

**Town of Pittsboro  
Planning Board  
Regular Meeting Minutes  
October 4, 2010  
7:00PM**

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

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

**Moment of Silence**- was held out of respect for long time Planning Board Member Jimmy Collins who passed away.

**Introduction of Planning Director**-Stuart Bass

**Approval of Minutes**-August 2<sup>nd</sup> meeting minutes-Alston made motion, Howard seconded; approved unanimously.

## **New Business**

### **1. Bellemont Point Subdivision/Bellemont Point Station South-Ricky Spoon**

Hoyle began by asking Mr. Spoon to explain the changes that he is requesting be made to the project. Mr. Spoon explained that he would like to remove two commercial nodes. Mr. Hoyle asked about the park that was planned to be built in that area, Spoon responded that it has not changed. The only change would be that the Apartments would be moved “down the hill” towards the commercial section. Hoyle stated that he is gravely concerned about the removal of commercial property because the MUPD was approved based on the tax base increase for the Town. Spoon responded that the economy has no demand for office buildings right now. He also stated that he is only losing two commercial nodes at two acres each and that there will still be four commercial nodes left. Hoyle asked that there is a discrepancy of how many acres and commercial nodes eliminated. Spoon clarified that three commercial nodes would be eliminated and a little over seven acres. Clifford stated that when he computes he comes up with 25 units net loss, the engineer states that residential increases in size. Spoon stated that lot size will increase that is why residential will increase even with the 25 units net loss. Clifford asked how high the apartment building would be and Spoon responded two stories. Howard

asked if the streets would connect with Chatham Forest, Spoon responded that they could connect. Hoyle stated that there seems to be many discrepancies with the plans and questioned that the Planning Board send this on to the BOC. Clifford asked how much rent would be at the apartment complex, Spoon stated \$600-\$725 or what the market would bear.

Mr. Hoyle asked Mr. Bass to speak to the changes being requested by Mr. Spoon. Mr. Bass discussed that he had spoken to Mr. Waldon, the interim planner; about these changes and that Waldon recommended approval based on it not being a large deviation from the original plan set forth and approved in 2006. Hoyle called for questions. Howard asked if Bass agrees with Waldon; Bass concurred based that this is a Master Plan and it would still have to come back as detailed plans later on. Howard asked if sewer capacity was granted Spoon responded that yes 40,000 gallons. Hoyle asked about parking spaces, Spoon responded that yes they had plenty. Hoyle stated that his primary concern is the differences in the maps brought before the Board tonight and requested Mr. Spoon bring new maps clearly showing the “before and after” back to the Planning Board. Spoon asked what the Board wanted to see and he would oblige. Spoon asked that it be put on the agenda for the next meeting.

**Alston made motion to request tabling to next meeting Nov 5 at 7pm, Clifford seconded. Vote was taken; unanimously approved.**

## **OLB BUSINESS**

### **1. Land Use Plan-Philip Culpepper**

Culpepper explained that he wanted to bring about the concept plans for the Land Use Plan that he has been working on. Culpepper stated that in the beginning he had made several assumptions about the Town that he wanted to get feedback from the Board.

The plan that he is working on is the 2035 Horizon Plan, so 25 years from now. These assumptions are as follows:

- Town is going to grow. How fast? Growth is at the door.
- Town wishes to grow in a way that is sustainable.
- Protection of environment is important.
- Auto will remain primary mode of transportation. Can encourage different modes of transportation. Work with automobiles.
- Demographic conditions-what to estimate the Town to be.

Culpepper stated that he is merely highlighting points about sprawl pattern and that the current projections are not correct. The patterns are inefficient for travel by foot, bicycle or other environmentally friendly modes of transportation. This prevents the Town in serving its citizens by having everything in “strips” rather than sections.

Culpepper stated that a Land Use Plan should have an environmental component to it because that is why you choose to have one to better protect the environment from the effects of unplanned growth. Town should reconsider the efficiency of different forms of growth patterns so that different forms of transportation are encouraged.

Culpepper mentioned that in the TJCOG draft Land Use Plan there were goals stated and that he is not aware that the Town passed any of the goals; Hoyle agreed.

Culpepper has his own set of goals for the Land Use Plan and they are:

- Maintain Town community character
- Reduce negative impact on environment
- Grow in manner sustainable
- Alternative modes of transportation supported
- Employment base be expanded
- Existing neighborhoods protected
- Contain mixed housing types
- Pattern of growth sound for Town

Culpepper concluded that this is the jest of what he believes the Town would benefit from and these are meant to invoke discussion. Culpepper stated that he will have a draft Land Use Plan to bring before the Board at the next meeting.

**Board Member Concerns**-Hoyle stated that he received a call from Mr. Terry about the passing of Jimmy Collins and he took it upon himself to order Mr. Collins flowers and asked that anyone who wanted to donate please give to Ms. Bonnau.

Mr. Bass spoke that he is very happy to be here and looks forward to coming along for the ride.

**Adjourn**-Howard made a motion to adjourn, Alston seconded; meeting adjourned at 8:10pm.