



Town of Pittsboro
Planning Board Meeting Minutes
Wednesday, July 6, 2016

ATTENDANCE

Members Present: Raeford Bland, Chair, Brian Taylor, Carolyn Elfland, Karl Shaffer, Alfreda Alston and Bob McConnaughey

Staff Present: Jeff Jones, Planning Director, Victoria Bailiff, Planner II, Denice Bryant, Planning Board Clerk

Guest Speakers: Mike Hammersley, CRA and Randy Drumheller, Chatham County Schools, Shannon Plummer - Landowner

A. CALL TO ORDER

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

B. Introduction

Mr. Jones introduced Victoria Bailiff who has been hired as the Planner II for the Town of Pittsboro.

Chairman Bland welcomed Ms. Bailiff to the Town of Pittsboro.

C. APPROVAL OF MINUTES

The minutes were approved.

- Ms. Taylor moved to approve the minutes of June 6, 2016.
- Seconded by Ms. Elfland.

Vote: Aye 6 Nay 0

D. OLD BUSINESS

None

E. NEW BUSINESS**Special Use Permit 2016-01 – Northwood High School**

Mr. Jones stated that Chatham County School system wishes to locate a second six classroom modular unit at Northwood. It is of staff's opinion that with this addition of an additional modular building and the increasing student population at Northwood, that this plan needs to go through a full review. Projection for Northwood student population is to go from current year 1, 326 to 1,578 students by 2020-2021.

It went through a Public Hearing at the Town Board Meeting last week. The zoning ordinance gives a little discretion to what comes before the Town Board when it relates to school and Special Use Permits. You will hear from the school system regarding the growth that the school is experiencing and the need for the modular classrooms. The plan is to build another school in the future which would decrease the number of students at Northwood.

Mr. Jones introduced Mike Hammersley who is the Engineer for the school and Randy Drumheller from Chatham County Schools. They will be giving a presentation of the expansion of the modular and additional parking.

Mr. Hammersley clarified that the modular is a temporary classroom modular unit to allow the school system to be able to facilitate the numbers over the next 4-5 years. It is to be built out on an area that has already been padded out to set it on the parking will extend out from an existing gravel parking area. There will be sidewalks added out to the modular units. Water and sewer is provided, self-contained. Once the new school is built this will be removed and it will go back to its natural state.

Mr. Drumheller stated that it is projected that the new high school will be open in August of 2021 with the help of Chatham Park. Northwood is presently at 1,326 students and projected to be at 1,578 in 2020-2021. Six additional classrooms will create the needed classroom space. Northwood's student population will began to drop once the new high school opens. We plan on not dropping 11th or 12th graders once the new school opens so they can graduate at Northwood and gradually reduce student population. Once the new school opens, around 2026 Northwood students are projected to be between 1,000 and 1,100. Projected growth after 2021 may require a brick and mortar addition to Northwood sometime around 2026.

The Town of Pittsboro Zoning Ordinance indicates the need for approximately 450 parking spaces now. Current site configuration includes approximately 386 parking spaces, including 93 spaces located in existing gravel lots. One of the reasons why there is so much in and out in the mornings and afternoons is the car riders being dropped off and picked up. Hopefully the additional parking will relieve some of this and make more room for students to park at Northwood. Currently for

2015-16 there are 1,326 students and the number climbs each year including Chatham Park with a projection for 2025-26 to be 2,214 students.

Chairman Bland asked how many students was the original brick and mortar built to contain. When the new school is built will all the modulars be removed and the existing road and new road, will this be a circle drive or 2-way on both roads.

Mr. Drumheller stated that he thinks that Northwood was originally built to contain 1,026 students. The 2 last pods will be removed, the two long singlewide trailers along the athletic building will remain to be used as office space, planning periods, specials like music. The brick and mortar would then handle all students after new school is up and running.

Mr. Taylor asked about the new access road to be built going into Northwood.

Mr. Drumheller stated that talking with DOT and Chatham Park we do need a second road since this will become a super street. DOT has made this a requirement and Chatham Park will be building the new road to be completed hopefully in 2018. We are not sure about the 2 roads and how they will be accessed. DOT is still working on this issue. Mr. Drumheller stated that he is not really certain yet on this issue but should not go past Chatham Park and the off-ramps. DOT is requiring Chatham Park to do the second entrance while completing the superstreet.

Ms. Elfland asked what the limits of the super street are. When will the second entrance be done and cars taking their kids to school and picking them up is a big part of the problem.

Ms. Alston agreed that the traffic in and out of Northwood is a huge problem, you have to sit and wait for long periods of time.

Chairman Bland wanted to know if there was a percentage of students who drive to school and percentage who ride buses.

Mr. Drumheller stated that when Northwood was built there was probably about 50/50, now it would be approximately 70/30.

Chairman Bland asked what the school preferred: students driving to school or students riding buses.

Mr. Drumheller stated the school would prefer every student drive and have no buses. But in reality if they rode buses it would cut the traffic down tremendously.

Ms. Elfland made the comment that DOT is pro-superstreet and pro-roundabout.

Mr. Drumheller summarized the need to pursue temporary classroom capacity to Northwood to get the school to the fall of 2021 and the projected opening the new high school. To achieve our goal, we need to lease a used six-classroom modular unit. Also we would like to add temporary parking capacity for students and staff by creating a gravel lot. Both the leased modular classroom unit and temporary gravel parking lot are anticipated to go away by the time the new high school fully opens (estimated to be the fall of 2023). Neither of these request will attract additional students to Northwood, they will only serve to meet the needs of projected students.

Mr. Jones stated that this presentation was for the Planning Board to learn about the school plans, the new access road, and future growth at the school and how Chatham Park plays a big part in the projection of the rise in students in the next 5 to 6 years. Planning is just asking for the Planning Board to make a recommendation for the next Board of Commissioners meeting.

Chairman Bland asked about the water and sewer.

Mr. Drumheller stated that they already have an existing pad out there with the expectation of knowing there would be another one needed, so water and sewer is there already waiting for the new one and will be tapping off of the one there now.

Mr. Jones stated that those lines will be abandoned once those pods are abandoned and no longer needed. When the new brick and mortar begins, there will be the need for new lines to be ran in a different location.

- Mr. Taylor made a motion to approve.
- Ms. Alston seconded.

Vote: Aye 6 Nay 0

REZ-2016-04 Plummer Rezoning Request – 603 West Street

Mr. Jones stated the next item is a rezoning of 603 West Street and there was a Public Hearing at the last Town Board meeting. Shannon Plummer has requested to rezone 603 West Street from R-10 to C-2 and is approximately .71 acres. General property surrounding this parcel of land is Commercial in nature.

Mr. Jones stated that Planning Staff recommends approval of the proposed amendment, as the proposed amendment is consistent with the Future Land Use Plan in addition that this property is located near major transportation intersection of 64 Business and Hwy 87, a commercial designation is appropriate.

Mr. Shannon Plummer, owner of land, requesting C-2 rezoning introduced himself and gave the history of the land in question and the adjacent properties which he also owns. The first two properties, first one being where Al's Diner is located is already C-2 and has been for the past 20 years, 2nd property is a non-conforming property and is rental presently, but if vacated it would be commercial also. I am asking for C-2 for one main reason, if I was to ever get out of the business, someone could come in and take all 3 properties, combine into one business area. Also this is the 3rd or 4th busiest intersections in the town. If these properties were recombined down the road it would give planning more control over Stormwater.

Ms. Elfland agreed with Mr. Plummer to have it commercial. Ms. Elfland still does not think this is highway commercial, it is in Town. If you look down the street to the courthouse the houses have been converted into commercial but they still look residential. What character do we want in the downtown. When you start rezoning C2 you can have huge buildings, do we really want it in town. And behind the commercial buildings are residential housing, do they want that in their backyards. We need to find a commercial zone that allows that kind of development we feel that is compatible with the downtown area. I would say make it C-4 instead of C-2, it allows most of those things but not all of the things in C-2. We should be zoning as to what the Town wants or needs. Maybe when we get the UDO things can get straightened out and zoned properly.

Chairman Bland stated that we do the right and sensible thing and the UDO will hopefully help sort all of this out. For the record, we went through this the last meeting about Hillsboro Street (residential), and West Street (commercial).

Written Consistency Statement of the Town of Pittsboro Planning Board to the Pittsboro Board of Commissioners as to Pittsboro Zoning Case #REZ-2016-04, 603 West Street

Motion A:

Motion to adopt the following resolution: **RESOLVED**, that the Town of Pittsboro Planning Board hereby advises and comments to the Town of Pittsboro Board of Commissioners that the proposed rezoning is consistent with the Town of Pittsboro comprehensive plan, including the Land Use Plan, and other applicable plans and policies adopted by the Town of Pittsboro. The following reasons and other matters were considered in the deliberations of the Town of Pittsboro Planning Board with respect to this motion: the proposed rezoning is reasonable considering the size and location of the property subject to the proposed rezoning and the potential benefits to development of the Town of Pittsboro and surrounding community; the adjoining lands are either zoned or used for residential uses; and the proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro.

- Ms. Elfland made a motion to approve.
- Ms. Alston seconded.

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-2016-04, 603 West Street

Motion A:

Motion to adopt the following resolution: RESOLVED, that the Town of Pittsboro Planning Board recommends approval of the proposed rezoning. The following reasons and other matters were considered in the deliberations of the Town of Pittsboro Planning Board with respect to this motion: the proposed rezoning is reasonable considering the size and the location of the property subject to the proposed rezoning and the potential benefits to the development of the Town of Pittsboro and surrounding community; the adjoining lands are either zoned or used for residential uses; and the proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro.

- Ms. Alston made the motion to approve.
- Seconded by Mr. Taylor.

Vote: Aye 6 Nay 0

E. Board Member Concerns

Ms. Elfland asked about the additional elements for the UDO.

Mr. Jones stated that it is forthcoming. The plan was to have Roger here tonight to go over the Modular II but he was unavailable this week. He will be here in August to give the lowdown on Modular II. The booklets will be sent out to the technical committee and we will be meeting with that group as a committee. Our workshops with the Town Board of Commissioners will resume in August. Mr. Jones will be meeting with Chatham Park to discuss process. He will also be getting an Advisory Committee together to help, along with hiring Consultants. The Planning Board needs to read, review the additional elements, review Module II and get any comments to Mr. Jones.

Ms. Elfland asked if this was going to be like other issues, we will go through a formal process of having a public hearing and being adopted.

Mr. Jones stated it will come to the Planning Board for a recommendation and go through the normal process.

Chairman Bland stated he would like for the Planning Board to be a committee and get all the comments and recommendations together at the same time.

Mr. Schaffer made a recommendation for all of the comments and recommendations be distributed to all members of the board prior to going to Mr. Jones, then combined, given to Mr. Jones and discussed as a group.

Mr. Jones stated that is a great idea to share information as a group, with the Advisory Board and the Board of Commissioners.

F. Reports and Announcements

None

G. Adjournment

- Mr. Taylor made the motion to adjourn.
- Seconded by Mr. Schaffer.

Vote: Aye 6 Nay 0

The Planning Board meeting adjourned at 8:00 pm.

Next Planning Board Meeting is scheduled for Monday, August 1, 2016.

Denice Bryant
Planning Board Clerk