

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
OCTOBER 22, 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.

Others 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 October 8, 2001 meeting. Vote Aye-5 Nay-0

SUSAN SUGGS

Ms. Suggs was present to make a presentation of the property "Land Use Plan 2001-2020".

PUBLIC HEARING

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

1. "Land Use Plan 2001-2020".
2. Establish No Parking Zoning on Dr. Martin Luther King, Drive.
3. Amend Zoning Ordinance and Subdivision Regulations to require posting of property when applications are made for amendments to the zoning map, a variance or appeal is filed and where applications for major subdivisions have been submitted.

Vote Aye-5 Nay-0

PUBLIC HEARING

LAND USE PLAN 2001-2020

PUBLIC COMMENTS:

Betsy Cockman – would like the provision of affordable housing to be added as one of the goals of this plan and that the town establish an affordable housing commission just as commissioners have been established to pursue the other goals laid out in the plan.

The Town is in desperate need for affordable rental housing. The last affordable rental units built in Pittsboro was 1987.

The average town employee can not afford to purchase a house here.

Jane Pyle – Historic Association – they would like to endorse the part of the plan, which establishes a local historic district advisory board. So these issues can be handled at a local level.

Jane Pyle as a citizen would like to urge the Board to address the local historic district advisory board in a positive way.

PUBLIC HEARING

NO PARKING – DR. MARTIN LUTHER KING, JR. DRIVE

NO PUBLIC COMMENTS

PUBLIC HEARING

AMEND ZONING AND SUBDIVISION ORDINANCES

NO PUBLIC COMMENTS

Motion made by Commissioner Burns seconded by Commissioner Bryan to adjourn from the public hearing.

Vote Aye-5 Nay-0

NO PARKING ON DR. MARTIN LUTHER KING, JR. DRIVE

Motion made by Commissioner Burns seconded by Commissioner Brooks to establish the No Parking zones from the first driveway into the Chatham Commons Shopping

Center then south to the end of payment on the west side of the Street, and then from Laurie Lane to the School Bus Garage on the East Side of the Street and that an exception to the no parking requirements would be during the line up for the Christmas Parade and that Chatham County Fair this will be effective with the posting of signs.

Vote Aye-5 Nay-0

AMENDING OF ZONING ORDINANCE

Motion made by Commissioner Brooks seconded by Commissioner Bryan to amend the Zoning Ordinance Article 10.4.2 “Notice of Pubic Hearing”, Article 11.3.2 “Appeals to the Board of Adjustments” and in the Subdivision section 4.6 of the Subdivision Regulations to include language that would require properties to be physically posted when application for land use change, variances or appeals have been filed. The amendment is as follows:

ARTICLE X. AMENDMENT PROCEDURES

Article 10.4.2.c reads as follows: “With respect to map amendments, the Zoning Enforcement Officer shall provide first class mail notice of the public hearing to the record owners for tax purposes of all properties whose zoning classification is changed by the proposed amendment as well as the owners of all properties abutting the property rezoned by the amendment.” **ADD “The Zoning Enforcement Officer shall cause the property to be posted with a sign sufficient to inform the Public that an application for request for an amendment to the map has been filed and that a Public Hearing will be held on the request.”**

Article XI – BOARD OF ADJUSTMENTS

Article 11.3.2 reads as follows “The Board of Adjustments shall bear the appeal after giving public notice thereof, published in a newspaper of general circulation in the Town at least once each week for two (2) successive weeks prior to the hearing. **ADD “The Zoning Enforcement Officer, in the event that a variance or appeal involving a land use, shall cause the property to be posted with a sign sufficient to inform the Public that the Board will hear the request or question.”**

Section 4.6 – “Notice of Review” reads as follows: “The Planning Staff shall give notice by regular mail of the time and place of preliminary plat review by the Planning Board for major subdivisions. Said notice shall be mailed ten days prior All meetings shall be posted in the locations specified above, **including signage on the site of the proposed subdivision**, and on the door of the regular meeting room not less than forty-eight hours prior to the date of the meeting.

Vote Aye-5 Nay-0

CITIZENS MATTERS

Commissioner Brooks stated a Mrs. Gloria Blue who lives below Jordan dam had contacted him and she has requested moral support from the Town for her and her neighbors. There are no guards at the lake at night and she would like the Board to go on record supporting security measures at the dam.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to send a letter supporting that security measures be in place at Jordan dam to Corp of Engineers and our Legislators.

Vote Aye-5 Nay-0

Commissioner Brooks stated Dr. Jacques has voiced concerns about the Town pond. He would like for the Town to try to do something to save the pond if it is to be continually used for recreation purposes.

LAND USE PLAN

Commissioner Brooks stated on page 21 section 3(a) NC 97 should be NC 87 - 3 (c) asked if the landscaping requirement were for residential as well as commercial developments.

Page 22 at the top where it states "Establish standards that all buildings in a single development be constructed of similar/complementary materials and style and have coordinate signage" is this just for commercial subdivisions?

Page 23 6(a) Become a Tree City USA. Establish a Tree Board and provide funding for tree planing and care on public property.

He does not want residents to have a problem when they need to cut a tree.

There was discussion about the proposed committee designations and the Board agreed that as a part of the duties of the committees they can not apply for any grants, etc. without prior approval of the Board of Commissioners.

Commissioner Cotten stated he feels they should be given guidance as to what they can and cannot do.

Manager Montgomery discussed some of the components of the different committees.

Motion made by Commissioner Brooks seconded by Commissioner Burns to refer this back to the Planning Board and include the committees that Ms. Cockman requested and for the Planning Board to work at structuring the committees and some of their duties.

Vote Aye-5 Nay-0

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Commissioner Cotten stated we should look at the comments tonight and look at the plan again and to research into an ordinance for a local historic district.

Motion made by Commissioner Bryan seconded by Commissioner Burns to wait to vote on this matter until we receive input back for the Planning Board.

Vote Aye-5 Nay-0

CABLE CONSORTIUM

Manager Montgomery reported for the past several years the Town of Pittsboro and Triangle J COG have participated in a Consortium to develop a comprehensive and consistent franchise agreement with Time-Warner for various services related to our franchising authority. In the last year Pittsboro along with the other Consortium members have adopted a new agreement with Time Warner.

In association with the work the COG did for the Franchise Agreement consultants also reviewed FCC documents, FCC 1204, 1235 and 1240, rate regulation which is associated with our franchise responsibilities. COG representatives also served a something “go between” for us in our dealing with Time Warner.

He felt we have received quality information and guidance for the dollars we have invested in the current relationship given the complexity of the negotiations with Time Warner toward the development of a new franchise agreement and review of FCC rate regulations.

Apparently the COG has been absorbing most of the costs associated with the work performed on behalf of Pittsboro and the Consortium as evidenced by the rates established in Exhibit A. Our current relationship has cost the Town between \$1,200 and \$3,000 per year. A minimum cost to continue our relationship with the COG will be \$5,000 + \$3,850 per year or approximately \$16.00 per cable subscriber in the town limits. The total amount of cable franchise fee budgeted for FY 2001-2001 is \$7,350.

Manager Montgomery stated he is confident that should the Board determine to enter into the agreement that Triangle J Council of Government will effectively assist us in the administration of our responsibilities to our Citizens.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to get in touch with Triangle J and tell them we can not pay more than we receive in fees.

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

Motion made by Commissioner Burns seconded by Commissioner Brooks to approve the DRAFT Cable Consortium Service Agreement with Triangle J COG for assistance related to cable television administration.

Vote Aye-5 Nay-0

SPEED ON THOMPSON STREET

Manager Montgomery asked for discussion of reducing posted speed on Thompson Street from 35 miles per hour to 25 miles per hour from the end of the NCDOT maintenance to Hillsboro Street.

Motion made by Commissioner Burns seconded by Commissioner Brooks to establish a public hearing for November 26, 2001 and that the speed device we share be put out after the public hearing to get the word out that the speed limit is reduced.

Vote Aye-5 Nay-0

SOLID WASTE ADVISORY COMMITTEE

Manager Montgomery stated Mr. Steve Cockman – 217 Hillsboro Street has volunteered to represent the Town of Pittsboro on this countywide committee.

Motion made by Commissioner Burns seconded by Commissioner Brooks to appoint Mr. Steve Cockman to the Chatham County Solid Waste Advisory Committee as the Town representative.

Vote Aye-5 Nay-0

CLOSED SESSION

Motion made by Commissioner Burns seconded by Commissioner Griffin to go into closed session pursuant to NCGS 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of a public employee.

Vote Aye-5 Nay-0

Motion made by Commissioner Bryan seconded by Commissioner Brooks to go out of closed session.

Vote Aye-5 Nay-0

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

Vote Aye-5 Nay-0

Mayor

ATTEST:

Clerk