

**MINUTES
TOWN OF PITTSBORO
PLANNING BOARD MEETING
Monday, October 1, 2012, 7:00 PM**

ATTENDANCE

Members Present: Kenneth Hoyle, Alfreda Alston, Shannon Plummer, Bob McConnaughey, alternate.

Members Absent: John Clifford, Karl Shaffer.

Staff Present: Stuart Bass, Planning Director, Ileana Platon, Administrative Support Specialist, Paul Messick, Town Attorney.

A. CALL TO ORDER

Chairman Kenneth Hoyle called the meeting to order at 7:00 pm.

B. APPROVAL OF MINUTES

Minutes for September 5th, 2012 were not finished therefore they were not submitted to the Planning Board for approval.

C. OLD BUSINESS

1. Proposed Text Amendment – Conditional Zoning Districts

Mr. Bass addressed the Board by stating that this was the third meeting on this topic. He provided them with a draft ordinance prepared by Mr. Messick which would create Conditional Zoning districts. He also included an informational item that the City of Greensboro provides to assist in the preparation and understating of a conditional zoning request.

Mr. Hoyle asked what happens if there is a request that is not in the zoning.

Mr. Messick responded that it would be determined by the Planning Director. If there was a condition that was vague or a new use it would have to go to a public hearing.

Mr. Bland asked if it would be a community meeting and **Mr. Messick** replied that it would only be for citizens who have a specific interest.

Mr. Plummer asked if a proof of mail notice would go out to adjoining property owners, response was yes.

Mr. Bland then asked if the existing zoning area would have to be changed to conditional zoning.

Mr. Messick response was no, only if it is applied for. Applicant would have a choice, existing zoning stays.

Mr. Hoyle suggested that the board goes forth with it.

Motion made by Ms. Alston seconded by Mr. Bland to send it to the Commissioners for approval.

2. Proposed Text Amendment – Traffic Impact Analysis

Mr. Bass provided the board members with a text amendment draft for review and consideration of Traffic Impacts. As proposed, this text amendment would go in Article VII of the Zoning Ordinance, General Development Standards. This would be another text amendment to require a formal impact study on any project or development. A Traffic engineer would have to do the study.

While reviewing the draft **Mr. Hoyle** asked what was the difference between A) a traffic impact study may be required for any development or property that is projected to generate 100 trips during the adjacent AM or PM peak hour, and B) a transportation impact study is required for all developments that are projected to generate 150 trips during the adjacent street AM or PM peak hour. He also questioned if they should extend the study to more than the adjacent streets surrounding a development.

Mr. Bass answer to his first question was A) is maybe B) is shall.

Mr. Messick then said that if they extend the study to more than the adjacent streets where would it stop? It was agreed to just confine it to the adjacent streets.

Who would be qualified to do a Traffic Impact Analysis, asked **Mr. Bland**?

Mr. Bass stated that it would have to be done by a licensed professional engineer. If the town does not have a qualified engineer the cost of hiring one falls on the applicant.

Motion to approve a Text Amendment for Traffic Impact Analysis was made by Ms. Alston, seconded by Mr. Plummer.

D. NEW BUSINESS

1. Piedmont Health Care Services (Site Plan) – Adult Day Care

Mr. Bass explained that this proposal is being presented to the Board as a Site Plan for review and recommendation to the Town Board of Commissioners. The property is zoned C-2, Highway Commercial General. The proposed use is permitted by right in this zoning district. The property is vacant and undeveloped. The applicant is proposing to construct a 20,000 square foot building for an Adult Day Care facility. Water and sewer service are available to serve the proposed use. Parking requirements are exceeded. He introduced a map of the location and a memo from Hydrostructures. There is a proposed grading sheet, detail sheet and lightning sheet.

Mr. Bland asked about the grading. The applicant stated they have a letter of approval from DNR. Grade concentration is from north to south.

Mr. Hoyle wanted to know about the landscaping and also questioned why there were only five handicap parking spaces. The applicant explained that landscaping is planned to have a clear view from the street, white oak and other canopy trees will be planted to obscure some of the view. In regards to the handicap parking spaces the requirements are one for every twenty-five spaces. The lightning was redone to accommodate the plans less light fixtures but same degree of light this is to keep light intrusion to a minimum.

Mr. Hoyle then asked for the definition of an Adult Day Care.

The applicant explained that the Adult Day Care will accommodate 50 to 60 clients, it will include a medical examination room, the food will be catered and there is no overnight stay.

Motion made by Mr. Plummer and seconded by Ms. Alston to move it to the Board of Commissioner for approval.

2. Text Amendment – Hydraulic Fracturing – Special Use Permit

Mr. Bass said the Town Board of Commissioners has requested a text amendment that would require a proposed fracking operation to receive a Special Use Permit. He has provided the Board with a draft definition for discussion and a recommendation. He wanted to point out that quarry and other industries are also permitted in this use. Currently in North Carolina it is prohibited but the law could be changed. His definition is just for consideration.

Mr. Plummer and **Ms. Alston** see no reason to approve something when it is not legal in the state of North Carolina.

Mr. Messick responded that Creedmoor has already done it.

Mr. Hoyle said that if there is no point in voting then they should make a motion to table it or take no action.

Motion made by Mr. Bland and seconded by Ms. Alston to table it.

E. BOARD MEMBER CONCERNS

No concerns were brought up.

F. REPORTS AND ANNOUNCEMENTS

It was mentioned that the water and sewers rates will be raised. In reference to the Hillsboro Street Project it was discussed that News Letters following the stages of the project are being e-mailed to residents. In two weeks the crew will be working at night. The contractor is doing a good job by working in sections and the homeowners appreciate how they are replacing the grass damaged by the construction.

Next Planning Board Meeting scheduled for Monday, November 5, 2012 at 7:00 pm.

Motion made by Ms. Alston seconded by Mr. McConnaughey to adjourn this meeting at 8:07 pm.