

**MINUTES**  
**TOWN OF PITTSBORO**  
**PLANNING BOARD MEETING**  
**Monday, November 4, 2013, 7:00 PM**

**ATTENDANCE**

**Members Present:** John Clifford, Kenneth Hoyle, Raeford Bland, Steve Barker, Alfreda Alston

**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 of July, August and September 2013.**
- **Seconded by Ms. Alston.**

**C. NEW BUSINESS**

- 1. SD-2013-01**  
**Powell Place, Phase 2D**  
*Action Needed- Discussion, Recommendation to Town Board*

**Mr. Bass** stated that this is a Preliminary Plat for Powel Place Phase 2D, Sub Division 2013-01. It is a proposed development for 34 lots located in the Powell Place Mixed Use Planned Development (MUPD). This section totals 12.22 acres. Lots sizes range from 6,160 square feet to 13,416 square feet. The average lot size is 8,331 square feet. Included in the packet is a complete set of reviews by Hydrostructures, PA and they have provided comments. The Fire Marshall and Fire Chief have also reviewed the plan and revisions were made based on the comments provided. The layout shown and planned improvements are acceptable. One thing to point out is that this plan represents a new design to a section that was previously approved in 2006, but never constructed.

Staff recommendation is for approval to forward to Town Board of Commissioners.

Included in each packet is a letter from the Developer describing the proposal and the motive behind the revision and some of the details. There is also a rendering of the Powell Place development that shows the new layout and an aerial photo of the site.

**Mr. Hoyle** asked if the site mentioned was the one outlined in red and if the middle portion was open space and if it would be accessible from all the lots that are adjacent. It appears to him that that open space would be to the rear of the houses on all three sides.

**Robby Oldham**, Civil Designer and Project Manager of Powell Place stated that the open space is taken into account with the overall of the elements; they will provide open space with a repairing buffer. The open space shown on the previous layout was part of the original design; on the new design the open space is different

**Mr. Hoyle** then asked if the design on the first cul-de-sac have the substantial width to accommodate Fire trucks.

**Mr. Bass** replied that they have added more width to the circle and also provided detailed information showing the turning radius. In addition they have met with the Fire Chief and Fire Marshall and got their approval.

**Mr. Hoyle** requested from Robby Oldham more information of a statement on a letter from Bryson Powell regarding the new design that reads “It also contemplates much less public infrastructure for the town to maintain and significantly reduces the amount of impervious surface and its environmental impacts.

**Mr. Oldham** stated that as far as the formal infrastructure in the previous plans when the alley lot products are done it is basically double frontage on the lots. With that traditional design you have significantly more streets and this means more drain storms that have to be maintained by the Town. The new layout is more efficient, they are looking at 30% impervious surface with this phase, the previous layout was 42% impervious surface. This reduction in impervious surface is due to the removal of the alleys and the asphalt.

**Mr. Royal**, Town Engineer provided an overview by stating that Phase 2-B had 14 feet wide private alleyways but they were in dismal shape when he was asked to review them. These alleyways were not designed to withstand the heavy traffic of garbage, recycle and debris trucks that drove in twice a month. The Town owns these alleyways and asked Powell Place to repair them which they did. His personal thought is that they are a bad idea and is glad that there are no alleyways in this Phase and hopes they are prohibited in future Phases specially since they are not suitable for heavy machinery, it is just a private drive. He also mentioned that there the Town has nothing in the Ordinance addressing this.

**Mr. Clifford** requested to know the exact number on the radius of the cul-de-sacs.

**Mr. Oldham** stated that what they are proposing now is actually an 85 foot diameter, the County's requirement is 80 feet and DOT's is 70 feet. This increase was done after meeting with the Fire Chief and Fire Marshall and listening to their concerns.

**Mr. Hoyle** wanted to know what Stockpiles location means.

**Mr. Oldham** stated that it was the old stockpile that was part of Phase 1 or Phase 2.

**Mr. Hoyle** asked Mr. Perry if there are any plans to build a grocery store there.

**Mr. Perry** said that there are removed conversations going on about it.

**Mr. Hoyle recommended approval to the commissioners as submitted**

**Mr. Baker** said he had a comment on the water lines on the backside of Phase 2D which are dead ending and suggested the possibility of having them come together (a loop system) this eliminated the need of having Public Works come out every month to flush them out.

**Mr. Oldham** said he would discuss it with Hydrostructures and Town Staff to see if it can be done. They also tried to add another hydrant and reduce the water line sizing.

**Mr. Hoyle** thought that it would also be beneficial to have some kind of report attached prior to submitting it to the Commissioners.

**Mr. Bland** requested that prior to making a motion they should deal with the parking issues addressed in a letter from Linda Bienvenue. He would like more insight on this matter and discuss what options are available.

**Linda Bienvenue**, resident at Powell Place addressed the Board members by stating that she actually loves the new plan. Her concern is four streets all exiting into Millbrook Drive which is the main thoroughfare. Presently there is already an issue with the parking on Millbrook Drive. Thankfully the Town eliminated parking on one side of the street as part of the requirement when adding Powel Springs but unfortunately this has not helped. It is difficult for two cars to pass by in the narrow street when there are cars parked in front of the houses. When driving thru Millbrook Drive and you see oncoming traffic one vehicle has to pull over to allow the other one by. The location where the new Phase is going is situated on a bottleneck area. This is the same area where they had a gas leak a few months ago and residents were very anxious and were claiming they needed an alternative way out of Powell Place. She asked if it would be possible to consider prohibiting parking on both sides of Millbrook Drive or the surrounding area. At the moment there is a problem and it will get worse when the new Phase is added. In her letter she also states that the official bylaws restrict residents from parking in front their homes but the restriction has never been enforced. There are houses with alleyways and driveways but residents

still park in front. As a member of the Homeowners Association she has asked the Developer for assistance in this matter and was advised that once the streets are turned over to the Town they are unable to enforce any restrictions. There are cars parked along the street and towards the corners, children playing in between the cars, all this is a situation of great concern.

**Mr. Hoyle** asked Mr. Bass if the streets had been taken over by the Town

**Mr. Bass** replied yes.

**Mr. Clifford** stated that it is all a matter of enforcing the law. He sees the same problem in Potterstone Village and realizes it is a safety issue.

**Mrs. Bienvenue** agreed but stated that Potterstone Village is not as congested and the streets are a bit wider than the ones in Powell Place. The fact is that residents like to park in front of their homes for the convenience.

**Mr. Hoyle** suggested that Mrs. Bienvenue bring this matter to the Commissioners as a request to restrict parking on both sides of the street.

At this time **Mr. Bland** was ready to second the Motion.

**Vote: 4-0**

## **D OLD BUSINESS**

**None**

## **E. BOARD MEMBER CONCERNS**

**Mr. Barker** provided an update on Maxx Auto Sales. He has spoken with the Fire Marshall and was advised that they visit the location regularly to make sure they follow the guidelines.

**Mr. Clifford** stated that one of his concerns was the sign at Cruizers. He received an e-mail today advising that the owners have recently had some personal setbacks that has put off their plans. However, they are on top of it and plan to submit those plans before the Holidays. It is on track.

**Mr. Hoyle** stated that he has notice that the off premise signs are still up and asked if there was any enforcement in place for them.

**Mr. Clifford** said that they were in the right of way. He then said that he began reading the ordinance and that there is a sunset on these and it is somehow confusing. Some are 3 months or 6 months and some are 2 years. There is no knowledge of when some of them went in the ground. However, it does need to be addressed. He then inquired about the new Nationwide sign in front of the store and wondered if anything was submitted for approval of it. He just wants to know if they went through the process.

**Mr. Plummer** stated that he really does not want to go after local business especially on this economy.

**Mr. Bland** agreed and said that if they were going to enforce restrictions on signs they have to deal with them all, not just once particular one.

## **F. REPORTS AND ANNOUNCEMENTS**

**Mr. Bass** just had a couple of informational items for the Board on sidewalk dining. No one has requested it yet but it is just for facts and data.

**Mr. Royal** wanted to discuss the Flood Map. He stated that in 1999 the State of North Carolina began a 100 county remapping of FEMA Flood maps all over the state, digital, high tech flood maps. Pittsboro received theirs through Chatham County's process. The Town has their own maps and insurance policies based on the FEMA flood map. Four years ago they came and asked what streams we would like mapped, because they do not detail every stream. Chatham County submitted a list of streams covering Pittsboro, Siler City, and Goldston. He and Mr. Bass along with members of the other Communities will be meeting with The State Division of Flood Plan Mapping staff here in Pittsboro on Wednesday, November 6, at 10AM. They will be going over the new updated maps. One of the streams the Town requested to be mapped is the infamous Park Drive stream that comes up from Oakwood as well as the tributary that it ties to, which goes under Oakwood and up the hill. This means it will be survey, engineering is done and figure out what if the flood elevation. Once this is done everyone that is in that flood map does not have to pay insurance because they have vested rights, however, if the property is ever sold or changes hands the lending institution will required the new owner to have flood insurance. He encourages the Planning Board members to review the maps and perhaps bring them to the Board between now and the new year.

**Mr. Clifford** asked if the sophistication of these digital maps will finally determine some of the streams that are considered intermittent and dry.

**Mr. Royal** said that it would not. They do not look at the side of water quality. Division of Water quality is the one who classifies if it is intermittent or perennial. He is confident that everything they will map is going to be perennial.

Another item he wanted to is that has been bringing to the Board of Commissioners the Storm Water Ordinance for new development and Re-development that had been around when Jewell Engineering did the study and wrote the ordinance based on the State model. This will be for adoption (vote) on November 11. There are 2 sections in it now that were not there when it was originally approved by the Board. One section is called illicit discharge and it is required by the State for the Town to have a Illegal Discharges Ordinance, it basically prohibits any dumping of numerous substances down storm drains, creeks, etc., this includes paint. This gives the Town legal leverage to inspect and enforce illegal substances going down the natural storm system.

**Mr. Clifford** asked about dumping in the ground

**Mr. Royal** replied that it is also illegal to dump in the ground. It is going to be a code enforcement issue to decide how to deal with it.

**Mr. Plummer** agrees because the Fire Marshall is not monitoring the disposal of these liquids. It would be instrumental to have an expert to help with this issue.

## **G. ADJOURNMENT**

**Ms. Alston made motion to adjourn.**

**Seconded by Mr. Bland**

**Meeting adjourned at 7:42pm**

***Next Planning Board Meeting is scheduled for Monday, December 2, 2013 at 7:00pm***

