

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, OCTOBER 27, 2014
7:00 PM

Mayor Terry called the meeting to order and called for a moment of silence.

PLEDGE OF ALLEGIANCE

Mayor Terry led Pledge of Allegiance.

ATTENDANCE

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

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

CONSENT AGENDA

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

1. Approve minutes of the September 29, 2014 special meeting (Retreat).
2. Approve minutes of the October 13, 2014 regular meeting.
3. Approve Resolution Honoring Veterans.
Vote Aye-4 Nay-0

Mayor Terry read the Resolution Honoring Veterans into the record as follows:

**A RESOLUTION HONORING VETERANS AND MEN AND
WOMEN CURRENTLY SERVING IN THE ARMED
FORCES OF THE UNITED STATES OF AMERICA**

WHEREAS, The United States of America was founded on the principles of liberty, opportunity and justice for all; and

WHEREAS, America has called on her men and women in uniform to protect our national security, to advance our national interests and to preserve our rights and freedoms; and

WHEREAS, on Veterans Day we recognize the men and women of our Armed Forces past and present, who have valiantly defended these values throughout our Nation's history; and

WHEREAS, on Veterans Day we also remember and pay tribute to the millions of patriots whose courage and sacrifice have secured our freedom, beginning with those who suffered through the harsh winter at Valley Forge and up to those who are keeping the peace and defending our values around the globe today; and

WHEREAS, we honor all men and women currently serving in the military for their sacrifices; and

NOW, THEREFORE, BE IT RESOLVED that the Town of Pittsboro Board of Commissioners does hereby recognize all veterans and the men and women that are currently serving in our armed forces around the world.

A RESOLUTION HONORING VETERANS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 142

REGULAR MEETING AGENDA

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Vote Aye-4 Nay-0

CITIZENS MATTERS

None

PUBLIC HEARING

REZONING REQUEST HUGHES (REZ-2014-02)

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

Vote Aye-4 Nay-0

Planner Bass stated William D. Hughes, Jr. is proposing to rezone approximately 10.3 acres off of West Cornwallis Street from R-15 (Residential) to R-10 (Residential). Adjacent land uses: north – residential R-15, South R-15, East R-15 and East R-15.

Planner Bass said both zones are residential but R-10 district allows for duplexes and a Pocket Neighborhood subdivision by righty, and multi-family dwellings by Special Use Permit.

This parcel is bounded on all sides by the R-15 zoning districts. Such a small scale zoning, could be considered spot zoning. Spot zoning in North Carolina is permissible if reasonable.

Planner Bass stated the Planning Board recommended approval of the proposed rezoning at its regular meeting on September 3, 2014.

Planner Bass stated this is just a straight rezoning there are no development plans attached to it.

PUBLIC COMMENTS:

Ann Jeremiah – 235 Churchwood Lane – read the following into the record:

I am responding in regard to the letter that I received in the mail from the Town of Pittsboro Dept. of Planning regarding the rezoning request for 10.3 acres of the Hughes Property (REZ-2014-02).

I am an adjacent owner of the Hughes property. My property is at 235 Churchwood Lane. I do not want the Hughes property to be rezoned from R-15 residential to R-10 Residential.

The current zoning maps for Pittsboro neighborhoods that are available on the Town of Pittsboro website show that the Hughes property and the adjacent and nearby properties are currently zoned at R-15.

One of the reasons that I purchased the land at 235 Churchwood was because of the size of the lots in this neighborhood which is currently zoned at R-15. I really like this neighborhood because the homes in my opinion are not crowded together and the vehicle traffic is not heavy.

The Town of Pittsboro Subdivision Regulations list the R-15 zoning district area at 15,000 square feet, and the R-0 zoning district area at 10,000 square feet. This is a 5,000 square foot difference in the size of potential lots of the Hughes property. To me, this is a big difference. If the property is rezoned to R-10, it will allow more homes to be built in the Hughes property space. This will increase the automobile traffic on the existing streets that are now zoned for R-15.

I realize that the 10.3 acre Hughes property may in the future be used to build homes. When this occurs, I think the zoning district should be at R-15 which is the category that the Town of Pittsboro originally approved for this property.

I am asking the Board of Commissioners to consider my concerns about this proposed rezoning when they vote on this matter and not rezone the Hughes property to R-10 and to keep it at R-15.

Thank you for allowing me to share my comments.

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Eleanor Walton – 475 Churchwood Lane – stated she supported the first two speakers and would not like the zoning changed.

Yvette Simmons – 383 Churchwood Lane stated she is concerned that duplexes will not fit in with the current development.

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Billy Hughes stated the two residents can get a street in front of their homes.

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

Vote Aye-4 Nay-0

OLD BUSINESS

JORDAN LAKE PARTNERSHIP AND TRIANGLE REGIONAL WATER SUPPLY PLAN (FRED ROYAL, MICHAEL B. SCHLEGAL, WARREN MILLER)

Engineer Fred Royal said this is an update of JLP and the Triangle Regional Water Supply Plan.

Mr. Royal said the Plan was finalized on Friday at the JLP meeting.

Mr. Warren Miller went over the power point that was submitted with the agenda. It can be found at: http://pittsboronc.gov/index.asp?Type=B_BASIC&SEC={0BD560FF-6F4F-4DCF-92EE-5AC2D7766DEA}&DE={08457553-BE87-4B4D-AC7E-CC664FCEBFC2}

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Mike Schlegal stated it was honor the JLP Triangle Regional Water Supply received a Marvin Collins Outstanding Planning Award from the NC Chapter of the American Planning Association. Mr. Schlegal presented the award to the Board.

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Mr. Royal stated we have received comments from DENR. We have a November 14, 2014 deadline to return the final allocation application. So they are planning to be back before the board at the next meeting to go over the final application.

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PARKS AND RECREATION BOARD APPOINTMENT

The Board agreed to vote on each application separately.

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Vote Aye-4 Nay-0

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FYI –

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PLEDGE OF ALLEGIANCE

Mayor Terry led Pledge of Allegiance.

ATTENDANCE

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

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WHEREAS, The United States of America was founded on the principles of liberty, opportunity and justice for all; and

WHEREAS, America has called on her men and women in uniform to protect our national security, to advance our national interests and to preserve our rights and freedoms; and

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WHEREAS, we honor all men and women currently serving in the military for their sacrifices; and

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CITIZENS MATTERS

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PUBLIC HEARING

REZONING REQUEST HUGHES (REZ-2014-02)

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I am asking the Board of Commissioners to consider my concerns about this proposed rezoning when they vote on this matter and not rezone the Hughes property to R-10 and to keep it at R-15.

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PUBLIC HEARING

REZONING REQUEST HUGHES (REZ-2014-02)

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

Vote Aye-4 Nay-0

Planner Bass stated William D. Hughes, Jr. is proposing to rezone approximately 10.3 acres off of West Cornwallis Street from R-15 (Residential) to R-10 (Residential). Adjacent land uses: north – residential R-15, South R-15, East R-15 and East R-15.

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I am asking the Board of Commissioners to consider my concerns about this proposed rezoning when they vote on this matter and not rezone the Hughes property to R-10 and to keep it at R-15.

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Engineer Fred Royal said this is an update of JLP and the Triangle Regional Water Supply Plan.

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Vote Aye-4 Nay-0

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ATTEST:

William G. Terry, Mayor

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MINUTES
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REGULAR MEETING
MONDAY, OCTOBER 27, 2014
7:00 PM

Mayor Terry called the meeting to order and called for a moment of silence.

PLEDGE OF ALLEGIANCE

Mayor Terry led Pledge of Allegiance.

ATTENDANCE

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

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

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WHEREAS, The United States of America was founded on the principles of liberty, opportunity and justice for all; and

WHEREAS, America has called on her men and women in uniform to protect our national security, to advance our national interests and to preserve our rights and freedoms; and

WHEREAS, on Veterans Day we recognize the men and women of our Armed Forces past and present, who have valiantly defended these values throughout our Nation's history; and

WHEREAS, on Veterans Day we also remember and pay tribute to the millions of patriots whose courage and sacrifice have secured our freedom, beginning with those who suffered through the harsh winter at Valley Forge and up to those who are keeping the peace and defending our values around the globe today; and

WHEREAS, we honor all men and women currently serving in the military for their sacrifices; and

NOW, THEREFORE, BE IT RESOLVED that the Town of Pittsboro Board of Commissioners does hereby recognize all veterans and the men and women that are currently serving in our armed forces around the world.

A RESOLUTION HONORING VETERANS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 142

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Vote Aye-4 Nay-0

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None

PUBLIC HEARING

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ADJOURNMENT

Motion made by Commissioner Baldwin seconded by Commissioner Turner to adjourn at 8:46 p.m.

Vote Aye-4 Nay--0

FYI –

1. 2014-2015 Leaf Pick-Up Schedule
2. 2014 Board of Commissioners Planning Retreat Follow-Up Session (9/29/14)
3. Draft 15-501 Corridor Study: Traffic Analysis Report

ATTEST:

William G. Terry, Mayor

Alice F. Lloyd, CMC, NCCMC
Town Clerk

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, OCTOBER 27, 2014
7:00 PM

Mayor Terry called the meeting to order and called for a moment of silence.

PLEDGE OF ALLEGIANCE

Mayor Terry led Pledge of Allegiance.

ATTENDANCE

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

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

CONSENT AGENDA

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

1. Approve minutes of the September 29, 2014 special meeting (Retreat).
2. Approve minutes of the October 13, 2014 regular meeting.
3. Approve Resolution Honoring Veterans.
Vote Aye-4 Nay-0

Mayor Terry read the Resolution Honoring Veterans into the record as follows:

**A RESOLUTION HONORING VETERANS AND MEN AND
WOMEN CURRENTLY SERVING IN THE ARMED
FORCES OF THE UNITED STATES OF AMERICA**

WHEREAS, The United States of America was founded on the principles of liberty, opportunity and justice for all; and

WHEREAS, America has called on her men and women in uniform to protect our national security, to advance our national interests and to preserve our rights and freedoms; and

WHEREAS, on Veterans Day we recognize the men and women of our Armed Forces past and present, who have valiantly defended these values throughout our Nation's history; and

WHEREAS, on Veterans Day we also remember and pay tribute to the millions of patriots whose courage and sacrifice have secured our freedom, beginning with those who suffered through the harsh winter at Valley Forge and up to those who are keeping the peace and defending our values around the globe today; and

WHEREAS, we honor all men and women currently serving in the military for their sacrifices; and

NOW, THEREFORE, BE IT RESOLVED that the Town of Pittsboro Board of Commissioners does hereby recognize all veterans and the men and women that are currently serving in our armed forces around the world.

A RESOLUTION HONORING VETERANS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 142

REGULAR MEETING AGENDA

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

Vote Aye-4 Nay-0

CITIZENS MATTERS

None

PUBLIC HEARING

REZONING REQUEST HUGHES (REZ-2014-02)

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

Vote Aye-4 Nay-0

Planner Bass stated William D. Hughes, Jr. is proposing to rezone approximately 10.3 acres off of West Cornwallis Street from R-15 (Residential) to R-10 (Residential). Adjacent land uses: north – residential R-15, South R-15, East R-15 and East R-15.

Planner Bass said both zones are residential but R-10 district allows for duplexes and a Pocket Neighborhood subdivision by righty, and multi-family dwellings by Special Use Permit.

This parcel is bounded on all sides by the R-15 zoning districts. Such a small scale zoning, could be considered spot zoning. Spot zoning in North Carolina is permissible if reasonable.

Planner Bass stated the Planning Board recommended approval of the proposed rezoning at its regular meeting on September 3, 2014.

Planner Bass stated this is just a straight rezoning there are no development plans attached to it.

PUBLIC COMMENTS:

Ann Jeremiah – 235 Churchwood Lane – read the following into the record:

I am responding in regard to the letter that I received in the mail from the Town of Pittsboro Dept. of Planning regarding the rezoning request for 10.3 acres of the Hughes Property (REZ-2014-02).

I am an adjacent owner of the Hughes property. My property is at 235 Churchwood Lane. I do not want the Hughes property to be rezoned from R-15 residential to R-10 Residential.

The current zoning maps for Pittsboro neighborhoods that are available on the Town of Pittsboro website show that the Hughes property and the adjacent and nearby properties are currently zoned at R-15.

One of the reasons that I purchased the land at 235 Churchwood was because of the size of the lots in this neighborhood which is currently zoned at R-15. I really like this neighborhood because the homes in my opinion are not crowded together and the vehicle traffic is not heavy.

The Town of Pittsboro Subdivision Regulations list the R-15 zoning district area at 15,000 square feet, and the R-0 zoning district area at 10,000 square feet. This is a 5,000 square foot difference in the size of potential lots of the Hughes property. To me, this is a big difference. If the property is rezoned to R-10, it will allow more homes to be built in the Hughes property space. This will increase the automobile traffic on the existing streets that are now zoned for R-15.

I realize that the 10.3 acre Hughes property may in the future be used to build homes. When this occurs, I think the zoning district should be at R-15 which is the category that the Town of Pittsboro originally approved for this property.

I am asking the Board of Commissioners to consider my concerns about this proposed rezoning when they vote on this matter and not rezone the Hughes property to R-10 and to keep it at R-15.

Thank you for allowing me to share my comments.

Karen Jeremiah – 233 Churchwood echoed with Ann Jeremiah said.

Eleanor Walton – 475 Churchwood Lane – stated she supported the first two speakers and would not like the zoning changed.

Yvette Simmons – 383 Churchwood Lane stated she is concerned that duplexes will not fit in with the current development.

Commissioner Fiocco asked if there had been a discussion of a R-10 rezoning since that is what the Land Use Plan say should be in that area. Planner Bass said yes it was mentioned briefly with the applicant but he wanted R-10.

There was a discussion of a gravel sewer easement off Churchwood Lane that two residents have to use to get to their residents. Mayor Terry said he feels they should be on a town street and would like for that to be looked at during future development.

Billy Hughes stated the two residents can get a street in front of their homes.

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

Vote Aye-4 Nay-0

OLD BUSINESS

JORDAN LAKE PARTNERSHIP AND TRIANGLE REGIONAL WATER SUPPLY PLAN (FRED ROYAL, MICHAEL B. SCHLEGAL, WARREN MILLER)

Engineer Fred Royal said this is an update of JLP and the Triangle Regional Water Supply Plan.

Mr. Royal said the Plan was finalized on Friday at the JLP meeting.

Mr. Warren Miller went over the power point that was submitted with the agenda. It can be found at: http://pittsboronc.gov/index.asp?Type=B_BASIC&SEC={0BD560FF-6F4F-4DCF-92EE-5AC2D7766DEA}&DE={08457553-BE87-4B4D-AC7E-CC664FCEBFC2}

Jordan Lake Allocation Timeline:

- May 2014 – Draft Round 4 Jordan Lake allocation applications due to DENR/Division of Water Resources
Modeling and consultation with DWR
- November 2014 – Final applications due to DWR
- November 2015 – Anticipated EMC approval of Round 4 requests

Partnership Next Steps:

- Each Partner will complete Jordan Lake allocation process
- Plan future infrastructure investments
Western Intake
Regional interconnections
- Continue to support regional collaboration

Mike Schlegal stated it was honor the JLP Triangle Regional Water Supply received a Marvin Collins Outstanding Planning Award from the NC Chapter of the American Planning Association. Mr. Schlegal presented the award to the Board.

After discussion the board thanked Mr. Miller and Mr. Schlegal for the update.

Mr. Royal stated we have received comments from DENR. We have a November 14, 2014 deadline to return the final allocation application. So they are planning to be back before the board at the next meeting to go over the final application.

Mr. Royal also stated before Christmas they will present the Western Intake feasibility study to the board.

PARKS AND RECREATION BOARD APPOINTMENT

The Board agreed to vote on each application separately.

Motion made by Commissioner Baldwin seconded by Commissioner Fiocco to appoint Sarah Carr as an in-town member of the Park and Recreation Advisory Board with her term expiring June 20, 2015.

Vote Aye-4 Nay-0

Motion made by Commissioner Turner seconded by Commissioner Baldwin to appoint Sara Brinson as an in-town member of the Park and Recreation Advisory Board with a term expiring June 30, 2016.

Vote Aye-4 Nay-0

Motion made by Commissioner Fiocco seconded by Commissioner Turner to appoint Brett Moraes as an in-town member of the Park and Recreation Advisory Board with a term expiring June 30, 2015.

Vote Aye-4 Nay-0

Motion made by Commissioner Fiocco seconded by Commissioner Baldwin to appoint Nanishka Albaladejo as an in-town member of the Parks and Recreation Advisory Board with a term expiring June 30, 2016.

Vote Aye-4 Nay-0

Motion made by Commissioner Foley to appoint Dee Reid as an ETJ member of the Parks and Recreation Advisory Board. The motion died due to the lack of a second.

Motion made by Commissioner Baldwin seconded by Commissioner Turner to appoint Megan Bolejack as an ETJ member of the Parks and Recreation Advisory Board.

Vote Aye-4 Nay-0

The Board said to re-advertise the ETJ vacancy on the Parks and Recreation Advisory Board.

CAPITAL PROJECTS REPORT

MANAGER'S UPDATE ON CAPITAL PROJECTS

Pittsboro Downtown Vision Plan – Hope NCDOT will schedule a details meeting soon. He will share what he learns with the Board after the meeting.

Mid-Year Board Retreat – update was included in the agenda packet.

WWTP Capacity – the RFQ for a Professional Engineering Report for the WWTP expansion has been placed on the website.

Page Vernon Park – the current goal of letting the project for bid in January 2015 with possible construction in spring 2015.

Sidewalk Construction:

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