

chaos. Open the street up and let the survey people study that. What you have now is just the people living up there and they have no problem and they have never had a problem. He has been living there fourteen years. There has never been an accident, last summer 2006 the barricade was broken down up there four times and every time there was nothing but steady two lanes of traffic up and down Springdale Drive which is 20 feet wide from edge of pavement to edge of payment. He wants them to study something that can be recommended to the board. Not something that is just sitting there. Springdale Drive is just like a big poisonous snake, are you going to cut its head off before it bites you.

Mayor Voller stated it is was a good point he was making but he did not know if they could open the road up to do the study.

Mr. Wright stated he had other questions.

Mayor Voller stated if he would like to take them out at the end of the meeting that will be fine. The board had a public input session last time. This item is closed at this time. You are more than welcome to submit them to Alice who will get them to the board.

Bill Clancy, 100 Springdale Drive. Does the impact study take into consideration whether the road gets open or not.? Does the impact just look at the intersection or at the road as it exists now and using the projection based upon what those projections would be in the analysis? You would make recommendation as to what needs to be done to the street or just the intersection on 15-501. Mayor Voller said both, it is looking at now and in the future.

Commissioner Brooks stated what they are doing here is a study – a feasible study. It is not a done deal that this street is to be opened up. It is to find out what would be required if it were to be opened up. They have not voted to open up anything – they have not talked about any traffic calming devices or anything. All that has been committed to at this point is the study and to receive a recommendation from DOT as to what needs to be done.

Commissioner Brooks stated we should make an extra effort to keep all the citizens informed so they can follow the procedures. Mayor Voller stated to Mr. Monroe, whatever we can do to get it out, post it on the website, news release (Joe is here) notice in the lobby.

Vote Aye-4 Nay-0

BELLEMONT RIDGE ROAD EXTENSION

Attorney Messick stated that Mayor Pro Tem Cotten should chair this item on the agenda because Mayor Voller has ownership with this property.

Attorney Messick stated instead of talking about the dedication of a r-o-w that perhaps it should be discussed as a matter of cooperative construction effort between Voller Realty

and the Town of Pittsboro for the construction of an extension of Bellemont Ridge Road as shown on the map.

Mayor Voller was told he could stay in the meeting but could not speak.

Mayor Pro-Tem Cotten asked Planner Monroe to explain.

Commissioner Walker asked for Mr. Monroe's input.

Planner Monroe reported the extension of this road would provide improved access for town employees going to the two water tanks. The proposed connector going north across town property to the Spoon tract has been removed. Approval of this plan would allow the right of way on Voller property to be dedicated to the town. If approved, the extension of the roadway should be constructed with curb and gutter to better manage stormwater.

Commissioner Cotten asked Mr. Monroe if this was discussed with the Planning Board. Planner Monroe said it was not.

Commissioner Baldwin stated in reference to the cost will you be contacting Voller Realty in determining who would cover the cost with that particular construction. Planner Monroe stated he would presume Mr. Voller would cover all of the costs.

Attorney Messick stated he would anticipate that Voller Realty submit a contract with the Town of Pittsboro to construct this road, on both sides of this line at their cost, in some time and fashion that would be at your pleasure.

Commissioner Cotten asked if we knew how much town property is involved in the construction of this road.

Attorney Messick stated there appears to be a new map attached to the agenda notes which indicates it is approximately 25' x 340', nearly the entire width of the Town water plant property.

Commissioner Walker asked if it needs to be bonded, because it will become a town road.

Planner Monroe stated it would not become a town road until it has been inspected and approved by our consulting engineer. Commissioner Walker asked if that would have to be bonded like any other. Planner Monroe stated no, we just wouldn't take it at that time, and if we have a contract that Voller will do this then the contract would be the instrument that would guarantee the improvements. Commissioner Walker asked if they should wait until they see the contract before they take action or can it be covered with a motion.

Attorney Messick stated if the board is not interested he doesn't know why we would want them to prepare a contract but if we are willing to consider then prepare you could do that. Commissioner Walker stated it would certainly give the town another access to our existing water tank facility.

Commissioner Brooks stated he read the rationale for doing this and he is not quite sure he sees why. They might need a load of rock up there so Mr. Poteat and his workers can get up there. He has some concerns about it being paved all the way through there. If you think you have a nightmare with Springdale going out on the highway ride out there and look at the entrance of that road to the highway that is a scary situation. He knows it is gated on one end. Commissioner Walker stated if he is reading it correctly there is a gate to stop through traffic. Commissioner Brooks asked for confirmation that the gate would stay there. It will and the town employees will have the keys to the gate. Commissioner Brooks stated he has concerns about the safety issues.

Commissioner Brooks asked Mr. Poteat if the tank has fencing to protect it from people wanting to climb up it and paint it. Mr. Poteat stated it is well protected and well lit.

Commissioner Cotten asked if this was done we would still have a gate there but there is no way it can be tied into Bellemont and Chatham Forest is it. He knows some weeks back there was an objection to tying Chatham Forest into Bellemont in any way. Commissioner Walker stated this is into Chatham Forest this road is an extension of a road in Chatham Forest, Bellemont Ridge where the sediment trap exists is a part of Chatham Forest.

Attorney Messick stated this will potentially open up other property adjacent to Chatham Forest for development to be constructed to town specifications in creating public streets.

Commissioner Cotten asked Mr. Messick how we would handle the part of it that belongs to the town.

Attorney Messick stated, assuming it was constructed to town standards and the Board accepts it, and it became then a public street it would be available for Voller Realty to develop and access anywhere on the line subject to the towns approval.

Motion made by Commissioner Walker to approve the right of way of Voller property being dedicated to the Town, the extension of the roadway should be constructed with curb and gutter to better manage stormwater run off and we need to see a contract from Voller Realty to the Town, seconded by Commissioner Baldwin.

Vote Aye-3 Brooks/Baldwin/Walker
Nay-1 Cotten

Motion made by Commissioner Walker seconded by Commissioner Baldwin to readmit Mayor Voller.

Vote Aye-4 Nay-0