

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, JANUARY 12, 2015
7:00 PM

Mayor Terry called the meeting to order at 7:10 p.m. and called for a moment of silence.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Farrell.

ATTENDANCE

Members present: Mayor Bill Terry, Mayor Pro Tem Pamela Baldwin, Commissioner Jay Farrell, Michael Fiocco, Bett Wilson Foley and Beth Turner.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Chief of Police Percy Crutchfield, Planner Stuart Bass, Finance Officer Nancy Emslie and Engineer Fred Royal.

CONSENT AGENDA

Motion made by Commissioner Turner seconded by Commissioner Fiocco to approve the consent agenda as submitted. The Consent Agenda contains the following items:

1. Approve minutes of the December 8, 2014 regular meeting.
2. Set Public Hearing Date for Annexation Request (A-2015-01) from Pittsboro Ford for January 26, 2015 and authorize the Town Clerk to determine sufficiency of the petition.

Vote Aye-5 Nay-0

REGULAR MEETING AGENDA

Motion made by Commissioner Fiocco seconded by Commissioner Turner to approve the regular agenda as submitted.

Vote Aye-5 Nay-0

CITIZENS MATTERS

None

Motion made by Commissioner Fiocco seconded by Commissioner Baldwin to go into public hearing.

Vote Aye-5 Nay-0

PUBLIC HEARING

REZONING REQUEST (REZ-2014-02 AMENDED) FROM HUGHES PROPERTY

Planner Bass stated Mr. Hughes has amended his original application and is proposing to rezone approximately 10.3 acres off of West Cornwallis Street from R-15 (Residential) to R-12 (Residential). His original proposal was R-15 (Residential) to R-10 (Residential).

Planner Bass said nothing has changed except the zoning district. He stated the differences in each zoning district. He stated R-10 allows multi-family with SUP and are not allowed in R-12; in R-12 duplexes and pocket neighborhoods are permitted by right; general/medical offices are allowed by SUP.

PUBLIC COMMENTS:

Rex Wilson – 233 Churchwood Lane – stated he is against this change. He said his house and family will be significantly impacted by the change from R-15 to R-12. Mr. Wilson said he has concerns about traffic also.

Mr. Hughes said he amended his request because he did not think it was a good location for apartments and after hearing his neighbors didn't want it, he said he tries to get along with his neighbors.

Motion made by Commissioner Fiocco seconded by Commissioner Turner to go out of public hearing.

Vote Aye-5 Nay-0

OLD BUSINESS

STORMWATER ADMINISTRATIVE MANUAL (FRED ROYAL)

Mr. Royal stated this is a follow-up to a discussion a few months ago. He stated the purpose of this manual is to make it clear to property owners and developers what the process is to follow town ordinances to get a stormwater discharge permit from the Town.

Commissioner Fiocco said he had some questions/comments that he will send to Mr. Royal. Mr. Royal said he would let the board know the questions/comments and his response to them.

Mr. Royal discussed highlights of the manual. He said the appendix were not included but he can send them to everyone.

The Board agreed to send comments/questions to Mr. Royal and that he bring the complete manual back within one month.

NEW BUSINESS

REVIEW WASTEWATER ALLOCATION REQUEST (SP-2014-10) FROM WALKER AUTO PARTS (STUART BASS)

Planner Bass said the request is for an allocation of 125 gallons per day to serve a 6,750 sq. ft. retail building, to be located on the outparcel in the Food Lion Shopping Center.

Planner Bass stated staff recommends approval of the proposed wastewater allocation of 125 gallons per day. He said a site plan has been submitted and is currently under review. The site plan should be on the Board's regular agenda sometime in February.

Motion made by Commissioner Fiocco seconded by Commissioner Baldwin to approve the allocation request of 125 gallons per day for Walker Auto Parts.

Vote Aye-5 Nay-0

CAPITAL PROJECTS REPORT

MANAGER'S UPDATE ON CAPITAL PROJECTS

Manager Gruesbeck reminded the Board of the February 2, 2015 retreat with David Long from 8:30 am to 4-4:30 pm. We will provide lunch.

Interviews with possible firms to assist us with expansion at WWTP will be conducted on January 29, 2015.

Manager Gruesbeck said he completed performance reviews on staff this past week.

Talks are continuing with Pittsboro Place Partners.

Manager Gruesbeck went over the FYI items.

Mayor Updates

- EDC – Board meeting tomorrow.
- RPO
- Solid Waste
- Fairground Association
- PBA/Downtown – Commissioner Fiocco said at the last PBA meeting they were very interested in doing something with the Christmas Parade date. They would like for it to be held on the second Sunday, they feel it affects their 1st Sunday event and if it was on the 2nd Sunday they would have two events that month.

COMMISSIONER CONCERNS

Mayor Terry asked that if anyone had any questions to ask him about a recent letter to the editor that he wrote be addressed in Commissioner Concerns. He doesn't think it is appropriate for closed session.

Commissioner Farrell said he had just gotten the email about an hour ago and is not prepared to discuss.

Commissioner Fiocco asked the status report on the concept for reviewing small area plans. Planner Bass has had a conversation with the consulting firm that is working on the UDO and they are in the process of flushing something out within the next week.

Commissioner Baldwin asked Mayor Terry why he thought we didn't have a Comprehensive Plan. Mayor Terry said he looked through all the documents on line and he didn't see one. He said he better understands what Mr. Messick is talking about after receiving his email today. He agreed we do have comprehensive plan with a little "c".

After discussion Commissioner Fiocco asked if he would make a correction with another letter to the editor. Mayor Terry said he would give it some thought.

Commissioner Turner said the Chatham Conservation Preservation meeting on Thursday night. She said it was very interesting and they discussed and edited the Model Natural Resources Conservation Ordinance. She said she would send the document to all the board members.

CLOSED SESSION

Motion made by Commissioner Fiocco seconded by Commissioner Baldwin to go into closed session pursuant to GS 143-318.11 (a) (3) to consult with attorney regarding pending litigation.

Vote Aye-5 Nay-0

Motion made by Commissioner Fiocco seconded by Commissioner Turner to go out of closed session.

Vote Aye-5 Nay-0

FYI –

1. Memo from Finance Director Re: Water & Sewer Analysis Update.
2. Audited Financial Statements for FY ended June 30, 2014.
3. Memo from Town Manager, Parks Planner and Police Chief RE: Christmas Parade Dates
4. Executive Summary: Jordan Lake Water Supply Storage Allocation Request

ADJOURNMENT

Motion made by Commissioner Fiocco seconded by Commissioner Turner to adjourn at 8:57 p.m.

Vote Aye-5 Nay-0

William G. Terry, Mayor

ATTEST:

Alice F. Lloyd, CMC, NCCMC
Town Clerk

DRAFT