



Town of Pittsboro  
Planning Board Meeting Minutes  
Monday, June 6, 2016

**ATTENDANCE**

- Members Present: Raeford Bland, Chair, Brian Taylor, Carolyn Elfland, Beth Turner, Karl Shaffer and Alfreda Alston
- Staff Present: Jeff Jones, Planning Director, Paul Messick, Town Attorney, Denice Bryant, Planning Board Clerk, Fred Royal, Town Engineer
- Guest Speakers: Matt Lowder, PE – Triangle Site Design (AutoZone), Steve Cockman – Citizen

**A. CALL TO ORDER**

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

**B. APPROVAL OF MINUTES**

The minutes were approved with the following two changes made (page 3, paragraph 3, second sentence, the word “expensive” should say “expansive” and on page 4, paragraph 3, last sentence, the word “public” should say “potable”).

- Ms. Elfland moved to approve the minutes with the 2 corrections made.
- Seconded by Ms. Turner.

Vote: Aye 5            Nay 0

**C. OLD BUSINESS**

None

## D. NEW BUSINESS

### REZ-2016-04 AutoZone

The Developer is AutoZone Development LLC on the corner of 15/501 North & Rock Springs Cemetery Road. The current zoning is Powell Place MUPD. Acreage is 1.01 acres, which is currently vacant and proposed use to be Retail for an AutoZone. Water and sewer is within the immediate vicinity and are available to the property.

Staff Analysis: Prepared for Planning Board, June 6, 2016. This proposal is being presented to the Board as a Site Plan for review and recommendation. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments. The proposal is to construct a one story commercial retail building totaling 7,381 square feet. Staff recommends approval of the proposed request, subject to issuance of additional local and state permits.

Chairman Bland asked about the disturbed soil, where the Mormon Church is located. The church will have a retention pond.

Mr. Jones stated trees have been taken down along the property down the road on Old Rock Springs Cemetery Road, a Stormwater device is being built. The AutoZone is the 1 acre in front basically with parking on the left hand side of the property. There was a proposed nursery at one time which the zoning was adopted, but no nursery. The zoning is C2. There is a little bubble around that area that is zoned commercial, Cooper Brothers and the section where they sell sheds which is nonconforming. There are proposed sidewalks. In the future, as we see it and staff see it, more buildings on these parcels (north and west of AutoZone) will become a small commercial bubble here.

Ms. Elfland asked if this was MUPD and part of Powell Place. What are the uses, no design criteria, no plans have to be submitted.

Mr. Jones stated that Powell Place is MUPD and they are providing walkability (sidewalks).

Mr. Shaffer asked if that was indeed a retention pond, what happens to the water, where does water run off too.

Mr. Jones stated that this is a retention pond on the larger tract.

Ms. Elfland asked about the Stormwater management.

Chairman Bland stated that the AutoZone will be a business that is hard to get into and out of parking lot.

Mr. Jones introduced Matt Lowder with Triangle Site Design, Engineer for AutoZone.

Mr. Lowder introduced himself and explained the layout and design of the new AutoZone, yes it was part of Powell Place stating that there would be several cross access areas for cars to get in and out of the parking lot, with a split driveway coming out heading south, if you have to go north you would use the rear entrance to get back out to main road to go north. Proposed sidewalk alongside

and coming to doorway of building, a loading dock area in back and an enclosed dumpster area in back which will all be landscaped. Mr. Lowder also explained the water runoff and where it would go which is the pond and would be let out slowly downstream nearby. Color scheme and signage was discussed and is compliance.

- Mr. Shaffer made a motion to approve.
- Ms. Turner seconded.

Vote: Aye 5      Nay 0

### **REZ-2016-02 196 Hillsboro Street**

The applicant is Atlas Lee Boone c/o Ronald P. Collins, located on 196 Hillsboro Street, existing use is Residential – R-12 on .84 acres, and proposed zoning to be O&I. The general property surrounding this parcel of land is Commercial in nature. North – parcel immediately adjacent is zoned R-12. 360 Accounting is currently housed in this location. South – Three parcels immediately adjacent are zoned O&I. French Connection is currently housed in this location, as well as an office building and the Town Community House is adjacent to the south. West – Parcel is zoned R-12 and is a residential home. East – Parcel is zoned C-2, Diaz Auto.

Mr. Jones stated that the amendment is compatible with the Town’s Future Mixed Use Map, as part of its “Mixed Use Town Center”. As defined in the Town Future Land Use Plan, this area is for “A mix of uses, including other various uses and residences, is encouraged, as is refill development and the adaptive reuse of existing buildings. The property is from Town up to Chatham Mills property.

Chairman Bland stated that he was at the Public Hearing. This is a concern of the Town and the residents along that street. He announced that Steve Cockman was at the Public Hearing and his home is located on that part of the street.

Mr. Cockman spoke to his concerns that his home will one day be locked in between commercial properties and his residence. He bought in the 1980’s thinking that area would remain residential and is right in front of this property. He wants to maintain the gateway to the Town, keeping it residential, making sure it maintains the looks and coming into Town being scenic instead of commercial.

Mayor Perry spoke regarding the guardian Mr. Ronald Collins initiating this rezoning to be able to get the most money for the piece of property for the care of Mr. Boone. Mayor Perry stated that there is no obligation on the Planning Board or Town Board to rezone a piece of property to get more money.

Mr. Messick stated that the Board has to make a sound decision not based on benefiting someone or punish someone.

Mr. Jones explained that staff are a little confused as to why we have a Future Land Use Plan when we are hearing from the public and boards that this is not the designed position of the Town. There has to be some reason to have the Mixed Use Plan northwards toward Chatham Mills area. There is a desire to connect the Chatham Mills area to the downtown area. That would make this area a transitional zoning area to make this happen, not just commercial. If the feelings have changed and the Town no longer wants the connection, this needs to be addressed and take another look at this.

Chairman Bland spoke to the fact that he would like to see where French Connections is back to the Mill to stay a lovely entry way into the Town, also on East, West and South sides of Town to remain the same and not be commercialized. We need to stop and say where we are going to stop and start with commercial property coming into the Town on all sides.

Ms. Elfland stated that along that area there are signs that say Historic District, also she cannot find any historic overlay district or regulations and is that “official” – being a Historic District. C2 has been used very inappropriately throughout places in town. It has been brought up to the UDO that we need to design a gateway into the community. We need to look at what is the proper zoning for the Town to benefit the Town as a whole. What is the best for the future of the Town. West Street has seemed to maintain the beauty even though they are beauty shops, bed and breakfast, it still looks like a residential area. Houses should be restored not torn down. Blanket O&I is just not right for our Town in the gateway of our Town preserving the character.

Mr. Jones confirmed that as of now there is no way to prevent a home from being torn down. The Planning Board will need to come to UDO with more detailed regulations regarding downtown areas and separate preserved corridor plan from a point North to Thompson Street, all the things we want to keep, all the things we like, we write these regulations down and get them approved. We do need to define where that stopping point is going to be from Lowes back towards Town for commercial, because there is a stretch of residential housing, then you get back to the old Chevrolet Dealership then the Mill. We need to take a look at the Mixed Use Plan and modify or make from Town to Chatham Mills into Traditional Neighborhood, everywhere else just follows zoning. This should be brought forth to the Planning Board prior to going to the UDO and Town Board.

Mr. Taylor stated that the UDO has not met enough to define, zone, organize or discuss. There is already a hodgepodge of zoning all over due to not having an opportunity to define it yet.

Mr. Jones stated that he has already spoke with the Town Manager, after we get UDO underway and Chatham Park situated, we need to start to work on a new Comprehensive Plan and Land Use Plan. We have to have plans in place to make it happen.

Ms. Elfland asked if the Planning Board could make a motion that this request is consistent with the Future Land Use Plan but we further find that the Future Land Use Plan does not reflect the current desires of the Town’s leadership and we recommend to the Town Board that they look at way to correct this issue on this side of Town on Hillsboro Street and the Chatham Market Place. The second, we recommend against the rezoning because it no longer reflects the future goals and directions of the Town and we move that the Planner correct the Land Use Plan between the Town center and Chatham Market.

Mr. Messick made a couple of suggestions as to the motion and how it should read and is reflected in the Written Consistency Statement.

- Ms. Elfland moves that the Town of Pittsboro Planning Board finds, advises and comments to the Town of Pittsboro’s Board of Commissioner, we find that the proposal is consistent with the Town of Pittsboro’s Comprehensive Plan including the Land Use Plan and other applicable plans and policies adopted by the Town of Pittsboro. However, the Planning Board finds that the rezoning is not consistent with the future goals and visions of the Planning Board. The Town of Pittsboro’s Planning Board recommends that the Town of

Pittsboro's Board of Commissioners direct staff to move expeditiously to amend the Land Use Plan on the eastern side of Hillsboro Street between Thompson Street and Chatham Market Place.

- Seconded by Mr. Shaffer.

Vote: Aye 6      Nay 0

Written recommendation to the Town of Pittsboro Planning Board to the Town of Pittsboro Board of Commissioners as to Pittsboro Zoning Case #REZ-2016-02, 196 Hillsboro Street

- Ms. Alston made the motion to adopt the following resolution: RESOLVED, that the Town of Pittsboro Planning Board recommends disapproval of the proposed rezoning.
- Seconded by Mr. Shaffer.

Vote: Aye 6      Nay 0

#### **E. Board Member Concerns**

Ms. Alston wanted to know if there would ever be any sidewalk or separate lane going out to Northwood.

Mr. Royal stated that DOT has not officially set in stone when the improvements will get started but it is expected in 2019 (an additional lane, sidewalk). DOT is supposed to be getting in contact with the Town.

#### **F. Reports and Announcements**

Mr. Jones stated that the next UDO meeting would be June 20, 2016, here at Town Hall from 6:00 – 8:00 pm and would be working mostly on Chatham Park at this meeting. These meetings will continue on the 3<sup>rd</sup> Monday of each month. Also, we do not have Module II yet but it will be presented at a later date.

The next Planning Board Meeting will be held on Monday, July 6, 2016 at 7:00 pm.

#### **G. Adjournment**

- Ms. Alston made the motion to adjourn.
- Seconded by Ms. Turner.

Vote: Aye 6      Nay 0

The Planning Board meeting adjourned at 8:25 pm.

Next Planning Board Meeting is scheduled for Monday, July 6, 2016.

*Denice Bryant*  
*Planning Board Clerk*

DRAFT