN – PITTSBORO MEDICAL/OFFICE PARK EXTENSION

Request for one year extension of site plan approval for Pittsboro Medical/Office Park (south of Horton Middle School).

Motion made by Commissioner Brooks seconded by Commissioner Baldwin to grant an extension for one year.

Mayor Voller stated a lot of citizens are asking what is going there. It would be nice to have a sign installed stating what is coming there.

Linda Jacobs stated they plan to have signs up and to begin work around the middle of January.

Vote Aye-5 Nay-0

NEW BUSINESS

2006-2007 CURBSIDE LEAF COLLECTION SCHEDULE

Adopt 2006-2007 Schedule of curbside leaf collection.

Commissioner Bryan stated he thinks this is a good idea.

Commissioner Walker commented about people raking their leaves into the storm drains which is against the law. He noticed before the last predicted storm the town crews were out cleaning out the storm drain systems.

SCHEDULE PUBLIC HEARING - JIM ANDERSON

Request by Jim Anderson to rezone the John T. Gaines property at 2901 Old Graham Road PIN #9742-19-7634. The applicant requests a rezoning from R-A5 to RA-CUD.

Planner Monroe requested that the board consider a public hearing date in November instead of October. He feels there are several concerns that need to be addressed.

Motion made by Commissioner Brooks seconded by Commissioner Walker to schedule a public hearing on the rezoning request from Jim Anderson to rezone the John T. Gaines property for the 2nd meeting in November, 2006 (November 27, 2006) at 7:00 pm.

Vote Aye-5 Nay-0

Staff Reports/Manager updates

- Receipt of reimbursement payment from Toll Brothers. Commissioner Cotten stated we need to stick to the projects according to the contract. Manager

Misenheimer stated that is very well monitored and approved by Toll Brothers. Commissioner Cotten stated he would like to see the invoices for the reimbursement.

- PARTF Grant application planning update.
- Citizen forum – October 19, 2006 at 6:30 PM at the Community College. Manager Misenheimer stated this is just a reminder.

COMMISSIONER CONCERNS

Commissioner Cotten stated the memo that was sent out to the residents reads “Under Town Policy the Collection of Tree Limbs, Trimmings, Hedge Clippings and similar Yard Waste materials must be placed in brown biodegradable bags or bundled not to exceed four (4) feet with butt ends in the same direction two (2) feet thick and placed at the curb for collection. Brown Bags can now be purchased at Town Hall or other various locations in Pittsboro”. He thought the board had voted the limbs would be picked up if they were stacked in pile with the butt going the same way and why biodegradable bags?

Manager Misenheimer stated there was a question about tying the limbs and we no longer require them to tie them. Commissioner Cotten stated it should have stated stacked instead of bundled. Planner Monroe stated we are using biodegradable bags because when we used the plastic ones the public works crew had to tear each bag open before taking it to the landfill.

Commissioner Brooks stated he has a concern and feels we need to, either through our engineers Hobbs, Upchurch or the folks we have here in town, to approach the Corp. of Engineers and State regarding the two site choices for putting the new discharge point. We need to find out if they will entertain such a motion if we meet all their environmental and engineering specifications. His reasons for thinking that is: the State site is at the bridge on 64E over the Haw River; on the left of the bridge is what use to be called Duke Forest which was turned over to State Parks. On the right side of the bridge NCDOT has built a place for folks that use kayaks and canoes to disembark. If you look at a map the Corp of Engineers land is right below the mouth of Robeson Creek where it enters the Haw River channel going into Jordan Lake. We would be putting a discharge point a short way downstream from the mouth of the creek, so we would have to get their permission. He would hate to spend a lot of money and find out they are not going to entertain the idea.

Manager Misenheimer stated these are the two locations the State has recommended. We will go through every agency, DENR, Corp Engineers, etc. because they will have to sign off.

Mayor Voller stated Commissioner Brooks is correct because DENR does not control the Corps. He further stated we did talk to Fred Hobbs about this.

Commissioner Cotten stated he would hate to pay for the study and then not be able to do it.

Commissioner Baldwin stated she would like to get a copy of the reimbursements for the Toll Brothers/River Oaks Project that Commissioner Cotten mentioned earlier.

ADJOURNMENT

Motion made by Commissioner Cotten seconded by Commissioner Bryan to adjourn.
Vote Aye-5 Nay-0

Randolph Voller, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk