

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
SEPTEMBER 24, 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 Clinton E. Bryan, Jr., Ethel F. Burns, Burnice Griffin, Jr., Max G. Cotten and Gene T. Brooks.

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

DISPOSITION OF MINUTES

Motion made by Commissioner Bryan seconded by Commissioner Burns to approve the minutes of the September 10, 2001 meeting.

Vote            Aye-5            Nay-0

CITIZENS MATTERS

NONE

SUP – PITTSBORO BUSINESS PARK

Manager Montgomery stated Mr. Tom Roberts, owner and developer Pittsboro Business Park came to the last meeting Planning Board meeting. Mr. Roberts reviewed a proposed layout for the Mill and adjacent property, which included a new intersection at Park Drive. Mr. Roberts explained his intent to retain the historic integrity of the Mill and provided insights into the importance the Mill has had in our community.

Mr. Roberts went on to describe the improvement and repair he has made to keep the building from further deterioration including roof, drainage, insulation and windows. The Planning Board was very complementary of these efforts. However, concern about the current entrance and exit was conveyed to Mr. Roberts and his Engineer, Mr. Brunnsen. Mr. Roberts explained the economics of the new intersection would not allow it to be built in the short term. He stated that contact with the NCDOT have been made to

have the situation evaluated by transportation engineers. This will be accomplished in short order. Mr. Brunson provided additional short-term improvements including removal of trees and some grading near the entrance to improve visibility.

Following additional discussion the Planning Board voted to recommend to the Board of Commissioners approving the SUP and instructing the Town Manager to bring requests for future Zoning Compliance's to the Planning Board for consideration when the request involves renovation of more than 3,000 square feet.

Motion made by Commissioner Brooks seconded by Commissioner Burns to approve the Special Use Permit for Pittsboro Business Park (Chatham Mills) and instruct the Town Manager to prepare the permit.

Vote Aye-5 Nay-0

#### CONSTRUCTION OF 230 kV ELECTRIC TRANSMISSION LINE

Motion made by Commissioner Cotten seconded by Commissioner Brooks to approve a Resolution in Support of the Construction of a new 230 kV Electric Transmission Line to service Chatham County.

Vote Aye-5 Nay-0

#### AGREEMENT – JOHN BLAIR

Motion made by Commissioner Cotten seconded by Commissioner Griffin to table until the October 8, 2001 meeting.

Commissioner Brooks stated this has been dragging long enough.

Attorney Messick stated the main difference between the agreement he prepared and the one prepared by Mr. Blair's attorney (Patrick Bradshaw) is the mention of a restaurant and that the balance of his capacity will be for him to use indefinitely.

Vote Aye-2 Cotten/Griffin  
Nay-3 Brooks/Bryan/Burns

Motion made by Commissioner Brooks to accept the second agreement in the agenda packet (which was prepared by Bradshaw, Vernon and Robinson – Mr. Blair's Attorney) with Option 1 from the letter received last week seconded by Commissioner Bryan.

Vote Aye-4 Brooks/Bryan/Burns/Griffin  
Nay-1 Cotten

Option 1 reads:

- Using the form of contract that we proposed, reduce the capacity allocation from 23,000 gallons per day (“GPD”) to 20,000 GPD.
- Under paragraph B.1, up to 8,000 GPD of the capacity may be reclaimed by the Town unless it is being used by one or more restaurants or a site plan has been approved for one or more restaurants within five years. In exchange for paying the Capital Recovery Fee now and granting the Town easements and releases from liability described above, Mr. Blair would retain the remaining 12,000 GPD except for any portion that is not used when the property is fully built out. Although paragraph B.1 seems long and complicated, that it all it is intended to do.

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

A COPY OF THE LETTER CONTAINING OPTION 1 IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

SCHEDULING PUBLIC HEARING  
NO PARKING

Motion made by Commissioner Brooks seconded by Commissioner Bryan to schedule a public hearing for October 22, 2001 for the purpose of establishing a “No Parking Zone” on Dr. Martin Luther King, Jr. Drive.

Commissioner Cotten asked if it would apply to both sides of the road.

Manager Montgomery stated on one side there is curb and gutter which makes it harder to park there.

Vote Aye-5 Nay-0

NC DOT

Motion made by Commissioner Cotten seconded by Commissioner Brooks to request that the Town Manager contact NC DOT Traffic Safety Engineers to ask for assistance toward review of establishing three and four way stops at intersections at various locations along Thompson Street.

Vote Aye-5 Nay-0

## COMMISSIONERS CONCERNS

Commissioner Brooks stated he is still concerned about Gurney Ray Farrell and Ms. Trimble. Contact Ms. Thrift and see if we can get a school bus stop sign for this location. He would like to clean out the culvert on a one-time basis.

Mayor Devinney stated he and Manager Montgomery meet with the Voller's and Ms. Trimble and the Farrell's to discuss the problem. Mr. Voller stated his intentions were to help them solve this problem.

Manager Montgomery stated Mr. Sturdivant has suggested that we not clean out the existing drainage swale but to create a new one.

Manager Montgomery stated a notice of violation has been issued to Chatham Forest from NC Department of Land Quality and Erosion Control.

### FYI

Notice from NC DOT that the Town of Pittsboro Police Department has received a grant of \$1,400 to purchase bicycle helmets.

Pittsboro Business Park at Chatham Mills will be hosting a Small Business Expo on October 3, 2001 from 10:00 a.m. through 6:00 p.m. Mayor Devinney and members of the Town Board are invited to attend.

Manager Montgomery stated we had received bids for Brown Street sewer extension from Gaines Construction and Thomas Construction (Thomas Construction is the lower bidder).

Motion made by Commissioner Cotten seconded by Commissioner Brooks to award the contract to Thomas Construction for a cost of \$35,805.00.

Vote Aye-5 Nay-0

A COPY OF THE PROPOSALS ARE RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

Manager Montgomery is to call NCDOT and check on status of the approval of the engineering agreement with Hydrostructures.

Manager Montgomery stated the Planning Board is requesting a second public meeting on the Land Use Plan Update.

Motion made by Commissioner Cotten seconded by Commissioner Burns to schedule a second public meeting on the Land Use Plan for October 9, 2001 at 7:30 p.m. at Town Hall.

Vote Aye-5 Nay-0

AARP

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve a resolution declaring October as AARP month.

Vote Aye-5 Nay-0

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

Vote Aye-5 Nay-0

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Mayor

ATTEST:

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Clerk