

**Town of Pittsboro  
Planning Board  
Regular Meeting Minutes  
December 6, 2010  
7:00PM**

**Members Present**-Ken Hoyle, John Clifford, Freda Alston, Karl Shaffer, Raeford Bland  
Absent-Harold Howard

**Call to Order**-Chairman Hoyle called the meeting to order at 7:00p.m.

**Chairman Hoyle welcomed Raeford Bland to the Planning Board.**

**Approval of Minutes**-November 1st meeting minutes Shaffer requested that page two, second bulleted list, soil violates EPA standards, phrase be stricken from the record as it being only his opinion not fact. **Alston made a motion to approve with changes duly noted, Shaffer seconded; approved unanimously.**

## **Old Business**

### **1. Special Use Permit Application-Home Daycare Facility**

Bass gave background on the Special Use permit application for a home based daycare facility at 631 Old Graham Road. Bass stated the Board of Commissioners held a public hearing on November 22<sup>nd</sup> with no objections from the public and are now referring it to the Planning Board for review. Bass went on to state that the applicant has submitted all required documents and that he recommends approval and that the applicant is here for any questions the Board may have.

Chairman Hoyle asked if this is first step of the process, the applicant stated that zoning was the first component of the process. Hoyle asked if the property was located off of the road, applicant responded yes. Clifford questioned if there is water behind the house because the map that he was looking at there appeared to be, the applicant assured him that there is no water anywhere near the property. **Shaffer made a motion to recommend approval, Alston seconded; approved unanimously.**

## **2. Bellemont Point-Removed from Agenda**

Spoon stated that this was not supposed to be on the agenda this evening but did request that the Board look into Messick's comments before he returns at a later time regarding the major/minor comments.

### **New Business**

#### **1. Proposed Bar and Grill-Bass**

Bass stated that the citizen was here to ask for the Planning Board to generally look at the preliminary concept plan that they have come up with for their proposed bar and grill and the proposed location as well and give them some direction and feedback as if they believe they would be able to go forward with the hopes that they would not have to spend more money than has already been spent if it would not meet the requirements of the Planning Board.

Chairman Hoyle began by asking if this parcel was already operating in the capacity of a restaurant, Alston responded that it was a body shop currently. Hoyle asked Bass what they are supposed to be looking at because the Board usually does not review until they are applying for a permit. Bass stated that they are asking the Board for guidance as to any obvious "red flags" in their design with regards to parking so they can change those then bring back the final design site plan without all of the expense and to have a discussion.

Alston questioned if the body shop would be closed permanently; Bass responded that it would. Grimsley Hobbs the architect was present to answer any questions the Board may have as well as Ray and Melissa Kelly, the proposed partners, stated that this concept came together with his partners, Ed and Elliana Platon, who own the garage now and wanted to try something new. Kelly continued that there are people like them that don't want to go to Cary or Chapel Hill to go to a restaurant. He described that this would be a destination for football games and be more of a family oriented bar/grill. He envisions there being an indoor stage, possibly a pool table and even a basketball court. Kelly also stated that there would be outside dining as well.

Shaffer asked if the outline of the building was to remain the same as well as the ownership of the property, Kelly responded yes on both counts. Kelly stated that they would create buffer along the back with heavy plantings. Kelly stated that the parking in front of the building was not ideal but it is like that all through Town so they would like some consideration on that issue. Hoyle questioned if the outdoor dining would remove more parking spaces in the front, Kelly responded that there is a planting bed there now so it would not change the parking.

Hobbs stated that the parking lot is now gravel and they would like to maintain it as such, currently there is a 32 car capacity, seating requirements 36 required, as off street parking, some relief be given for 4 cars, paving it comes later, gravel lot would pave entrance. Alston questioned if the fence would come down, Hobbs stated that it would in front. Hoyle wanted to know if there would be no plantings in front since the outdoor dining would be placed directly in front of the building, Hobbs stated that he thinks this would be a “dressy” part of the building.

Shaffer questioned the trees on the north side of the property, Hobbs stated they would have to go back and really look to determine. Hobbs stated that they would comply with the planting plan. Bland asked what the applicant really wanted to know is if they could proceed and have any obstacles pointed out. Shaffer asked if this would require a variance to reduce parking spaces. Bass stated as he read it was up to the Board and would not require a variance. Hoyle- never had request to give a variance in parking, Alston agreed and they cautioned if they made an exception here they would be asked to do it again by others. Clifford stated that anything over ten parking spaces should be paved according to the ordinance. Clifford also stated that the totals do not add up as far as 128 seats and 42 spaces required, is it a night club or a restaurant. Kelly asked the Board to consider the environmental concerns of paving the parking lot. Clifford struggles to see how it would all come together with 32 cars flowing in and out of the space.

Bland stated he wants to consider item further. Shaffer stated that Bass has said that there is flexibility with the parking and that the parking issues at other establishments in Town are way bigger than this. Shaffer thinks they can afford flexibility in this instance. Clifford wants it to be doable but wants to proceed with caution. Bass thinks one thing to consider is when using an existing site you will always have issues because the zoning ordinance does not make those kinds of distinctions. Hoyle stated his only concern is parking in front of building. Kelly stated that this is what is there now, but they have considered angling parking spaces in front of building. Shaffer stated that safety wins in having to give up spots. Hobbs stated that parallel parking is also an option. Hoyle stated he really wants this to happen.

## **2. Land use plan –Culpepper**

Hoyle began by stating that Culpepper did a fantastic job. Bass started by stating that he was thinking that have maybe they could have a conversation or a subcommittee established to figure out a method to proceed. Hoyle reminded everyone of the contract done with TJCOG that cost the Town upwards of \$40,000. Hoyle thought that it needed to be brought back up with the minutes when they reviewed the previous Land Use Plan and forward that on to the Board of Commissioners to determine what to do with that plan before moving on to this new one and that after they do that then they will be ready to take an in depth look at replacing that document. Bass agreed.

Hoyle did want to state that this is an excellent document. Alston reiterated that Culpepper did an excellent job at breaking down what they had in the old plan. Shaffer admitted that after an interesting week he had read it but had not had the time to digest it and try to correlate it to the original. On first read through he thought it was more of a concept leading up to the plan. Bland agreed, map is the plan everything else justifies the map. Culpepper stated that this is not the end all be all but the basic concept to be built on with small area plans on top of it. Culpepper stated that this is enough of a Land Use Plan to deal with the transportation plan right now and that this is basically a policy statement for the Town. You will have to go further with a downtown, joint County-Town plan. Culpepper made sure that it was clear that the map is not the plan, the whole document is the plan and that this a general map now we just have to fill in the spaces with small area plans that incorporate needs within the zoning.

Culpepper stated that he is here to help however the Board wants to proceed. Hoyle asked Culpepper to give a brief definition of a Land Use Plan. Culpepper stated that the definition varies widely but generally it is a policy statement for how you want to develop. Clifford stated that he feels it was a great document and it is a great canvas for further development of the document. Bland agreed with everyone as to the validity of the document and it being a great start for the Town. Shaffer asked about the minor thoroughfares on the map. Culpepper stated that he took the latest version that the Town had submitted back in the 90's to the Department of Transportation.

Hoyle asked if the Commissioners so decided to take this as the Land Use Plan then that would satisfy the need for the DOT for a transportation plan. Hoyle asked Bass for guidance. Bass stated that they could make recommendation to the Board or direct him to delve into the document. Shaffer asked about timeframe of document and need for approved document. Culpepper stated that DOT has timeframe for meetings regarding the Transportation Plan but the Town does not because the Town has to approve the Transportation Plan. **Alston made a motion to table to next meeting, Bland seconded; passed unanimously.**

## **BOARD MEMBER CONCERNS**

Shaffer asked regarding Bellemont Station, when the plan comes back before them if the Board is only suppose to look at the amended portion of the plan or look at the whole big picture of Spoons request. Bass stated that is only an amendment to the original plan. Hoyle stated that he feels that they have to look at the project as a whole not just the amended portions of the plan.

Bass reminded the Board that the Transportation Plan would be presented to the Board next Monday, and there will be a meeting on January 6<sup>th</sup> from 4-7 pm with location to be determined soon.

Next meeting will be held on Tuesday, Jan 4<sup>th</sup> at 7:00pm

**Shaffer made a motion to Adjourn, Alston seconded; meeting adjourned at 8:08pm.**