

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
SEPTEMBER 26, 2005
7:00 P.M.

Mayor Nancy R. May called the meeting to order and gave invocation.

ATTENDANCE

Members present: Mayor Nancy R. May, Commissioners Max G. Cotten, Burnice Griffin, Jr., Clinton E. Bryan, Jr., Gene T. Brooks and Chris Walker.

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

AGENDA APPROVAL

Motion made by Commissioner Cotten 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 Griffin to approve the consent agenda.

- Minutes of the September 12, 2005 Board of Commissioners meeting.
Vote Aye-5 Nay-0

CITIZENS MATTERS

None

OLD BUSINESS

REZONING REQUEST – PATRICK STEELE

Consider a rezoning request by Patrick Steele. Mr. Steele's property (9741-05-18-1778) is 96.88 acres and is located immediately west of the CCCC campus. Mr. Steele requests a change in zoning from R-A to MUPD.

Commissioner Bryan asked to be excused from discussion on this request because he owns adjacent property.

Motion made by Commissioner Cotten seconded by Commissioner Griffin to excuse Commissioner Bryan. Vote Aye-4 Nay-0

Planner David Monroe presented the following:

The Planning Board reviewed the Moore's Ridge application to rezone at two meetings where it was the only topic on the agenda. At the first meeting the Master Plan narrative was discussed. My memo and the discussion that followed resulted in a request for seventeen changes or clarifications to the plan narrative. (Fifteen of those changes were made in a revised draft presented at the second meeting.)

Also discussed at that first meeting were ten questions posed by Commissioner Cotten, and comments made by the Ashford Lake residents and the Boy Scout troop leader at the public hearing. The Planning Board directed the development team to meet with Ashford Lake residents and the Troop leaders to attempt to resolve issues they raised.

The Traffic Impact Analysis was also discussed at that meeting and three minor changes were requested. The draft in this packet material contains the changes sought by the Planning Board.

At the second meeting the Board reviewed the Fiscal Impact Analysis and received responses from Ms. Lucy Gallo to issues raised in my memo.

I then posed six standard questions to the applicant pertaining to rezoning. Mr. Bradshaw's responses are attached.

Finally, a letter from Hugh Montgomery was received and responses were relayed by me and Ms. Gallo.

Based on the efforts of the applicant to resolve differences with adjoining property owners and all the changes and clarifications agreed upon in the review, the Planning Board recommends that the Commissioners approve the request to rezone the Steele property with nine conditions. All of the conditions have been satisfied in the revised Master Plan narrative included in this packet.

Mr. Patrick Bradshaw stated the proposal for an amphitheater on CCCC property would not work there. CCCC is going to put in a theater.

Commissioner Cotten stated he has concerns about:

1. Traffic – exit onto business 64 – feels a stoplight should be pursued.
2. Stormwater – primary source of water for Robeson Creek – he is concerned about the size of culvert under 64.
3. Wastewater – hope they will not have to have an alternative system. Concerned that the current sewer line is too small to handle all this.
4. The Town will not be able to meet their promises – financially.

In response to Commissioner Cotten's concerns it was stated that the project Traffic Engineer has recommended approval of a stoplight. That the development would prefer to use the municipal wastewater and storm drainage system and that it would be the developer's responsibility to enlarge the line to serve the development.

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the rezoning request for Moore's Ridge MUPD with the checklist included which is as follows:

1. Define parameters of stream buffers.
2. Indicate connectivity will be provided if the opportunity arises.
3. Indicate there will be a thirty foot undisturbed buffer from the Steele property line along Ashford Lake.
4. Indicate that the area between the stream and the east property line is to remain undisturbed.
5. Move the CCCC pathway southward.
6. Provide a vegetative screen at the Prince property.
7. State that the site of a possible alternative treatment system will be away from Ashford Lake.
8. Remove the pathway into the Boy Scout property.
9. Provide a "hostile hedge" planted along the boundary with the Boy Scout property.

Vote Aye-4 Nay-0

Motion made by Commissioner Cotten seconded by Commissioner Griffin to re-admit Commissioner Bryan.

Vote Aye-4 Nay-0

ALL SUPPORTING DOCUMENTS REGARDING MOORE'S RIDGE MUPD IS ON FILE IN THE TOWN CLERK'S OFFICE

NIMS

Consider for approval a resolution mandating the National Incident Management System for incident management in the Town of Pittsboro. Tony Tucker from Chatham County Emergency Management will be present to answer any questions.

Commissioner Brooks stated it appears to him that one or two people have all the power.

Manager Hughes stated the purpose of this is for emergency agencies nationally to be using the same language within their Emergency Management Department. This will not affect any policy we currently have.

Tony Tucker stated this will not change the way things are currently handled.

After lengthy discussion a motion was made by Commissioner Brooks seconded by Commissioner Walker to approve the Resolution adopting the National Incident Management System for use at emergency situations with changes to the last paragraph ...in its use in daily operations as well as disaster operations and to add another paragraph to read “BE IT RESOLVED FURTHER that the Town Manager, or his designee, be responsible for implementation of NIMS.”

WHEREAS, In Homeland Security Directive (HSPD)-5, the President directed the Secretary of the Department of Homeland Security to develop and administer a National Incident Management System (NIMS), which will provide a consistent nationwide approach for federal, state, and local governments to work together more efficiently and effectively to prevent, prepare for, respond to, and recover from domestic incidents, regardless of cause, size, or complexity; and

WHEREAS, to facilitate the most effective and efficient incident management it is critical that federal, state, and local governments utilize standardized terminology, standardized organizational structures, interoperable communications, consolidated action plans, unified command structures, uniform personnel qualification standards, uniform standards for planning, training, and exercising comprehensive resource management, and designation incident facilities during emergencies or disasters; and

WHEREAS, the NIMS standardized procedures for managing personnel, communications, facilities, and resources will improve the Town of Pittsboro, Chatham County, and the State’s ability to utilize federal funding to enhance readiness, maintain first responder safety, and streamline incident management processes; and

WHEREAS, the Incident Command System components of NIMS are already an integral part of various incident management activities throughout the State, including current emergency management training programs; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the TOWN OF PITTSBORO, in its regular session duly assembled, that it does hereby mandate the National Incident Management System be utilized for all incident management in the TOWN and in its use in daily operations as well as disaster operations.

BE IT RESOLVED FURTHER that the Town Manager, or his designee, be responsible for implementation of NIMS.

Vote Aye-5 Nay-0

A RESOLUTION OF THE TOWN OF PITTSBORO BOARD OF COMMISSIONERS ADOPTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM FOR USE AT EMERGENCY SITUATIONS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 171

CODE OF ORDINANCES

Consider possible contract with Municipal Code Corporation for republication of the Town of Pittsboro's Code of Ordinance. Cost of republication is \$4550. This cost includes 15 completed bound copies.

Commissioner Cotten stated he would be inclined to abandon this project and start working on the zoning ordinance.

Commissioner Cotten made a motion to abandon the republication of the Town's Code of Ordinance and direct the Manager to begin the process to get proposals for rewriting the Zoning Ordinance, seconded by Commissioner Brooks.

The consensus of the Board was to get in touch with the League of Municipalities and the School of Government they normally can get good products at reduced prices.

Planner Monroe stated Triangle J is another source.

Commissioner Cotten withdrew his motion and Commissioner Brooks withdrew his second.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to direct Mr. Hughes and Mr. Monroe to get as much information as they can and report back within the next month.
Vote Aye-5 Nay-0

Motion made by Commissioner Walker seconded by Commissioner Bryan to table the contract with Municipal Code Corporation.
Vote Aye-5 Nay-0

NEW BUSINESS

Consider the possible approval of the Chatham County Emergency Management Ordinance. Tony Tucker from Chatham County Emergency Management will be present to answer any questions.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to reject this ordinance and to amend our ordinance to include NIMS.

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

Tony Tucker stated that he would continue to work with the Town in the case of emergency whether we approve this or not, but it would be nice to have the support of the board.

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the Chatham County Emergency Management Ordinance.

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

RAMP – HILLSBORO STREET

Consider the removal of the entrance ramp to the old Ford repair facility at 44 Hillsboro Street. It appears that the ramp is no longer required and the space could be utilized in a more appropriate manner.

Motion made by Commissioner Brooks suggested that we ask NCDOT to remove it first, since it is in the right-of-way, seconded by Commissioner Walker.

Vote Aye-5 Nay-0

Motion made by Commissioner Brooks seconded by Commissioner Walker to contact NCDOT to see if they will approve this area as a loading and unloading zone.

Vote Aye-5 Nay-0

COMMISSIONER CONCERNS

Commissioner Brooks asked about the Water Plant. Manager Hughes responded.

Commissioner Bryan stated he received a complaint about signs that were removed, the phone number was on the sign. A phone call to the homeowner would have solved the problem.

ADJOURNMENT

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

Vote Aye-5 Nay-0

Nancy R. May, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk