

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
NOVEMBER 10, 2003
7:00 P.M.

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

ATTENDANCE

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

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

DISPOSITION OF MINUTES

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the minutes of the October 27, 2003 meeting.

Vote Aye-5 Nay-0

CITIZENS MATTERS

NONE

PLANNING BOARD APPOINTMENTS

The following Planning Board members' terms expire in December 2003 and have submitted for consideration for another term: Jenny Bouldin, Alfreda Marsh, Pat Holland, Johnny Richardson, Neil Flynt and Betty Marsman.

Motion made by Commissioner Cotten seconded by Commissioner Walker to table this until the next meeting and give citizens time to apply if they are interested.

Vote Aye-5 Nay-0

Staff was directed to advertise in the Chatham Record for the vacancies.

SIGN ORDINANCE

Motion made by Commissioner Brooks seconded by Commissioner Bryan to set a public hearing for an amendment to the sign ordinance regarding off-premises signs for November 24, 2003 at 7:00 p.m.

Commissioner Cotten asked if the complete ordinance needed to be addressed at the same time.

Planner Monroe stated it did need to be addressed but not at the current time. We have had many concerns and complaints about the placement of off-premise signs.

Commissioner Walker stated he has concerns with the proposed change because it states the signs must be removed within 24 hours of the event. If the event is held on Saturday night it may cause problems.

Planner Monroe stated that could be addressed.

Vote Aye-5 Nay-0

ENGINEERING CONTRACT SEWER REPAIR AND REHABILITATION PROJECT

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve an engineering contract for sewer system repair and rehabilitation project.

Manager Hughes stated this item was before the Board earlier at a price of over \$60 and it has been lowered to \$52,164.00.

Vote Aye-5 Nay-0

AN AGREEMENT FOR ENGINEERING SERVICES FOR SEWER SYSTEM REPAIR AND REHABILITATION IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

COMMUNITY BUILDING REQUEST

Motion made by Commissioner Brooks seconded by Commissioner Griffin to approve the request from Karen Dalton for use of the Community Building on Wednesdays for 10 weeks.

Commissioner Walker asked about a liability clause in the contract. Staff was directed to put a liability clause in the rental contract.

Vote Aye-5 Nay-0

on either side of U. S. Highway 15-501 from its intersection with the northern boundary of the right of way for U. S. Highway 64 bypass north to the southern boundary of the Haw River and refer it to the Planning Board for consideration of making it a “width of 625 feet”.

Vote Aye-5 Nay-0

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF PITTSBORO REGARDING MAJOR TRANSPORTATION CORRIDORS IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE

SCOTT OLDHAM – BASE HITS

Planner Monroe stated the Planning Board reviewed the Base Hits site plan. After considerable discussion the Planning Board voted to approve the site plan subject to the following conditions:

The front setback be reduced from 50 ft. to 18.18 ft. as shown (ref. Section 8.2.4c);

A “Type A” vegetative buffer (as described in Appendix 1, Sect. A-1.1A of the Zoning Ordinance) shall be installed in the front setback and on Parcel 1 to shield the use as shown on the plan;

The manufactured dwelling and shed shall be removed from Parcel 2;

Parking spaces shall be reduced from 39 to 25 to be more consistent with WSIV-PA intent to minimize built upon area and adequately manage stormwater;

A copy of a “Permanent Lease” for offsite parking shall be recorded and filed with the Town;

The driveway access shall be approved and permitted by the NCDOT and it be paved in accordance with Town standards;

A Final Grading Plan for the parking area including stormwater management shall be filed with and approved by the Town Planner;

A final Site Plan shall be submitted to and approved by the Town Planner;

A Lighting Plan consistent with the standards in Sect. 17.2.1 shall be filed with and approved by the Town Planner;

A Final Site Plan shall be submitted to and approved by the Town Planner.

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the site plan with all conditions set forth by the planning board and to grant a certificate

of occupancy provided that all of the below conditions have been met prior to the granting of the certificate of occupancy.

- a) The “Permanent Lease” for the offsite parking be recorded and filed with the Town.
- b) A final grading plan for the parking area including storm water management plans be submitted to and approved by Town Planner.
- c) A final site plan be submitted to and approved by Town Planner.
- d) A lighting plan be submitted to and approved by Town Planner.
- e) A performance bond of sufficient amount to be determined by Town staff, to be deposited with the Town to insure:
 - 1) Installation and maintenance of the landscaping.
 - 2) Moving of the manufactured dwelling and shed.
 - 3) Cost of grading and paving.

The Bond will be for a period of one year.

- f) Recombination of properties recorded with Register of Deeds.

Commissioner Bryan asked if we would be setting precedence.

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

CHATHAM HABITAT/POWELL PLACE AGREEMENT

Consideration of a Wastewater Capacity Assignment Agreement submitted by Chatham Habitat for Humanity and Powell Place Development Company.

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the Agreement between Chatham Habitat for Humanity and Powell Place Development Company.

Commissioner Brooks stated he felt Habitat does a wonderful job getting individuals who would not otherwise be able to afford a home into a home and he is in favor of the program. Does not understand how Powell Place got in the business of allocating wastewater capacity.

Commissioner Cotten stated he agreed with Mr. Brooks. He has concerns that Powell Place is assigning something they have not paid for. He could understand it better if it was on their property, but this is not their property.

Commissioner Walker stated when Chatham Habitat appeared before the board earlier it was tabled due to the lack of sewer. He knew Powell Place had enough capacity, so he thought it would be a nice gesture if Powell Bill could allocate enough for the units Chatham Habitat planned to build.

Commissioner Cotten stated they did not follow procedures from the start and he would propose that we take back the allocation we have given them and give them their funds back. He felt this would be clouding the issue.

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

Commissioner Walker stated the “Eastwood” subdivision that Chatham County Habitat for Humanity is trying to develop in Pittsboro would have met a swift fate due to the Town’s lack of sewer capacity if it were not for some gracious efforts by some of our local citizens and developers. Thanks to their kindness and spirit of cooperation, the “Eastwood” subdivision now has the needed capacity for development. He would like to thank those involved, the Holmes family, the Barber family, Mr. Roger Perry, East-West Partners and Powell Place Development Company. Please forgive him if he left anyone out.

Commissioner Walker also made a motion to approve the Eastwood Subdivision seconded by Commissioner Brooks.

Commissioner Cotten stated this was not on the agenda for consideration tonight.

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

COMMISSIONER CONCERNS

Commissioner Cotten thanked Ms. Lloyd for getting the financial statements ready. He further stated that Sales Tax revenue is running behind schedule.

Motion made by Commissioner Brooks seconded by Commissioner Walker that a Resolution of Appreciation be prepared for Ms. Lloyd.

Vote Aye-5 Nay-0

Mayor stated that Ms. Cynthia Edwards put in a lot of time and did a wonderful job for the Street Fair.

Motion made by Commissioner Brooks seconded by Commissioner Walker to send a letter of thanks to Ms. Edwards and other Town Employees that helped with the Street Fair.

Vote Aye-5 Nay-0

Commissioner Bryan asked about sidewalk on E. Salisbury Street.

Commissioner Brooks stated the board should look at repairing the sidewalks that are in bad need of repair.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to adjourn.
Vote Aye-5 Nay-0

Mayor

ATTEST:

Clerk