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**MINUTES
TOWN OF PITTSBORO
PLANNING BOARD MEETING
Monday, August 5, 2013, 7:00 PM**

ATTENDANCE

Members Present: John Clifford, Kenneth Hoyle, Raeford Bland, Shannon Plummer

Staff Present: Stuart Bass, Planning Director, Ileana Platon, Administrative Support Specialist.

A. CALL TO ORDER

Chairman Clifford called the meeting to order at 7:00 pm

B. APPROVAL OF MINUTES

- **Motion made by Mr. Hoyle to approve the minutes**
- **Mr. Clifford requested correction on name of presenter.**
- **Seconded by Mr. Plummer**

C. NEW BUSINESS

1. REZ-2013-04

Chatham County Rezoning Request

**Proposed Rezoning- Former Steele Property (Westmoore) located off of
64 Business West, MUPD to O&I**

***Action Needed- Discussion Consideration of Recommendation to Town
Board of Commissioners***

Mr. Bass stated this is a rezoning request 2013-04. Chatham County is requesting a rezoning of approximately 98 acres from existing zoning of Mixed Use Planned Development to a proposed zoning of Office and Institutional. This was the former Steele development known as Westmoore. The Mixed Use Planned Development zoning was originally approved on September 26, 2005. To the west, it is primarily vacant, undeveloped property with scattered single family residences zoned RA (Residential Agricultural). Located to the east of the property

is Central Carolina Community College which is zoned O&I (Office and Institutional). There is a small area of commercial development along US 64, zoned C-2 (Highway Commercial and single family residences, zoned R-12 (Residential).

The subject property is designated as Mixed Use on the Future Land Use Map of October 2012. This was reflective of the existing zoning at the time of the adoption.

The proposed zoning, MUPD, district is defined as an area integrating mixed uses which may include commercial, office , institutional, hotel, residential and recreational uses. This district is normally small and situated between business and residential districts, and may include older homes undergoing conversions. The district can also include larger campus settings. All public facilities and services rendered by the Town of Pittsboro are available to the site.

Population change: Technically, the Office and Institutional district does allow for single family residences, however this is not anticipated.

Transportation patterns: The property is located off of US Business 64 West. Access would be by an individual driveway entrance. US Business 64 is a major thoroughfare and the most recent NCDOT traffic count near these properties show an average daily traffic volume of 5,200 in 2012.

Staff recommendation is the approval of the proposed rezoning. While not entirely consistent with the adopted 2012 Land Use Plan, which reflected the approved MUPD project, the site is in a reasonable location for such uses as allowed in the O&I District. It is a natural location for complementary governmental and institutional uses that could be associated with the Central Carolina Community College Campus and the Chatham County Public Library.

Mr. Hoyle asked if the entire acreage was taken in consideration when this request was done and if all the adjacent property owners had been notified.

Mr. Bass said that the entire acreage is included and those adjacent property owners will be notified at the time of the Public Hearing.

Mr. Charlie Horne with Chatham County stated that if this is approved they anticipate this to become an Agricultural Center, a single port of entry for agricultural related interest in Chatham County. The current plan is to construct a 35,000 square foot Agricultural Center that will provide “one-stop shopping” for all agricultural related services , including Cooperative Extension, Soil and Water Conservation, Natural resources Conservation, NC Forestry and US Farm Service Agency. This site can help underwrite and expand the economic engine of agriculture which it is strong in the County. There is also the opportunity and anticipate to

partner with the Central Carolina Community College and NC State and other entities to provide structural and further technical and instructional types of activities that will help advance agriculture and agricultural divisions in the County. The Community College currently has a sustainable agricultural program this will complement their program and allow it to expand.

Additionally there will be 21,500 square feet of assembly space which will provide a large meeting venue that would hold 800 seats and will also include four breakout areas that would accommodate 40 people in each.

Mr. Hoyle asked what was the long range plan for all the acreage, and if water and sewer is available.

Mr. Horne stated that they have discussed it with the Community College and they anticipate that it will be a further expansion of the College Campus over time.

Mr. Plummer mentioned that on the application it notes that there are 1,100 farms in the County, and asked what causes efficient farms and how do they qualify to be called a farm.

David Hughes explained that the official definition of a farm by the United States Commerce Department is one acre producing \$1,000.00 worth of agricultural commodity per year. There is no official form that needs to be filled out stating it is a farm, what really signifies the United States Government to be a farm is when a Schedule F is done with the Income Tax. There are other things that will signal, such as the Present Use Value Program that the State authorizes the County to have. That is the way those properties are checked because audits are done every year to make sure they are meeting the minimum requirements set forth by the law for farms. There are many diversified farms in Chatham County. There are also auxiliary services on horses because they are not considered livestock by the Department of Commerce unless they are used for food, fiber or actual farm work. On the last census Chatham County was the 14th largest horse equine County in North Carolina. This was based on the money spent on feed, trucks and trailers and they generate high income. The number of farms they have quoted comes from the 2007 Census of Agriculture. They do not have the 2012 census yet. It will be available in December of this year.

Mr. Bland asked if forestry is separate from Agriculture.

Mr. Hughes stated that forestry is a totally separate deal and there are about 280 thousand acres of Forestry in the County. There are actually more forestry now than back in 1980. Forestry is considered natural resources but they tie the two together and are supporting it in cooperative extension and Debbie Roos also works with Forestry education programs and this new facility will include office space for the North Carolina Forest Service which is now a division of the

North Carolina Department of Agriculture and Consumer Services. Right now they only have their triage on 64 and the trucks do not have the room to maneuver safely but this new facility will provide them with the space to better service Chatham County.

Mr. Hoyle asked if this facility would be housing the Farmers Market.

Mr. Horne stated that they have not discussed that in detail but it's an idea that can be incubated.

Mr. Bland asked how much of the 98 acres would the County be using. **Mr. Horne** stated that on the first take it could be 10 to 15 acres.

Mr. Hoyle made motion to approve and send it to the Commissioner and a Public Hearing. Seconded by Mr. Plummer.

Vote: 3-0

D. OLD BUSINESS

Nomination an Election of Vice-Chairman

Mr. Hoyle Nominated Mr. Raeford Bland for Vice Chairman

Seconded by Mr. Plummer.

Vote: 3-0

E. BOARD MEMBER CONCERNS

F. REPORTS AND ANNOUNCEMENTS

None

G. ADJOURNMENT

Mr. Bland made motion to adjourn. Seconded by Mr. Hoyle

Meeting adjourned at 7:40pm

Next Planning Board Meeting is scheduled for Wednesday, September 4, 2013 (due to Labor Day holiday) at 7:00pm