

TOWN OF PITTSBORO
PLANNING BOARD
MINUTES
REGULAR MEETING
JULY 7, 2008

Chairman Hoyle called the meeting to order at 7:00 p.m.

ATTENDANCE: Chairman Ken Hoyle, Ethel Farrell, Jimmy Collins, Harold Howard, Freda Marsh, absent Shannon Plummer.

APPROVAL OF THE MINUTES: Ms. Farrell made a motion to recommend approval of the minutes of the regular meeting of June 2, 2008. Ms. Marsh seconded. Mr. Hoyle took a vote; it passed unanimously.

Mr. Hoyle indicated that Belmont Station would be the first item on the agenda, but first asked Mr. Monroe if he could explain his memo to the Board in terms of the moratorium and wastewater. Monroe stated that Mr. Bradshaw had been awarded the opportunity that these two projects were exempt from the moratorium by means of attaching them to the master plan, as part of the MUPD review process a master plan is submitted which creates the zoning standards for the piece of property being rezoned. The moratorium has a clause in it which exempts projects by attaching it to the master plan. They have the freedom to move ahead but it does not afford them any wastewater capacity. The approval of these 2 projects would be contingent upon the Board of Commissioners agreeing to assigning capacity to them. Mr. Steele and Mr. Spoon have made an offer to the Town of Pittsboro to prepay fees that would occur with these projects and those fees could then be applied to the improvements that an engineering firm could identify would help the existing wastewater treatment plant operate more effectively. The Commissioners have agreed to allow Manager Terry to negotiate with Mr. Steele, Mr. Spoon and Mr. Bradshaw to the terms of a contract that they would then present to the Board. There is no guarantee that the Board would award capacity, and if so how much capacity would be awarded. Your approval if you so choose, is not an endorsement of the contract that is being proposed, only a review of the applications being submitted and a statement of their completeness. Mr. Hoyle then asked that only the things that they are in charge to do as far as the Planning Board goes, is what they should be concerned with. Monroe agreed and asked Mr. Bradshaw to speak.

Mr. Bradshaw asked the Board to consider that in Monroe's memo to the Board of Commissioners described the context in which these applications are brought to you, he suggested that the approval be contingent upon the Commissioners approving the contract that he described by these property owners to prepay their fees. Mr. Bradshaw then stated that he would like the Board to consider instead of that is that if the Board sees fit to recommend approval of these plats that they are subject to a condition that the final plats cannot be approved unless the wastewater is available. Mr. Bradshaw said that the contract with Mr. Terry is only one way that the problem can be possibly solved. Chairman Hoyle then asked for reaction from the Board. Mr. Collins was worried that

the Board would leave the developers "hanging" if the Town could not come up with wastewater capacity. Mr. Bradshaw suggested that there are a lot of reasons these people would really like to have their preliminary plats approved and that they already have their master plans for their projects and they have been sitting on those master plans for a long time now waiting for the wastewater system to be resolved. Mr. Bradshaw also stated if the preliminary plats were approved they could proceed with their engineering and preparing for construction, he also stated that the developers were fully aware that everything would be done at their risk and not the Town's. Mr. Collins said it would save them some time if this was passed, Mr. Bradshaw agreed.

A representative from the CE Group then stated that if they get approval of the preliminary plat it would potentially save the developers 6 months of lag time, and significant cost to the clients. Mr. Hoyle then stated that there could also be new and innovative ways that they could proceed in regards to the sewer issue outside of the city. Mr. Hoyle then suggested that the Board should proceed without even mentioning sewage. Monroe suggested that the Board follow Mr. Bradshaw's suggestion. The Board agreed. Mr. Hoyle then asked Monroe elaborate on each aspect of it. Monroe stated that the plan submitted by Mr. Spoon is for ten lots south of the existing Lowes Home Improvement. The proposed hotel site would need state approval so that would need to be noted in the approval of the project, if the Board is so inclined. Monroe also mentioned that a new storm water retention pond would have to be engineered and the engineered drawings would have to be submitted for Hydrostructures review and approval. Monroe also mentioned the voluntary fifty foot buffer for common open space, and a gravel construction entrance that would need to be included in the plans if approved. Monroe also stated that the buffer issue would need to be addressed more fully. Chairman Hoyle asked if Mr. Spoon would be responsible for the buffer, Mr. Spoon stated he would be responsible. The CE Group representative asked to comment on a few points that Monroe had mentioned, the Board agreed. He stated that his company has no problems revising the plats to meet Monroe's requests. He also said that all lots are indeed commercial and the street is just an extension of the street that Carolina Brewery is on. Mr. Hoyle asked if there were any questions, Mr. Collins asked Mr. Spoon if everything was in order, he stated that it was. Ms. Farrell made a motion to recommend approval based on the recommended corrections being made, and the statement from Mr. Bradshaw being added, Ms. Marsh seconded. Mr. Hoyle took a vote; it passed unanimously.

Chairman Hoyle then went on to Mr. Steel's project, which has changed its name to Westmoore. Monroe stated that the Board is only to consider phase 1 at this time, he pointed out some of the interesting features of this project would be the reinforced sidewalks that vehicles could drive across. Monroe also stated that the Fire Chief has signed off on it, as well as himself. Mr. Hoyle asked if the representative had seen this somewhere else, he stated that he had and went on to explain the curb system. Mr. Hoyle requested that the pedestrian signs be permanent, that was agreed to. Monroe then called the Boards attention to the street profiles and the uniqueness of the project. The representative went on to explain the architectural appeal of the neighborhoods within the project, and the green space within the road and homes being a minimum of 8 feet. Mr. Hoyle commented on the appeal of the community building in the center of the entrance. Monroe wanted to address the water lines that should have a hydrant, and

other engineering plans that would need to be reviewed by Hydrostructures. Mr. Hoyle asked if there were any questions, Mr. Howard made a motion to recommend approval based upon Monroe's stipulations regarding the sewage situation, Ms. Farrell seconded. Chairman Hoyle took a vote; it passed unanimously.

Mr. Hoyle asked if any of the Board members had any concerns; there were none.

Ms. Farrell made a recommendation to adjourn; Mr. Hoyle took a vote, meeting adjourned at 8:15pm

