

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
APRIL 25 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 to approve the agenda with the following changes:

- Remove closed session from agenda.
- Add: Schedule public hearing on Spray Field for May 23, 2005

Motion died due to the lack of a second.

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve the agenda as presented with corrections to the minutes to change/include the following concerning the rezoning request from Heath Williamson: 4th paragraph will read "Planner Monroe stated Mr. Clower's concerns will be addressed during the site plan review and that he will make sure the citizens concerns would be met and to add to paragraph five "Attorney Messick stated the board could do anything that was not capricious or arbitrary".

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

CONSENT AGENDA

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the consent agenda.

- Minutes of the April 11, 2005 Board of Commissioners meeting with corrections.
Vote Aye-5 Nay-0

CITIZENS MATTERS

Al Capehart – lives in Johnston Heights Neighborhood. On the southern boundary is a creek and on the eastern boundary is another creek they don't know the name of it. They have heard it called Powell Creek, Town Creek and Little Creek but in the neighborhood they know it flows into Robeson Creek. Apparently, NCDOT or whoever put that sign up doesn't, because there is a sign up there that calls it Robertson's Creek. Is there something the Town can do to take care of this matter.

Planner Monroe stated he has seen it with five different spellings – Robertson, Robeson, Roberson, Robinson and Robertson's.

Planner Monroe stated he spoke with Will Garner the day after the sign went up and was told that the name of the creek came off an official NCDOT County Map. The map identifies that creek as Robertson's Creek. Division of Recreation has a sign posted "Roberson Creek" and NCDOT Sign going toward Siler City has it as Roberson Creek. Not even the State departments have a consensus of the name.

Al Capehart made a suggestion that the Town decide what we want to call it and send it into the NCDOT and ask them to name it.

OLD BUSINESS

REQUEST FOR ZONING TEXT AMENDMENT JOHN BLAIR

Consider a request by John Blair for a zoning text amendment to Article XIV Regulating Development in the Major Transportation Corridors. Mr. Blair is asking for elimination of the requirement to submit a site plan for consideration of a rezoning.

Manager Hughes stated it was the staff recommendation to keep it the way it currently is at this time until we can improve the zoning map.

Motion made by Commissioner Cotten seconded by Commissioner Walker to accept the Planning Board's recommendation not to change it at this time.

Commissioner Brooks stated he thinks the criticism Mr. Hughes gave has some validity to it but at the same time this community is desperate for some business. He don't know of a tax base overage, not to mention the many things you have to go out of town for as a consumer. It seems like (he's not a business person) it might be hard to sell a potential site this way. You ask for a zoning change and you don't know what's going there. He feels this is a burden to business people that are trying to get some business into the area. Do realize there are some problems because of our ordinances being outdated. Do think we need to try to encourage some business.

Commissioner Walker stated he certainly agrees with Mr. Books on recruiting business to the area. He is afraid if we open this up without having site plans, basically from our Town limits through the ETJ we could end up with just strip commercial development. Don't know if that is the right thing for Pittsboro. He is in favor of this in pro-business, but we need to strengthen the ordinances and land use plan.

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

NEW BUSINESS

NAMING STREET

Consider a road naming request by Tami Schwerin. The street extends from the end of Industrial Drive into the gate of the old Inco Metals property. The property is currently owned by Ms. Schwerin and Lyle Estill. The renaming is required due to addressing concerns from the Emergency Operations Center.

Motion made by Commissioner Brooks seconded by Commissioner Cotten to approve the naming of the street Lorax Lane. Vote Aye-5 Nay-0

Commissioner Brooks stated he would like to expand on something discussed earlier tonight. He stated that the most history book "The Gazeteer" listed the creek as Robeson Creek.

WATER PLANT STUDY PRESENTATION

Presentation on Water Plant study by Vance Brooks of the Wooten Company.

Mr. Vance Brooks introduced Maria Schneider who handled the presentation.

A COPY OF THE PRESENTATION IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 48-57

COMMISSIONER CONCERNS

None

CLOSED SESSION

Motion made by Commissioner Brooks seconded by Commissioner Walker to go into closed session pursuant to NCGS143-318.11(a)5 to consider acquisition of real property.

Vote Aye-5 Nay-0

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

Vote Aye-5 Nay-0

Commissioner Bryan asked that someone look at the ditch on Thompson Street (Margaret Farrell) she is still having a problem there.

Commissioner Brooks stated he feels there is a traffic safety issue with people making U-turns into the General Store Café he would like for the police department to check that out.

ADJOURNMENT

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

Vote Aye-5 Nay-0

Nancy R. May, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk