

**TOWN OF PITTSBORO  
PLANNING BOARD  
RESCHEDULED MEETING  
MONDAY, APRIL 16, 2007**

**THE REGULAR MEETING OF APRIL 2, 2007 WAS CANCELLED DUE TO LACK OF A QUORUM.**

**THE RESCHEDULED MEETING WAS CALLED TO ORDER BY Chairman Hoyle at 7:00 pm.**

**Monroe said that the other**

**ATTENDANCE:** Ken Hoyle-Chairman, Ethel Farrell-Vice Chair, Jimmy Collins, Harold Howard, Shannon Plummer, Freda Marsh.

**DISPOSITION OF THE MINUTES** of the regular Meeting of March 5, 2007. **A motion was made by Ms. Farrell to approve the minutes as presented. The motion was seconded by Mr. Collins; it passed unanimously.**

**Mr. Hoyle introduced the Zone Text Amendment for the Planned Unit Development section of the Zoning Ordinance.** Monroe noted that this was the second amendment we have looked at regarding the Planned Unit Development standards. This amendment goes more to the core of the principals of PUDs and it would create a condition that would allow for more density that would make PUD projects economically feasible. The application requests an increase in density in the R-12 and R-10 Districts; currently the density permitted in R-10 would be 4 dwelling units per acre and the request seeks an increase to 12 per acre which would create the kind of density that allows projects to become affordable for both the developer and the prospective occupants of that project. The specific changes requested asks for the mix of uses to be single family residences, two family residences, townhouses, multi-family and residential condominiums. Monroe said there is a clause in Section B which defines the non-residential uses; however; he said that when the Board updated our ordinance in February, we eliminated the non-residential uses from the PUD language leaving them in the Mixed Use Planned Developments. So the combination of residential and non-residential uses has become MUPD and the PUD became a strictly residential tool allowing for clustering. Monroe said that the other standard that would be created by this change would be the creation of a standard that would result in the preservation of more open space for both active and passive usage. The result would be a significant increase in open space that would be accomplished by the PUD form. Landscaping and screening on the periphery of a project is discussed as a part of this change. While the applicant is asking for some additional density, they are also indicating that some additional restrictions will apply to make development more profitable and affordable. The whole purpose of the PUD is that you can obtain an increase in open space and a reduction in the cost of providing the infrastructure because it is more

compact. By reducing the cost of providing infrastructure, the developer is able to create units that are more affordable.

Monroe said that there is a clause which requires that PUDs be within 500 feet of a major thoroughfare. He said he questioned the value of that requirement and suggested that the amendment be modified to eliminate that requirement.

Monroe said that, aside from the minor changes discussed tonight, he believes that the application tendered to the town would enhance the usefulness of the PUD Ordinance and would encourage development in that kind of fashion which would result in nodes of increased density in selected areas of the town where it would be appropriate to have those increased densities.

Mr. Hoyle asked Monroe to expound on the statement in his memo with regard to the 500-foot distance. Monroe said that this application is part one of a three part series of applications based on having signed a contract to purchase a piece of property at the north end of Masonic Street adjacent to Chatham Mill and they wish to have a Special Use Permit reviewed to locate an apartment/townhouse development on that property. He said that in order to accomplish that there are several things they need to achieve including a zone text amendment to allow the kinds of density they need to achieve an effective cost/development ratio. Number 2, he said, is that the property they wish to purchase has to be rezoned; and number three; the town has to affirm a special use permit for that project. This is part one of their effort to build an affordable housing complex.

Mr. Hoyle asked Monroe if the text amendment was asking for up to and including 12 units per acre. Monroe said it was.

Mr. Hoyle asked Monroe why the 500-foot issue should be removed from the requirements. Monroe said that he is not certain why that is an issue. He said there is no rational basis that he can determine which would benefit the town by such a requirement.

Mr. Plummer asked if there was a traffic concern if a project is located on a secondary road. Monroe said there are some roads where such a project would be inappropriate but since these applications would be reviewed on an individual basis, those issues could be ferreted out.

Mr. Howard asked why they would have to have a Special Use Permit if we change the ordinance the way they want. Monroe said that a PUD requires a SUP and this amendment does not attempt to change that.

Mr. Hoyle asked if members needed any other clarification; there were no questions. **Mr. Howard made a motion to recommend that the text amendment be approved. Mr. Plummer seconded the motion. Monroe asked if the motion could include the two changes suggested in his memo; Mr. Howard agreed and Mr. Plummer amended his second. The motion passed unanimously.**

Mr. Hoyle introduced the MUPD for Pittsboro Place Partners. He asked Mr. Styers to correct the date of his response to Monroe's memo. Mr. Styers agreed that the record should reflect that Monroe's memo was dated March 21<sup>st</sup>, not May.

Mr. Hoyle said he is not quite sure where to start but he had a couple of comments. Mr. Hoyle said that the Board does not want to continue getting submitted revisions because it gets to the point where it gets to be unmanageable trying to sort out what is being considered, because when we get to the point of making a recommendation to the Commissioners, we have to be able to say these are the reasons we are for or against it, and they don't have to struggle through 18 reams of paper to find it. Mr. Hoyle said there

are many things which have been included in the submissions that could have been eliminated. He said the résumé's have no bearing on the zoning standards; while they are informative, they have no bearing on the zoning standards. In addition, the materials referring to North Hill or Birkdale Village have no material value with regard to the zoning standards you are seeking for this project. Mr. Hoyle asked the development team to focus on the standards and not give so much attention to comparable development. Mr. Hoyle noted that they are not proposing development on all three tracts owned by the partnership; the plans submitted define development on two tracts with one held in abeyance. He said that raises some question with regard to the MUPD being a plan which is intended to be unified and he wondered how this can be regarded to be unified when they have three sections of property and they are only proceeding with development plans for two of them.

Mr. Hoyle asked the group to take a look at the memo dated March 30<sup>th</sup> under "Existing Conditions" he said that he sees they have the property divided in to a number of tracts and he wants them to acknowledge they have only 15,000 gallons per day of sewage capacity for the whole project. Mr. Hoyle asked why they are doing the project in two different tracts and he wondered why the area to the east has been excluded from the application. Mr. Steyers explained that the two tracts submitted are owned by Pittsboro Place Partners I and IV, the balance is owned by Pittsboro Place Partners III. Mr. Hoyle asked what we are dealing with here. Mr. Steyers said Pittsboro Place Partners I and IV. Mr. Hoyle asked what happened to 2 and 3. Mr. Steyers explained that Pittsboro Place Partners III was a different group entity from the other groups that are a part of the investment groups. That group is a different entity, ownership has been transferred to that entity, and II no longer exists. Mr. Steyers said they were formed as different corporate entities for various business and tax purposes, different ownership percentages and different ownership at different times, so it is now a different corporate entity.

Mr. Hoyle inquired about the different tracts that are shown. The response was that the town allowed a certain amount of acreage per tract and it was advantageous to do a minor subdivision in order to use our existing sewer capacity to a greater service. Mr. Hoyle asked if they understand that there is a limit to their sewage capacity. The response was yes.

Mr. Hoyle said that Monroe had noted about 34 different concerns. He asked Monroe to proceed with his review of the March 30<sup>th</sup> submittal and he assumes the previous submittal is no longer being considered. Monroe said that the previous memo dated March 21<sup>st</sup> has resulted in Mr. Styer's response to that. Mr. Steyers said that he was out of town on the day that Monroe's memo came out so his response tonight will be verbal. Monroe said they did have an opportunity to meet between the last attempted meeting and April the thirteenth and we discussed at length the concerns that Monroe had with the development team with regard to the submittals to date and he believes that we will be able to get past the technical issues which will allow us to get to a discussion of the subjective issues about the proposed project. Monroe asked if Mr. Steyers was prepared to respond to the technical issue he raised in his memo.

Mr. Steyers said he wanted to introduce the principals in Pittsboro Place Partners I and IV, Bill Jackson and John Anton and other members of the development team. He said that he wanted to respond to the technical issues raised by Monroe. He said that they had no problem with having no parking space being farther 200 feet from a mature shade tree.

He said that they would comply with Phase Two Stormwater Management Plans. He said that they would comply with all of the technical requirements, such as when they talk about planting shade trees, we will comply with Mr. Monroe's suggestion that they be three inch caliper at chest height. He said they have provided a draft to Monroe of what they consider a work in progress (it is currently 14 pages single spaced) of how they are going to specifically set the standards to comply with the ordinance in response to what Mr. Monroe has suggested. Those technical requirements about landscaping and signs, about water systems and stormwater management, all that, as far as I am concerned, we are in agreement with.

He said that what he would like to talk about tonight is the global issue of moving from an M-2 zoning to a MUPD zoning designation. He said he would discuss why they did it on two sides of Industrial Drive and did not include the back portion of the parcels. He said that Monroe has asked about how they fit with standards in 5.6.10 which relates to meeting a specific time frame.

Mr. Styers said that right now they have M-2 general zoning which means they could do heavy industry out there; we could do stone working, sheet metal fabrication, poultry processing. What they are proposing now is a master planned community for the entire approximately 120 acres. The ordinance says that an MUPD should be a minimum of 25 acres. He said they have two submittals before the Board on either side of Industrial Drive and they are owned by separate entities; they have separate tax issues and different business issues. Given the separate ownership they determined that ultimately it would be better to go with two rezonings; however, they have used the same architect/planners, the same soils scientist and the same civil engineers who are co-coordinating the road connections and the pedestrian/bike connections and they have the same architectural standards. The two submittals have been planned together.

Mr. Styers said that Section 5.6.10 requires that the MUPD must have construction of required improvements commenced and diligently pursued to completion within three years and a site plan submittal within that three year period. So what they are committing to you tonight is that the improvements (sewer lines, waterlines, roads) for this project will be in place in three years and the site plan for Phase 1 will be done within three years. On the site plan for submittal A you will probably see a restaurant, a grocery, theater, bowling alley and maybe a retail store. He said that within three years they will have a site plan for that. On B, the first phase is retail and office and there will be a second and third phase to build out.

Mr. Styers said he could understand Mr. Hoyle's concern that he didn't want to see a continuous string of amendments. He said that one reason they filed a whole new packet on March 7<sup>th</sup> so you could go right to the packet and not have to keep flipping and inserting. He said they were going to try to be as comprehensive as they can.

You'll see in the new packet they had Buxton (a retail market company out of Dallas, Texas) do a market analysis. He said they looked at a 15 mile driving area from Pittsboro and they said that with the growth that is coming, the lots that have been created and the amount of construction that is going on in this area, it will support this project, even without the Goodnight property. The folks who would come here are going to Wake County to Beaver Creek or to Chapel Hill in Orange County, but there is a demand for a center such as what we are proposing; that is now in the supplemental report. We did not have that in our first submittal. What we are proposing is a project that will provide

services for your residents, improvements to your infrastructure such as water systems and waste systems and creating jobs. One of the things in your packet is the report from Miley/Gallo which says that this project at full build out will add 1.3 million dollars worth of property tax value in the Town and 6000 jobs. There has been a lot of press about residential development; this is commercial development on undeveloped land except for a few small tracts. So we are looking at a major project that we feel we can start on Phase 1 review. Now if they phase it out in four or five phases and each phase takes two to four years, we are looking at anywhere from 8 to 10 to 12 years. It is not going to happen overnight but we are trying to put a plan in place so it won't be done piecemeal. You are getting here the advantage that you don't always get to see where you see puzzle pieces, we are showing you the whole puzzle.

Mr. Collins asked if Mr. Styers would clarify, are there people to support the project now or three years from now. He said he is concerned that it would be a ghost town if they built it right now. Mr. Styers said the whole thing isn't going to be built right now; what they are proposing in Phase 1 is ready right now. These investors are not going to build anything before the market is ready for it. No developer is going to put their money on the line if they don't have tenants lined up, if they don't have stores ready to move in. That is why they went out and got the market study to see if the people living in this area are going to support an Ace Hardware, an Applebee's Restaurant, a Walgreen's Drug or a Harris Teeter or a movie theater; you used to have to drive all the way to Chapel Hill or Apex to see a movie. The study presented to you says that even with Apex, they are ready right now.

Mr. Collins asked if this would detract from downtown Pittsboro. Mr. Styers said that five to seven years from now, this is going to be the heart of downtown Pittsboro. He said they are designing this with architecture that is not a suburban plan; this will be part of downtown Pittsboro in a few years.

Mr. Collins questioned if things would move this far east. He said as he drives down the road he sees any number of buildings for rent, and they have been there for some time; but you say you have enough interest to support what you are talking about now. Mr. Styers said that was correct. He said they think people will get off the by-pass and come in to Pittsboro on a major road and come in to downtown; this is going to compliment people coming in to the downtown area instead of just going to the by-pass. He said that if someone wanted to come in to Pittsboro with a large space, say 2 or 3 acres, you can't put that next to the Courthouse, they will be looking for a project like this for Applebee's or a Dick's Sporting Goods or a Linen's and Things. This is going to become part of downtown, it is not going to compete against downtown, and they think it is going to actually help downtown. He said they had people in place to support this right now, but what they don't know and what he can't represent to you is that we would have the improvements in place and a plan that is in place that they could start Phase 1 development with any further than what is shown here. He said they feel with the homes being built and the people that are here we can forecast and our investors and bankers say they can finance over time.

He said he is aware there is a lot of interest in getting a research facility consistent with the M-2 zone and they don't want to take that opportunity away. So for the time being they are going to say that all the property to the south is still going to be available for manufacturing, for research and development, they will see how the market goes.

Mr. Styers said that the Board wants to be careful about the decisions it makes. There are some uses in downtown Raleigh that have been around a while and are not really very compatible with the way Raleigh is growing. He said that if you look at Pittsboro's Zoning Map you see C-2 along 64 and then behind that you have M-2. He doesn't know how long ago that was done but the zone line splits the property and if you want to put a shopping center in you have limitations. He said that with this project, if you start putting in restaurants and shops, they think industrial facilities, research facilities will find this more attractive. He said that if they put in the divided highway with landscaping and some hiking trails and bike paths and some townhomes along the creek that will actually make the site more attractive for a research facility. He said they are even considering a hospital and the Monroe confirmed that a hospital was an allowable use in an MUPD. He said that they have had many discussions about where the extension of Industrial Drive should go and they have not been able to determine that, and until you know things like that, master planning is really not something you can engage in. He said they recognize that the EDC would like to have property back in there for environmentally friendly industry and it is going to stay exactly the way it is, that is still going to be there but what we are proposing to the north makes sense for lots of good reasons. He said that the stores that are going to want to move in here are going to want visibility on the street, that's why you put the C-2 on the street. He said it was good planning to have your stores and restaurants closer to the roads but if this is planned for the big picture the commercial activity can extend farther away from the road and let's plan it in its entirety, look at the big picture. Mr. Styers said he understands the desire to try to get some research kind of facility, but the MUPD is a much better district than M-2. He said you have got to perceive and plan and put this together; this represents two years worth of work. He said they don't know how the southern portion is going to play out but they want to keep it available for research uses.

Mr. Styers said there is a lot of potential about how to use the stream as park. They had talked about pedestrian access and they may consider putting in some picnic tables and donate that to the city. That would buffer the future research area, provides an amenity for the entire town and starts the transition into some heavier uses. Mr. Collins asked what they meant by research facility. Mr. Styers said they hoped for something like the bio-diesel facility, certainly nothing like the Apex chemical storage facility. He said that M-2 is the heaviest industrial zoning district in the town; they could put just about anything there but what they are offering is stuff that is going to generate 1.3 million dollars in property taxes per year. It is going to be something you are proud of. Mr. Styers said, in his mind, the issue is not "should it be approved", the issue is "what should it look like".

Mr. Hoyle asked that the team please consider some other retailers than the ones mentioned tonight. He said you can find those particular retailers in virtually every shopping center in the south; if you want to demonstrate that this is going to be something special, don't give us the same old array of shopping choices. He said South Point is a big success. He suggested they go over there and see how different the stores are.

Mr. Hoyle said that the report mentions an arboretum and working with NC State. He asked that they consider working with CCCC; they are here, they have a sustainable agriculture program and should be considered.

Mr. Styers said they would take both those recommendations under consideration. He said they are looking to make this a complimentary asset to downtown. He said this isn't really any more square feet than your typical shopping center. He said they could have just applied for a shopping center and you would have a sea of asphalt, but what they've done instead is try to do something different. Mr. Collins asked if there was anything like this around here. Mr. Cole said there are some projects like this but not around here. Mr. Hoyle asked how they were going to do Pittsboro Place and bring in downtown. Mike Cole said he had done about fifty of these projects in thirty years. He said he does a lot of traveling from one end of the state to the other and when you go through communities like Ramseur you see a sign. Some of them have been painted and repainted three or four times "Industrial Land-Prime" and they just sit there year after year. Having the amenities, some options for people is a real key in attracting the kinds of facilities you have been hoping for.

He said, in his mind, the real key of how this relates to Pittsboro is that this is not out on the by-pass, they are ten or eleven blocks from downtown. He said they are not going to create a mini-Pittsboro ten blocks out; what they want to do is compliment. They are not going to be using stucco or materials you would find in Orlando; they going to be using brick and building elements like you see downtown. He said they are not going to recreate the Courthouse, but they do want to compliment it so they are in keeping with the scale. As a landscape architect he likes to get involved in projects like this rather than doing big boxes out on the by-pass because those do compete with downtowns. Even though there are some things that could happen between here and downtown, this is going to be something that is a model we can use as a guide.

He said that they had broken down comments to Monroe's memo and they agreed that the details mentioned they would just comply with; such as the request to plant trees within 200 feet of a parking space. He said normally he plants within 60 feet. He said they are not going to get into issues that they can work through with staff. He said he wanted to talk about some of the master planning issues. He pointed out the Parkway, their main feature; it is going to have a divided median of 12 feet with two lanes and sidewalks and planted trees that go all the way down. He said they also have a boulevard which will be the grand entrance that goes in to the town center. The rest of the streets will be laid out with parking and sidewalks and trees. He said they are paying very close attention to the pedestrian element.

Mr. Collins asked who would replace the trees if they died. Mr. Cole said that these were going to be public streets and would be town maintained. Obviously the expense would be offset by the tax revenues generated by the project. Mr. Styers said they had talked to Monroe about that kind of issue, and he said it takes about 12 months for a tree to get established and they are committing to providing a warranty for that first year. If the tree doesn't take it is going to be their problem.

In the narrative description Mr. Cole said there is a good degree of topo across the site (about 52 feet on the east tract and 60 feet on the west). That may seem like a lot but it is 2700 feet across and there is some undulation but when you walk the site you see that the grade is fairly gentle. One of the next things which would be done in the development process is a master grading plan where finished floor elevations would be established. You want to make sure you have a balanced site.

He said they would follow up with the local college regarding the arboretum. He said they are looking for it to be something the local people will identify with. He said they also see it as a tool that they can use as a nursery. One of the issues you have when you are doing a phased development over time is that you want your street trees to go in at the same size; you don't want to end up with trees at different levels. One of the ways to control that is to plant a tree in your nursery/arboretum at the same time you are putting them in the first phase of the street. That way you can transplant trees up to 8 inches caliper so that they are the same size as the trees you planted previously. He said they did that at Ballantine in Charlotte, and they have done it in a number of other places. He said they are excited about the arboretum. They do not want to treat it as an afterthought. They want to have an entrance off the parkway so that people can identify it with this area. The arboretum will distinguish this from downtown and it will attract people, give them more of a reason to come to Pittsboro, not for just the shopping. It will also provide a focal point on the walkway. There is a walking trail that goes around the entire development. He said they are taking advantage of the area along the creek with a buffer. As this project develops over time they think it will be a terrific walkable community with mixed uses on a scale that will compliment downtown. Mr. Collins asked what kind of surface the walking paths would have. Mr. Cole said sometimes they are concrete, sometimes asphalt, sometimes crush and run; he said he personally like asphalt because he thinks it blends in better, it is a little more flexible, and they want it to be wide enough to accommodate bikes as well as pedestrians. He said they are working on the Centennial Campus for NC State and they have developed a hierarchy of paths. We will have a path called the "all Pittsboro Place path"; it will unify the entire project and when you get on that path you'll know where you are going and how far it is.

Mr. Styers said that they were going to be providing a point by point response to Monroe's memo to be available for the next meeting. He said they were excited about the plan and they wanted the Board's input. He said Monroe had requested that they put building design and construction standards and he also suggested that prior to going to construction that they have restrictive covenants to enforce those standards. Mr. Collins suggested that they consider utilizing bricks from Sanford which would keep the project in Chatham County.

Mr. Styers said that, in tying this to downtown, could some of these office buildings be taller? He said they hope that the demand for buildings (right now he thinks with M-2 zoning the height is 70 feet) but we are talking about a building as high as ninety feet. We are talking at the start of 2 to 3 story buildings with lots of brick and building in verticality and pitched roofs. He said they had spent a lot of time in the last two weeks trying to put a lot of meat on these bones and they want the Board to know this has been carefully thought out. As far the technical requirements of the state, they are going to do what DOT requires them to do; we will do what the Department of Natural Resources requires.

Mr. Collins suggested that they consider a traffic signal as early as possible so that the town doesn't repeat the experience we had at Lowe's. Mr. Styers said that when they come back at the next meeting they will have their traffic engineers and will talk in great detail about the extra turn lanes and traffic calming devices at the intersection. He said they want this to be a very successful place where people want to go and traffic is an issue, lighting is an issue. Does it cost a lot to plant a lot of trees and create great

signage? Yes it does, but they think that is what it takes for people who want to go and shop, not just go in go out, but spend an evening, go to a movie, have an ice cream. Mr. Collins said we have to go to South Point to do what you just said, wouldn't it be nice to have it at your back door.

Ms. Farrell asked if the walking trail would be connected to downtown Pittsboro. She asked if there would be any conversation with the land owners or businesses adjacent to try to get that connection. Mr. Styers said that was probably a question for you to take to your Town Manager rather than for them. Mr. Styers said that what they are proposing is a bridge across the creek and there will be a sewer easement coming from this area. Some cities have a greenway along the sewer system, but he said their thinking is that there would be a greenway connection to go to downtown but it would be across property that they don't own so they can't control that. He said they are open to that it is just across property they don't control. Mr. Hoyle said that it would probably be of some value when the application is before the Board of Commissioners if you could demonstrate you have made some effort to contact some of those owners. Mr. Styers said that using the sewer easement would get us to the Fairgrounds property. He said they would put that as an action item for Mr. Anton. He said they had also talked about having a bike lane as well. Ms. Farrell asked the distance around the whole project. Mr. Cole said almost two miles. Mr. Styers said they were considering exercise stations along the hiking trail. He said the detention ponds are going to be amenities so they are looking at how they can make them in to recreation space. Mr. Hoyle said he has a problem with detention ponds because they so often look terrible. He said the one at South Point has a fountain and looks inviting. Mr. Cole said that floating fountains are fairly inexpensive; he said you want to do it to keep the number of critters down, because it keeps the water circulating. He said there are other things you can do; a floating fountain is between \$15000 and \$25000. He said they had done some where they had a rolled up edge and it has filters in that just like a swimming pool; they are fairly subtle. He said the point is they are not going to have cattails or ring around the tub, it is real important to them. He said the thing about a wet detention pond is that you design your storage for only about a foot and a half of the water; the rest of the water is there naturally. In a dry basin, the water fills up and then it empties out; they are not going to be doing that because DENR won't allow them. Wet basins take more land and they look better.

Ms. Farrell asked how far they think they can go with their 15000 gallon allocation. Mr. Cole said that they are thinking that the Cineplex and bowling alley are going to be somewhat less than half that amount; he displayed a representation of the first phase. Mr. Hoyle asked how much sewage they had allocated to the Credit Union. Mr. Cole replied, none, that was part of a minor subdivision and was allotted 1800 gallons.

Mr. Hoyle asked that they include the height of the buildings when they bring the Master Plan back. Mr. Styers said they are leaving themselves options at phase 4 or phase 5 where they could have as much as a 6 story building and what they are thinking about is to tie the height as a function of the distance from the property line, so as you get closer to the middle of the property, the taller the building could be. He said that right now they could build 70 feet and right now they are looking at 90 feet. Mr. Collins said he doesn't think a fire truck could reach that. Mr. Styers said that what they propose that if they were to build a building that the fire equipment couldn't reach, the incremental cost of the fire equipment that would be necessary to reach the height that we would be building at

would be their responsibility. He said that if they were to build something taller than what the fire code says your existing equipment at that time can reach, it would be their responsibility to pay for it. He reminded the Board that they are looking at \$1.3 million in additional revenue per year. He said they were committing to that; if you need additional fire equipment because we are building a building that tall, that is on them.

Mr. Hoyle said that they talked about visibility from the street and since he is in retail he knows how much that means; he asked that when they build the two buildings next to the Credit Union, he hopes they will take in to consideration extensive landscaping, similar to Hilton Head. He said when you drive through Hilton Head there are lots of businesses but you don't see them and they are making lots of money. Mr. Styers said that in the draft of the specifics they talked about a Class C buffer and they had been planning landscaping consistent with the Major Transportation Corridor requirements. Mr. Monroe indicated that they may have offered up more than what was needed because the property is not in the MTC, but that is consistent with the type of plan they are designing because that makes a lot of sense.

Ms. Farrell asked the feasibility of Monroe's three page memo being cut down to one.

Mr. Styers said that he personally thinks that after our next meeting they will be there.

Mr. Hoyle said that he is not opposed to anything as long as it is done according to the rules and it is put in black and white and is concise because we are not going to send anything to the Commissioners that they can bounce back and say why didn't you catch this.

Mr. Jackson asked if he could speak to Ms. Farrell's greenway. He said their current plan shows that this project is feasible without any of the Preston Development happening at all. Practically speaking, that is probably not going to happen. What he would like to encourage the town to consider connecting the projects so that people living down there can get on their bicycle not only to go to this project but into downtown.

They see this shopping experience in this area as being one where you bounce from one to the other; you're not going to the by-pass, you are not going to Apex and you are sure not going to Chapel Hill. Ms. Farrell said our concept in town is to connect roads wherever they can be connected and part of this concept needs to be extended for a walkable community, so you need to connect your greenways or sidewalks wherever it is feasible. Mr. Jackson said they are very strongly in favor of this project connecting into a greenway trail and in to downtown.

Ms. Jacobs said she grew up in a town where they had a fine greenway system but what they did was to hire staff for the planner so they could develop a greenway plan.

Mr. Styers said that in terms of getting this down to a one page memo the thing that is kind of subjective is that, with regard to the other ninety acres, they just don't know how master plan that yet so they are going to keep that as it is so that there is the possibility of research facilities because they can't commit to the Board that they will have the infrastructure improvements in three years. He asked the Board if they are satisfied with his explanation as to why that can't occur. He said they can boil down the meeting of all the requirements issue. He said they are five times larger than the minimum size and they have an integrated plan that fits every thing together and that is about all they can say right now. Mr. Plummer said that as far as he is concerned, the ninety acres not being part of this, the issue is put to rest. Mr. Styers said that if the Board had any additional suggestions he hopes they would let Mr. Monroe know so they could get those addressed.

Mr. Hoyle indicated that there is still Old Business regarding the Lighting. **Mr. Howard made a motion that these items be postponed to the next meeting. Ms. Marsh seconded the motion; it passed unanimously.**

Mr. Hoyle called attention to Commissioners' Actions. He asked if there were any Board Member Concerns; Mr. Howard asked whatever happened to the greenways that were supposed to be in Chatham Forest. Monroe said they will be developed.

**Mr. Howard made a motion that the meeting be adjourned. Ms. Marsh seconded. The meeting was adjourned at 8:29 pm.**