

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
MARCH 26, 2001
7:00 P.M.

Mayor Charles R. Devinney called the meeting to order and gave invocation.

ATTENDANCE

Members present: Mayor Charles R. Devinney, Commissioner Max G. Cotten, Burnice Griffin, Jr., Ethel F. Burns, Clinton E. Bryan, Jr. and Gene T. Brooks.

Other staff present: Manager Hugh Montgomery, Clerk Alice F. Lloyd and Attorney Paul S. Messick, Jr.

DISPOSITION OF MINUTES

Motion made by Commissioner Burns seconded by Commissioner Bryan to approve the minutes of the March 12, 2001 meeting. Vote Aye-5 Nay-0

CITIZEN MATTERS

NONE

PUBLIC HEARINGS

Motion made by Commissioner Bryan seconded by Commissioner Burns to go into a public hearing for the following requests:

1. Request from Mr. Randy Voller, Developer of Chatham Forest for a revision of the approved preliminary plat for Phase 3, 5, 6, 7 & 9 to connect Springdale Drive and Fox Chapel Dr.
2. Request from Mr. John Blair to rezone a parcel of land approximately 5.0 acres in size from O & I to C-2.

3. Request from Mr. John Blair to rezone a parcel of land less than one acre from R-10 to O & I.
4. Recommendation from the Planning Board to extend the Moratorium for an additional thirty (30) days, until May 21, 2001, so that the narrative portion of the Land Use Plan will be completed.
5. Installation of additional stop signs for traffic calming purposes at the intersection of Chatham Street and S. Masonic Street.

Vote Aye-5 Nay-0

CHATHAM FOREST – PHASE 3, 5, 6, 7 & 9 – REVISION

PUBLIC COMMENTS:

The following citizens spoke in opposition of the revision:

Allen Langley, Carolyn Siddall, Steven Paige and Laura Hoke. They gave the following as reason of opposition: safety of children, they had the understanding they would not tie on into their street which their preliminary plat was approved, the addition of 7 houses on Springdale in the 3-4 years has increased traffic on the street, there will be a major traffic problem, would be unsafe and they do not want a thoroughfare going through their neighborhood and no one on Springdale is supportive of this revision.

A letter of opposition was received from Bennie and Elsbeth Johnson.

LETTER FROM BENNIE AND ELSBETH JOHNSON IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

The following citizens spoke in favor of the revision:

Cory Hasty (on behalf of the homeowners at Chatham Forest, she presented the board with a petition of support), Scott Petty, Peter Scholle, resident at 172 Chatham Forest and Randy Voller. They gave the following as reasons for favoring this request: Safety, the traffic will increase due to the size of development and they will need more than two ways in and out of the subdivision, some houses will not be accessible if we were to have a tree in the road, etc., there is a lot of children coming from Springdale to play at Chatham Forest, the streets are not made to be playgrounds the children within their subdivision and from Springdale will be allowed to play in their recreational area. The original map for the Henderson subdivision showed a road going all the way through.

Allen Langley stated that he was the first homeowner on the street and that Mr. Henderson was completely against the street going all the way through.

Randy Voller requested the board to look at the recorded map instead of hear say.

JOHN BLAIR – FROM O & I TO C-2

PUBLIC COMMENTS:

The following spoke in opposition to the request.

Thomas Smith, Jason Sullivan and Percy Crutchfield. Their reason for opposition were: Do not want C-2 zoning next to the school, spot zoning, very small area, there is such a large range of uses in C-2 district and they would like it to stay the way it is.

Chatham County School Board sent a letter of opposition to the rezoning.

A COPY OF THE LETTER FROM CHATHAM COUNTY SCHOOLS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE

John Blair spoke in favor of the change and requested that the letter from the County School Board be read aloud, because he had not seen it. Mr. Blair spoke of the reason for requesting the zoning change. He stated he met with Larry Mabe and Paul Joyce and when he left they were not against the change.

JOHN BLAIR – REZONING R-10 TO O & I

PUBLIC COMMENTS:

Jason Sullivan opposed to the rezoning.

MORATORIUM

Ed Pryor presented the board with a letter regarding the moratorium.

A COPY OF THE LETTER FROM ED PRYOR IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE

Motion made by Commissioner Brooks seconded by Commissioner Bryan to establish April 23, 2001 as the date for a public hearing on the request from Mr. and Mr. Waite to rezone approximately 1.2 acres of property to a Conditional Use for the purpose of constructing a medical office. Vote Aye-5 Nay-0

MORATORIUM

Motion made by Commissioner Bryan seconded by Commissioner Cotten to extend the time period established for the Ordinance Moratorium for thirty (30) additional days (May 21, 2001), so that the narrative portion for the Land Use Update can be completed.

Vote Aye-5 Nay-0

TRAFFIC CONTROL

Manager Montgomery stated he spoke with Risk Management and the board's recollection of why the "Children at Play" signs were removed was correct.

Therefore he would recommend the installation of a "Dead End Street" sign and a 20-mile per hour speed limit sign within the streets of Southridge subdivision.

Motion made by Commissioner Brooks seconded by Commissioner Burns to install a 20-mph speed limit sign and a no outlet sign within the Southridge subdivision.

The board would like for the police department to give this area so additional patrolling.

Look into "Neighborhood Children" signs.

Vote Aye-5 Nay-0

REQUEST – CHATHAM COUNTY ECONOMIC DEVELOPMENT COMMISSION

Manager Montgomery stated we have received a request from Chatham County Economic Development Commissioner for the funds associated with our current fiscal year 2000-2001.

Commissioner Burns stated she would like for Economic Development to send a letter to the Town stating what they have done for Pittsboro.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to table this until we get the information requested by Commissioner Burns.

Vote Aye-5 Nay-0

TAX REFUND

Ms. Martha Thrift was not allowed her SCE for 1997, 1998, 1999 and 2000 even though she had received it in previous years, the amount of the refund would be \$464.00.

Motion made by Commissioner Brooks seconded by Commissioner Burns to refund \$464.00 to Ms. Martha Thrift.

Vote Aye-5 Nay-0

CHATHAM COUNTY FAIRGROUNDS

Manager Montgomery reported we have received a request from Chatham County Agricultural Fair Association to sponsor an "Open Air Flea Market". Approval is required by the Town Board according to our business licensing policy.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve the request with condition that they not be open when there is a funeral at the cemetery across the street.

Vote Aye-5 Nay-0

SPECIFICATIONS FOR WATER AND WASTEWATER INSTALLATION

Manager Montgomery stated he was glad to have the specifications for water and wastewater installation completed.

Motion made by Commissioner Brooks seconded by Commissioner Cotten to approve the specification for water distribution lines, wastewater collection lines and wastewater lift stations and establish April 23, 2001 at 7 p.m. as the date for a public hearing to amend Section 3 of the Subdivision Ordinance.

Vote Aye-5 Nay-0

A COPY OF THE SPECIFICATION FOR WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, WASTEWATER COLLECTION LINES AND WASTEWATER LIFT STATIONS IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES

WATER TREATMENT – FILTER REHAB

Manager Montgomery requested to use the budgeted funds from the Capital Reserve Account to rehab Filter 1 and 2 at the Water Treatment Plant.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to utilize funds from the Capital Reserve Account line item # 71-6600-740 in the amount of \$32,254.00 to rehabilitate #1 & 2 filters at the Water Treatment Plant.

Vote Aye-5 Nay-0

COMMISSIONER CONCERNS

Commissioner Brooks stated the white line for the stop sign by the ABC Store is so far back if a car is parked on the street in front of the ABC store you cannot see the traffic going south – it needs to be put back further.

The no parking lane at the intersection of West and Fayetteville Street needs to be repainted.

Commissioner Brooks wanted to remind the board they agreed to pave the street Mr. Kirby lives on.

Commissioner Brooks made a motion seconded by Commissioner Bryan for Manager Montgomery to write a letter to Mr. Garner (NCDOT) regarding the placement of the white line for the stop sign by the ABC Store and to authorize the public works department to repaint the no parking lane at the intersection of West and Fayetteville Streets.

Vote Aye-5 Nay-0

Mayor Devinney stated he would like to send a letter to protest the cut backs from the state.

Motion made by Commissioner Brooks seconded by Commissioner Burns to authorize the Mayor and Manager to prepare a letter to send to the State and our Legislative Delegation regarding the cut backs from the states and how they will affect us.

Vote Aye-5 Nay-0

Mayor Devinney stated budget time is coming up if any member has anything they would like to see included to please let Manager Montgomery know.

Commissioner Brooks stated he has been for lobbying the State for County residents to use the State Parks for free. He would like a letter to be sent to the Chairman of the County Board of Commissioners and members of the County Board of Commissioners, Legislative Delegation and State Park, Chairman.

Manager Montgomery reported that Ms. Robin Kohanowich has agreed to head the committee for a community wide cleanup of the streets and roadways in Pittsboro for April 6-7.

Motion made by Commissioner Burns seconded by Commissioner Brooks to set the Community Wide Cleanup for the streets and roadways in Pittsboro for April 6-7, 2001.

Vote Aye-5 Nay-0

Mayor Devinney stated the situation with Mr. Hartford and Mr. Cooper has been settled.

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

Vote Aye-5 Nay-0

Mayor

ATTEST:

Clerk