

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
SEPTEMBER 13, 2004
7:00 P.M.

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

ATTENDANCE

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

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

AGENDA APPROVAL

Motion made by Commissioner Bryan seconded by Commissioner Cotten 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 which contains the following items:

- Minutes of August 23, 2004 Board of Commissioners regular meeting.
- Resolution of Adoption of Chatham Mitigation Plan.

Vote Aye-5 Nay-0

A RESOLUTION OF ADOPTION OF CHATHAM MITIGATION PLAN IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 290

REGULAR MEETING AGENDA

CITIZENS MATTERS

None

BOY SCOUT RECOGNITION

Mayor Nancy May recognized Josh Henderson, Boy Scout Troop 93 who was in attendance and working on his citizenship in the community merit badge.

OLD BUSINESS

SPECIAL USE PERMIT – KAREN & GEORGE PHILLIPS

Consider a Special Use application submitted by Karen and George Phillips for property located at 254 Oakwood Drive. The Special Use request is to convert an existing duplex into two separate town homes.

Motion made by Commissioner Brooks seconded by Commissioner Cotten approving a Resolution approving the SUP for Karen & George Phillips which includes the Planning Boards recommendations.

Vote Aye-5 Nay-0

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT FOR KAREN AND GEORGE PHILLIPS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER, ONE PAGES 288-289

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT FOR KAREN AND GEORGE PHILLIPS

WHEREAS, Karen and George Phillips have applied to the Town of Pittsboro for a special use permit, denominated as No. 7164, for a certain parcel of land containing approximately .92 acres, located at 252-254 Oakwood Drive for use as a townhouse; and

WHEREAS, the special use requested to be permitted herein will not materially endanger the public health or safety if located and developed according to the plan submitted and modified as hereinafter set forth; and

WHEREAS, the special use requested meets all required conditions and specifications; and

WHEREAS, the special use requested to be permitted herein will not substantially injure the value of adjoining property if developed according to the plan as submitted and modified as hereinafter set forth; and

WHEREAS, the proposed special use if developed according to the plan as submitted and modified as hereinafter set forth and approved hereby will be in harmony with the area in which it is located and in general conformity with the plan of development of Pittsboro and its environs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PITTSBORO as follows:

That Special Use Permit No. 7164 be, and it hereby is, approved for the reasons hereinabove stated subject to the additional stipulations and conditions set forth on Schedule A attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Town of Pittsboro hereby approves the application for the special use permit in accordance with the plans listed above and with the conditions listed below:

That the Chatham County Building Inspections Department certify that the common wall in the duplex satisfies the firewall standards of the State Building Code;

That an owner's association be formed to guarantee the maintenance or repair of the roof, exterior walls, foundation and common wall;

That a minor subdivision be drawn, approved and recorded.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Town of Pittsboro hereby approves the application for a special use permit in accordance with the plans and conditions listed above.

NEW BUSINESS

ECONOMIC DEVELOPMENT PRESENTATION

Presentation on the Chatham County Economic Development Corporation by Tony Tucker.

Mr. Tucker gave the Board an update of what is going on throughout Chatham County.

- Industrial Park in Siler City is property that the County has owned for a long time. The problem with the property is that they can not get into it. They have worked out a marketing plan on how to sell the properties (part of) to raise money to put utilities and everything into the property. They are working on getting an easement into the property off 64. They are close to obtaining it now. As soon as they get it they will be able to present a plan before the County Commissioners to see how they want to market the property.
- He has worked with Richard Fox for sometime about buying some property off Industrial Drive in Pittsboro. He finally did. It is where the old special metal facility was. He has cleaned it out considerably and is still in the process of doing that. There are 100 acres back there we could do something with. Several people have shown a great interest in that particular piece of property. Key here is to make it a shovel ready site so that it can be listed that way on the Economic Development website. Have to make sure water and sewer are to the property. Water and sewer lines are to the property but we want to make sure there is enough capacity to serve that site.

- Hope the other wastewater treatment facility plans that the Town has been working on will work out so that we can serve. That would give Pittsboro something to sell as far as industry is concerned. Without water and sewer capacity we are sort of hurting ourselves.
- The County is doing pretty good they have some pretty large expansions: Moore's Machine Shop, General Shale & Brick, Mt. Air, Atlantic Hydraulics; most of these businesses are going to use the County's new incentive policy. Eventually he will be coming before the Town for you to look at the policy to see if you can adopt the same type policy.
- Have had some inquires on the property owned by Tom Roberts and Dan Deacon.
- Received a \$2000 gift from Wal-Mart, they will be giving \$1000 to Chamber of Commerce for their Small Business Enterprise.
- Duke Property across 64 on the North Side. Worked very diligently with Department of Transportation and Don Leins, Parks & Recreation to try and get 25 acres of land set aside so Chatham County could use it for parks and recreation. DOT is looking at this now to see if they can do this. Hopefully they can. Possibilities are good.
- Always talking about 3M project – reuse project trying to help push that along as much as possible. When this takes place 3M could have a possible expansion.
- His office provides a Economic Indictor – he gave examples and stated he would be glad to get them a copy if they would like. It is also available on their website.
- He has been in discussion a lot with Mr. Hughes about the wastewater treatment needs of Chatham County and Pittsboro. Now that Mr. Hughes and the Town has done a lot of work trying to get some access somewhere for a discharge point. Imperative that someone do this in the near future. Have talked with the County and convinced them that maybe the county ought to look into doing a regional type facility. The first step is to do a study. They talked the County into applying for a matching grant to do the study on a regional basis in Chatham County. Have received requests to include the southern part of Wake, parts of Harnett, and northern part of Lee.
- They are in support of Amendment One.
- Encouraged the Board to do something about water and sewer improvements as soon as they could.

POTTERSTONE VILLAGE FINAL PLAT PHASE 2A

Consider Final Plat for Potterstone Village Phase 2A

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve Final Plat Phase 2A, Potterstone Village with the conditions that the Attorney approve the form of the financial guarantee and the form and content of the warranty.

Vote Aye-5 Nay-0

A COPY OF THE FINAL PLAT IS ON FILE IN THE TOWN PLANNERS OFFICE.

**PHASE 1 – PRELIMINARY SUBDIVISION PLAN
POWELL PLACE**

Commissioner Cotten stated he has some concerns about the project which he learned today he can not do anything about. But he would like to request a public hearing be scheduled to update the community on what is going on here.

Mayor May stated a public hearing was held on this matter.

Motion made by Commissioner Cotten to table this until a public hearing can be held preferably in October (because he will be on vacation next meeting). He further stated that it could be scheduled without him being present.

Motion died due to the lack of a second.

Motion made by Commissioner Bryan seconded by Commissioner Walker to approve Powell Place Phase I Preliminary Subdivision Plan.

Commissioner Walker asked about #6 from the Memo Planner Monroe sent to the Board of Commissioners.

Planner Monroe stated the geotechnical engineering would be done to make sure the road along Powell Place Lane would support the traffic volume.

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

**A COPY OF THE PRELIMINARY SUBDIVISION PLAN FOR POWELL PLACE
PHASE I IS ON FILE AT THE TOWN PLANNERS OFFICE**

**WATER LANE EXTENSION
RUSSELL CHAPEL CHURCH ROAD**

Conduct discussion on payment options for water access fees associated with connection to the Russell Chapel waterline extension. Several inquiries have been made concerning connections to the Russell Chapel Road waterline. One of the requests is for some type of payment plan.

After discussion Manager Hughes stated he would look at how other towns handle situations like this.

COMMISSIONERS CONCERNS

Commissioner Walker stated a lot of the times Towns are looked at as being anti-growth with the sign regulations. He was at a business grand opening in Pittsboro and he heard the Town Planner tell the owner that he could install a banner for the grand opening. He wanted to thank Mr. Monroe.

Mayor May stated that Mr. Witek complemented Mr. Monroe and the Planning Board. He said that it was one of the best planning boards he has had dealings with.

STAFF REPORTS

Manager Hughes reported that the water tank is not quite in service yet (it will cost approximately \$8,000 to \$10,000 to fix valve). The water plant switched coagulants and with the high volume of flow it caused the filters to get stopped up. They had to back wash the filters and were back on line the next day (we took water from the County).

Mayor May thanked Josh was coming tonight.

CLOSED SESSION

Motion made by Commissioner Bryan seconded by Commissioner Griffin to go into closed session pursuant to NCGS 143-318.11 (a) 3 to consult with attorney.

Motion made by Commissioner Brooks seconded by Commissioner Cotten to go out of closed session.
Vote Aye-5 Nay-0

REGULAR MEETING

Motion made by Commissioner Brooks seconded by Commissioner Cotten to adjourn at 8:07 p.m.
Vote Aye-5 Nay-0

Nancy R. May, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk