MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
CCCC MULTI-PURPOSE ROOM
MONDAY, AUGUST 12, 2013
7:00 PM

Mayor Randolph Voller called the meeting to order and called for a moment of silence.

Pledge of Allegiance was led by Commissioner Farrell.

ATTENDANCE

Members present: Mayor Randolph Voller, Commissioners Pamela Baldwin, Jay Farrell, Michael Fiocco, Bett Wilson Foley and Beth Turner.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Planner Stuart Bass, Parks Planner Paul Horne, Engineer Fredric Royal and Finance Officer Mandy Cartrette.

Motion made by Commissioner Fiocco seconded by Commissioner Foley to approve the consent agenda as submitted with the date of the public hearing being August 26, 2013 instead of 2012.

CONSENT AGENDA

The Consent Agenda contains the following items:

1. Approve minutes of the July 22, 2013 Regular Meeting.

   Motion carried: 5-0

2. Set a public hearing on a Rezoning Request (REZ-2013-04) from Chatham County from MUPD to O&I Zoning District (1) and to amend the Town's Land Use Plan accordingly (2) for August 26, 2013 at 7 p.m.

   Motion carried: 5-0

3. Set a public hearing on an Annexation (A-2013-01) Request from Randolph Development Group, LLC on August 26, 2013 at 7 p.m. and authorize the Town Clerk to determine the sufficiency of the application.

   Motion carried: 5-0

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4. Award contract to perform Town auditing service for FY 2012-2013 to Rives and Associates, LLC authorizing the Town Manager, Finance Officer and Mayor to execute the documents.

   Motion carried: 5-0

The attached memorandum was in the agenda packet.

TO: Mayor and Board of Commissioners

FROM: Mandy Cartrette, Finance Officer

SUBJECT: Selection of New Auditor

DATE: August 12, 2013

The attached resolution would authorize the Town Manager, Finance Officer, and Mayor to enter into an agreement and execute an audit contract with Rives & Associates, LLP to perform the Town's audit for FY 2013, with the option of contracting with the firm to perform audit services for FY 2014 and FY 2015 dependent upon approval of the Board of Commissioners that is serving the Town in the latter two years.

BACKGROUND

In spring of 2013, Town staff learned that Ward & Foust, CPAs would no longer be performing government audits and that the Town would be required to select a new auditor. In late June 2013, the Town sent out requests for proposals to six firms that have government audit experience. These firms were given until July 10, 2013 to submit their proposals. Of the six proposals that were submitted, one firm, Maxton McDowell, CPA, declined to submit a proposal because of other commitments. The other five firms submitted proposals by the required deadline.

EVALUATION OF PROPOSALS

Below is a summary of the proposals for the three-year period:

Audit Firm	FY 2013	Estimated FY 2014	Estimated FY 2015	Total Costs
Cherry Bekaert	$27,500	$28,000	$29,000	$84,500
Dixon Hughes Goodman	$24,000	$24,500	$25,000	$73,500
Koonce, Wooten & Haywood	$32,000	$32,800	$33,650	$98,450
Martin Starnes & Associates	$24,500	$24,500	$25,000	$74,000
Rives & Associates	$20,600	$20,600	$21,218	$62,418

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Based on the proposals received, Rives & Associates offered the lowest costs for audit services for the three-year period. However, cost was not the only factor that Town staff was interested in when selecting a new auditor. Town staff also evaluated audit firms on the following criteria:

- **Timeliness.** I explained to the auditors that submitted proposals that one of the Town's primary concerns was the timely delivery of the audit. Rives & Associates is committed to completing the audit in a timely manner. For the audit for fiscal year 2012, we are getting a bit of a late start, and the audit is expected to be completed by December 1st, which is the Local Government Commission's final deadline before considering the audit late. In subsequent years, the audit will be completed by October 31st.
- **Experience.** It was extremely important to Town staff that any auditor selected had government audit experience. Government audits are complex and to ensure that the audit is completed in a timely manner, an auditor must be familiar with the government audit process. Rives & Associates has audited several government entities, including, just to name a few, Durham County Schools, Wake County Schools, and Rowan County Rescue Squad, and they are currently engaged in the Town of Goldston's audit. The CPAs that will be working on the Town of Pittsboro's audit have government audit experience.
- **References.** Recommendations from other government audit clients were also used to select an auditor. I spoke Wake County Schools, and they were very pleased with Rives & Associates. They said that the first year that Rives performed their audit was very smooth and that they had a good experience with them.
- **Dedication & Focus to Town of Pittsboro.** Many CPA firms perform tax and audit services. It was important to Town staff that during periods of the audit when tax work is also being performed that the Town of Pittsboro's audit was not put to the side to focus on tax work. Jay Sharpe, the audit manager for this engagement, assured me that Rives & Associates would have a staff that was focused on performing and completing government audits for the period of July through December, and attention would not be diverted to focus on tax deadlines.

With the cost and other factors mentioned above, Town staff feels that Rives & Associates would be the best firm to perform audit services for the Town of Pittsboro.

RECOMMENDATION

That the Board of Commissioners adopt the attached resolution authorizing the Town Manager, Finance Officer, and the Mayor to enter into an agreement and execute an audit contract with Rives & Associates to perform audit services for FY 2013 with the option to continue those services for FY 2014 and FY 2015 dependent upon approval of the Board of Commissioners serving the Town in the two latter years.

REGULAR MEETING AGENDA

CITIZENS MATTERS

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Tommy Drake – Drake Commercial Properties 3700 Computer Drive, Raleigh. Mr. Drake said he was serving on behalf of UNC Hospitals. UNC is submitting applications for certificates of need for two facilities they want to locate in Pittsboro.

Mr. Drake stated one facility is a 90 bed skilled nursing facility and the other is an in-house hospice facility. He stated these two facilities are up for a competitive situation with the State regulatory division.

Mr. Drake stated UNC would like to locate these facilities just off of Russett Run near the UNC Austin center.

Mr. Drake said the purpose of him speaking is the folks at UNC hospital system have said that letters of support help with their application, which will be going in on the 15th. However, if they receive letters after the 15th they will forward them on.

Mr. Drake said he came to the meeting to invite letters of support from the folks of Pittsboro if they would these facilities. The letter would go directly to UNC Hospital in Chapel Hill and would be included in their application. Mr. Drake said his email address is tdrake@intrex.us if anyone needed to contact him.

Mayor Voller asked what type of letters from the community he was requesting. Mr. Drake said letters from Economic Development is always very helpful and letters from individual citizens that recognize the need for this type health care. He said these particular facilities would have some higher levels of care that currently are not available in this area.

Sample letter:

Mr. Craig R. Smith, Chief
Certificate of Need Section
Division of Health Service Regulation
2704 Mail Service Center
Raleigh, NC 27699-2704

Dear Mr. Smith:

Upon learning of UNC Hospitals and Chatham Park Investors to partner with SanStone for management of a new 90-bed nursing facility to be developed in the Chatham Park development area, I welcomed the opportunity to endorse such a proposal. As a resident of the area, I am aware of the need for additional nursing facility capacity in Chatham County and fully support UNC Hospitals' proposal to meet that need. I am well aware of UNC Hospitals' important role in providing healthcare services in our community and throughout the state. As I understand, by partnering with an experienced provider such as SanStone, UNC Hospitals is able to offer ventilator-dependent care, as well as other specialty services, for residents of the proposed new nursing facility. At present, these services are not available at any of the long-term care facilities within Chatham County. As the residents of Chatham County continue to age, they will require a

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greater array of healthcare services, including nursing facility care. UNC's proposed facility will address current capacity constraints as well as fill an important gap in the provision of care for residents of Chatham County and surrounding areas.

I strongly support the efforts of UNC Hospitals to improve patient access and enhance the quality of care provided to residents of Chatham County and surrounding areas. Thank you for your favorable consideration of UNC Hospitals' proposal and this opportunity to submit this letter of endorsement.

Sincerely,

Pierre Lauffer – 350 Moon Meadow Lane – Pittsboro. Mr. Lauffer said he was present to amend the presentation he made on July 22, 2013. He said then he provided recommendation that we come out with the Unified Development Ordinance prior to looking at the Master Plan.

Mr. Lauffer said what he would like to do instead is recommend that we work on the PDD Ordinance and an ordinance to amend the Land Use Plan. There are several problems with it. There are some major, major issues dealing with the way it will be implemented. One of the ways being that the Master Plan and the PDD be treated as one and he recommends that be separated out prior to looking at anything else. He said the main point of that they would be codifying the Master Plan and we would lose a lot of ammunition and power that Pittsboro really needs to use when going through negotiations.

David Richter, 30 Dunmore Lane said he was speaking only for himself as a resident of the community, and that he is not representing the community. He was asking the Board of Commissioners to consider a 2nd emergency entrance/exit for Powell Place.

Mr. Richter said he is sure the request for a 2nd exit in Powell Place from the rear of the development will be controversial.

Mr. Richter stated on July 6, 2013 a contractor for Time Warner Cable hit a main natural gas supply line to Powell Place at the traffic circle which is the intersection of Powell Place Lane and Millbrook Drive. The Pittsboro Fire Department and Police Department responded quickly and correctly shutting off all traffic at this intersection. He said this was an absolute necessity to minimize the risk of a gas explosion.

Mr. Richter said shutting down this intersection closed off the only entrance/exit and trapped the entire development with exception of townhomes east of the intersection. The intersection was closed for approximately three hours while PSNC worked to repair the leak. During this time the rest of Powell Place residents could not leave or return to their residences.

Mr. Richter stated he believes this demonstrates a danger for both residents and first responders in case of a future disaster. The quick response of the police and fire department helped prevent what could have been a major event if the gas had exploded.

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This gas leak demonstrates that despite our best efforts stuff happens. Millbrook, which is quite narrow, is the only major entrance and exit to the Powell Place residents west of the traffic circle with multiple choke points along that road. An emergency second exit at the rear of Millbrook would increase the safety of both residents and first responders.

Mr. Richter said an emergency only entrance/exit could be created with a short gravel road connecting the end of Millbrook with the Trailer Park off of Old 87. This solution could be relatively inexpensive and quickly executed. A major objection to the proposal would be the potential of increased traffic though this link to and from Old 87. However, the overall safety of the Powell Place Community should be considered against this objection and mitigation of this concern should also be considered if necessary.

Mr. Richter thanked the Board for looking at this matter and he stated he would be willing to discuss this further with the Commissioners and Town Staff.

Mayor Voller said he thinks this is something the town should look at. But, he thinks the HOA should request it. Mr. Richter said he thinks the board will see a split. That is his opinion of the situation.

Commissioner Farrell stated as a member of the Fire Department they do not like the one way in and one way out developments anywhere. He suggested that Mr. Richter meet with the HOA and then come back to the board.

PUBLIC HEARING

CLOSE-OUT COMMUNITY DEVELOPMENT BLOCK GRANT ASSOCIATED WITH THE HILLSBORO STREET WATERMAIN TRANSMISSION LINE (NO. 05-D-2087)

Motion made by Commissioner Baldwin seconded by Commissioner Fiocco to go into public hearing.

Vote Aye-5 Nay-0

Manager Gruesbeck said the public hearing is held to receive input from citizens on the Hillsboro Street Watermain Transmission Line project.

PUBLIC COMMENTS:

None

Mayor Voller asked Becky Smith if she would speak on the project. Ms. Smith said it was enjoyable working on the project.

Ms. Smith said she expected to be asked questions about the road but the public hearing is about the water main.

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Commissioner Fiocco asked Ms. Smith to give a report on the road. Ms. Smith said the District Engineer from the Asheboro office has said the project has been let. The roadway will be paved about a three mile stretch starting at Lowes driveway going around the courthouse and going all the way to the Pittsboro Moncure Road. The project will cost $2.2 million. Ms. Smith said with NCDOT doing the paving for the ½ mile the project disturbed, it would be a cost saving of a little less than $500,000.

Ms. Smith said S. T. Wooten was awarded the contract and they are allowed to start work on September 3, 2013 and have to be finished by November 15, 2013.

Ms. Smith said the Fire Chief has seen increases in pressure not only where the lines were replaced but several blocks back including the area up to Al's Diner. She said the Town ended up with more benefit further away from the project than was expected.

Ms. Smith stated every intersection now has a valve so that the whole downtown does not have to be shut off to repair a leak at S & T's intersection.

Commissioner Baldwin asked Ms. Smith to reiterate what would have happened if we had not done this project.

Ms. Smith said lots of things could have happened. She said the fire department is going through a state audit and all the data they are collecting shows that we are getting better flow. By getting pressure/flow up just a little bit so that you are above the minimum when the insurance audit is conducted in another month. We could have had the possibility of having higher insurance rates and losing our good rating and that affects everyone.

Mayor Voller asked about the higher quality crosswalks downtown.

Commissioner Fiocco said there was to be a bid alternate to include striping of the crosswalks around the courthouse and just south of the courthouse.

Manager Gruesbeck said he provided the cost information to the board for discussion during the budget process and it wasn't included in the budget. Commissioner Fiocco said he thought the board asked that NCDOT put it as an alternate on their bid.

Manager Gruesbeck stated he did not communicate that with NCDOT because the board didn't take any action on it.

Mayor Voller stated The Triangle RPO is meeting in Pittsboro on Thursday. He suggested that we take it straight to them. Mayor Voller said he chaired the board for six years. He asked the board if they wanted to take it to them on Thursday. The board agreed.

Manager Gruesbeck said he could forward this to NCDOT and can find out what it will cost and get back with the board.

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Commissioner Fiocco asked Ms. Smith if the paving would be done at night and she said it will be.

Motion made by Commissioner Fiocco seconded by Commissioner Turner to go out of public hearing.

Vote Aye-5 Nay-0

OLD BUSINESS

North Carolina Forest Service - Redesign Grant Update (Brooke Massa)

Brooke Massa stated it was nice to be here again, and that she works for the Wildlife Resources Commission.

As you probably remember, Allison Weakley, Nancy Stairs, Catherine Deininger and Kacy Cook and her put together a grant proposal to do some conservation planning and policy work in an urbanizing community in the Triangle and they recently learned that their project is funded so she is here to give you an update on the project that we last spoke about in December.

Also, she have been reviewing Pittsboro's ordinances in terms of natural resource protection, and assume you all know the ordinances very well, but she thought it could be helpful in light of what is going on to have a brief summary of what they found, in order to think about what Pittsboro might want to get from the project that her colleagues and her are working on.

But, before getting into these topics, she just wants to briefly describe some natural features that are in Pittsboro's ETJ. The intent is to help you better understand what are some of the important natural features that you have in Pittsboro, that are worthy of protection.

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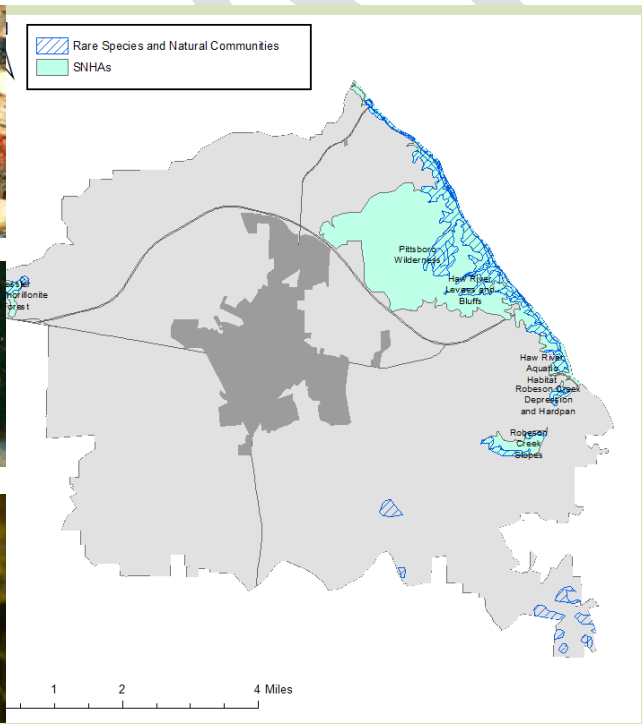
Natural Resources Protection in Pittsboro

Presentation to Pittsboro's Board of Commissioners
August 12, 2013

Brooke Massa
Piedmont Land Conservation Biologist
NC Wildlife Resources Commission



So here is a map of the ETJ in gray, these areas in aqua have been identified by the state natural heritage program as significant natural heritage areas. These are areas that biologists have found

either rare plant and animal species or high quality plant assemblages that are rare across the landscape, and these areas are considered by the scientific community to be very important for the protection of biodiversity at the state level, so you have one here, in the northern part of Chatham Park, as well as some in the south, and also on the western side of the ETJ.

In these natural heritage areas you can find rare species, like

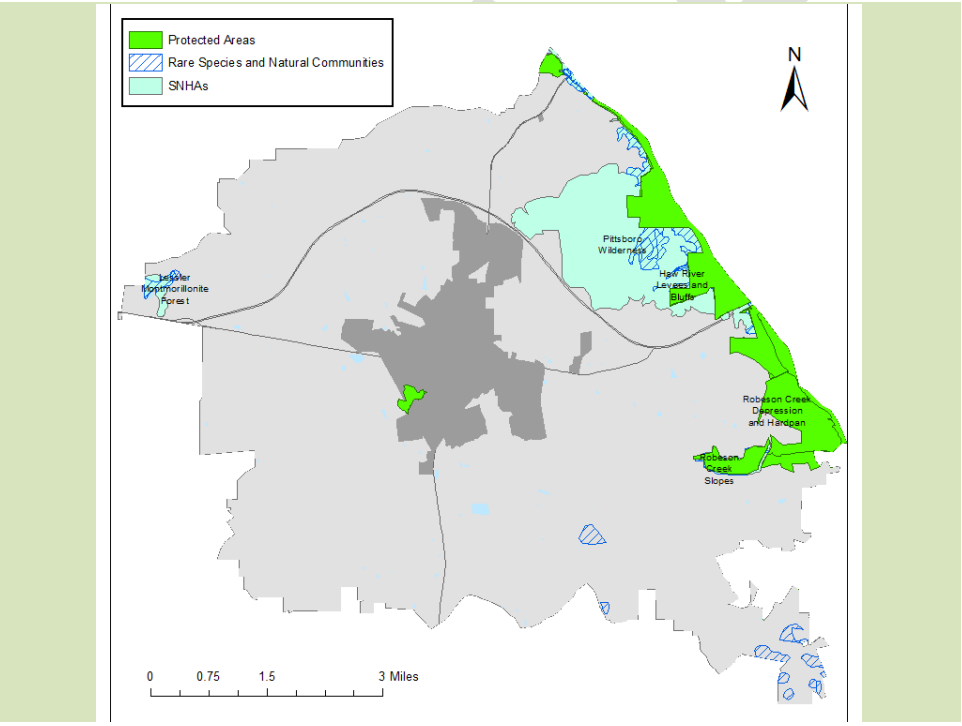
Septima's Clubtail

Buttercup Phacelia

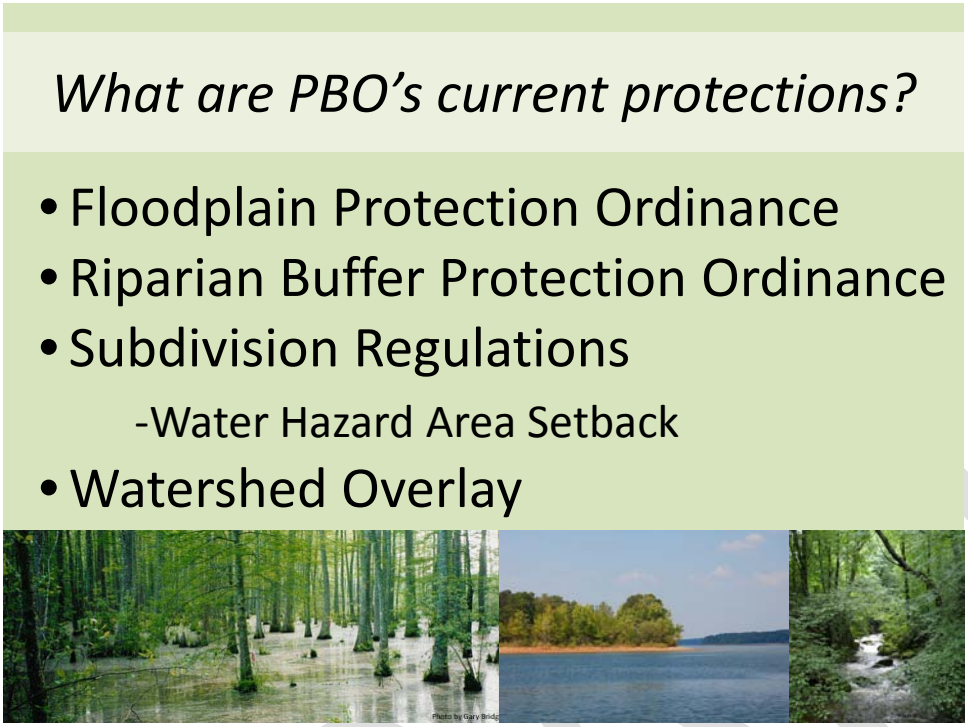
Cape Fear Shiner

Yellow Lampmussel

So, the point she wants to make sure that you're all aware of is that this area is of high biodiversity, with rare and endangered species, within Pittsboro and some of the most biodiverse parts remaining in the Triangle region are here in Pittsboro.



Ms. Massa also wanted to overlay the protected areas layer on this data. Some of the SNHAs you'll notice have been protected. She believes most of this is state park owned land, but some of it is also owned by the army corps of engineers. But you can see what is not protected.



So, knowing that there are some important places with rare species in Pittsboro that are not protected, she wanted to see what protections were in place in your local ordinances. So, she went over everything and I have pulled the main environmental protections in place,

1. is the floodplain protection ordinance that limits in development in the floodplain,
2. is the riparian buffer protection ordinance that requires a 50' vegetated buffer on all perennial and intermittent streams in Pittsboro,
3. Also, in the subdivision regulations there are clauses that allow for environmental impacts statements to be requested of the developer, open space within subdivisions is supposed to be contiguous with other public open space which provides more habitat value if those open spaces area happen to be kept as natural areas, and also in the subdivision regulations there is a water hazard areas setback which prohibits development within 75-100' of streams.

In the zoning ordinance the watershed overlay that provides some environmental protection to protect drinking water in the Haw and in Jordan Lake. By allowing for cluster development with protected natural areas required, also, if a developer uses the high density option in the protected area of the watershed they are required to have 100' stream buffers on perennial streams and engineered stormwater controls – just like Chatham Park is proposing in its master plan, because it is in the protected area of a watershed that supplies drinking water.

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Ms. Massa said the Board is to be commended for the proactive measures they have already taken to conserve streams and floodplains, however there are no specific protections for and thus there are still opportunities for improvement.

For example, there is not really any protection of trees, forests, rare species, wildlife habitat, natural area open space, etc.

Redesign Grant

- Conservation planning and policy for urbanizing communities
  - On-the-ground protections in place ahead of major developments
  - Realistic natural resource protection ordinance to help build nature-friendly communities
    - Transferable – an example of innovation to be used across NC

Recognizing these opportunities for improvement, I and my colleagues put in a grant proposal with the US Forest Service in the fall, as you know, to do conservation planning and policy work with an urbanizing community in the Triangle. And we recently learned that this was funded (May or June). The NC Forest Service is the recipient of this funding.

There are two important objectives to this work,

1. To work with a community that has the ability to amend its ordinances ahead of major development so that when development begins in the community it can be prepared with ordinances that will help protect its resources, and truly make an on-the-ground difference.

2. To create realistic ordinances that address multiple levels of natural resource protection and provide the regulatory structure that helps developers create nature-friendly communities and we want this to be available and applicable to towns across North Carolina. This model ordinance would be geared to address the natural resource management issues that rapidly urbanizing communities face, as many communities in

NC will be facing development pressure. This is particularly important in North Carolina because it is the 7th fastest growing state in the nation and has over 60 federally listed threatened and endangered species.

This is an opportunity for the town to harness significant resources in conservation policy for free.

Redesign Grant

- Ordinance and zoning review
- Development of ordinance language
- Economic impact analysis

To do this we will be reviewing state and local ordinances to understand what currently exists and how well it works, we will work with the Nicholas Institute at Duke, to develop the legal framework and language that communities can adopt and adapt to meet their needs, Duke is on board and is eager to work on this project.

Also we will work with the Environmental Finance Center at UNC Chapel Hill to do an economic impact analysis of adopting these model ordinances so that the communities can make informed decisions. We'll be meeting this week to discuss the specific objectives of this part of the project.

In addition to this we want to provide information by doing a canopy analysis and then a respective ecosystem services analysis. We're in discussion with the Global ecosystem center to undertake this work; they specialize in remote sensing analysis of canopy. This group has done similar work with Charlotte, and Chattanooga. You can view their projects on their website: http://www.systemecology.com.

We'll also update the conservation data for the town. And this will inform the public and the decision makers about the location and value of natural resources in the community.

Next Steps…

- Writing contracts with partners
- Funding to come in October
- Work starts!
  - Data update
  - Ordinance review
  - Ordinance language developed
  - Economic impact analysis
  - Modifications

So, right now we're reaching out to partners, getting the logistics of contracts and expectations understood.

Money will come in October, some work may start earlier, for example, Duke will start in September, it is up to the people we're contracting with and how they write up their contracts

Under an ideal time schedule, I would hope we have the conservation data and canopy assessment done in the fall

Also, by 2014 have some recommendations for ordinance language drafted for you to review, and in concurrence with that the economic impact analysis will be going on.

Then we will have your review in mind and modify based on your feedback.

Throughout these steps, I or another more appropriate person will present to you what's going on and keep you in the loop, and hope to gain your feedback along the way

So that's the plan and I just wanted to make sure you all knew what was going on, and why this project is important.

Lastly, I just want to ask a question of you all, on page 32 of the master plan it states:

First, let it be clearly stated that the standards contained in the Town's Zoning Ordinance, as amended on April 8, 2013 and the Town's Subdivision Regulations, as amended on April 8, 2013, are the applicable standards and regulations that apply to the Chatham Park Planned Development District and PDD Master Plan except as they may be amended by this document or by procedures established by this document.

She thinks her and her partners want more clarity on whether or not any of the work they do with Pittsboro will actually make a difference in Chatham Park.

Ms. Massa thanked the Board for being allowed to make the presentation.

Commissioner Turner asked if the Economic Analysis would be done within one/two years. Ms. Massa said yes, but she will know more after they have the meeting on Thursday. Hopefully, it will be done within a year.

Mayor Voller congratulated them on getting the grant.

WORKSHOP

Rezoning request from Chatham Park LLC from RA-2, RA-5 to PDD. Proposed Planned Development District Master Plan, Chatham Park, LLC

Town Planner Stuart Bass submitted the following written comments in the agenda packet to the Board of Commissioners:

> Chatham Park LLC is proposing to rezone approximately 7,000 acres of land within the Town's Extraterritorial Planning Jurisdiction. The property is primarily vacant and undeveloped, located on the eastern side of Pittsboro. Current zoning districts associated with the property include Highway Commercial, Conditional Use (C-2 CU), Highway Commercial (C2), Mixed

Use Planned Development (MUPD), Residential-Agricultural (RA), Residential-Agricultural 2 Acres (RA-2), Residential-Agricultural 5 Acres (R-A5). The request is to apply the Planned Development District (PDD) to the property. Because flexibility is essential for the development of such communities, variations from otherwise applicable regulations and standards may be granted with the adoption of the required Planned Development District Master Plan (PDD Master Plan). The adoption of the Master Plan is a formal part of the rezoning.

There have been two Public Hearings to date (June 24, 2013 & July 22, 2013) in order to solicit comments and to provide an opportunity for the public to address the Board with regard to this rezoning request. Over 60 citizens spoke and/or offered comments to the Board.

Recommendation

Receive the presentation by Chatham Park LLC. Additionally, the Board could consider the points set forth in Mr. Messick's memo to the Board dated July 24, 2013. Particularly, to seek professional assistance for third party review and assistance and the scheduling of a critical path forward in reaching a decisions. This may require an additional work session.

To the extent practicable, staff could be directed to review public comments, categorize and synthesize, for the Boards use in further review and consideration.

The following written comments were received before the meeting:

Mr. Mayor, Pittsboro Town Commissioners, Planning Board:

Ladies & Gentlemen: I live @ 250 Town Lake Drive, next to Robeson Creek, which empties into Jordan Lake. I have been a resident of Pittsboro for 28+ years, most of those drinking Haw River water. To my delight, I established residency here after some 35-40 years of traveling throughout, & sometimes living in, 25 states & 50+ countries. I found a home in Pittsboro & Chatham County.

I first came to NC in early 1973, after the company I worked for relocated its mfg. facility from San Leandro Calif. to Apex. There was a motel in Apex & a strip along NC 55. If we wanted to take guests to lunch or dinner, we had to go to Raleigh, since there was also very little to brag about in Cary. Look @ Apex & Cary now !

During a recent public hearing @ CCCC, a gentleman who had moved from Cary to eastern Chatham spoke in favor of Chatham Park. It seems he had escaped the bustle of Cary for our peace & tranquility, but now could not buy a shirt or underwear in PBO. Hence, he favored Chatham Park so he could resort to the multiple commercial establishments planned for that development.

When I first moved to PBO there was a women's clothing store, a men's store, a shoe store, with a shoe maker who could repair your shoes & sell you work clothes. We also had a travel agency, a book store (relocated from Chapel Hill), a five & dime type store, a fish place & a donut shop, along w/ a Sears outlet where you could buy appliances & lawn tractors. PBO was a thriving commercial center. Every store was occupied. We had a lumber supply company, hardware & paint stores, a GM & Ford dealership. Look @ us now; so many of our store fronts occupied by real estate agents & lawyers. Yet, we are still a destination location for many, w/ quality shops & restaurants.

I am told that the Siler City town center was once also full of energy, with businesses everywhere. This, until all moved to the US64 bypass strip. Now, even super markets have closed & other businesses will tank due to the advent of "WallyWorld".

"Downtown" (SC center) is now almost dead. How long before the store which brags of 60% of US population as its clientele also puts just about everyone else out of business. There was once a truly great bookstore in Chapel Hill, owned by Wallace Kuralt (Intimate Books).
It was forced to close when Barnes & Nobel & Borders opened just north of CH. Chapel Hill also declined WalMart. Guess what ? Our gracious County Commissioners granted them permission, right on the Orange-Chatham line, even though many good neighbors brought suit against & spent tens/hundreds of thousands of $$$'s in litigation. Will Cole Park & other north Chatham businesses (Popes Hardware) also be forced to close? Seems no one can stand up to WalMart or other mega corporate entities.

Will what happened to Siler City (& probably north Chatham) also be what's "in store" for our quaint, historic Pittsboro town center? A lot of blank empty store fronts plus a beautifully restored Chatham County courthouse? Imagine a 7,100 acre commercial & residential megalopolis, adding 60,000 residents @ the intersection of US15-501 N/ S bypass & US64 E/W bypass. A soon to be juncture of highways not unlike I 10 x I 405 in Los Angeles. An exaggeration? Perhaps, but just think of these two freeways crossing somewhere in an "eastern" Pittsboro suburb, w/ multiple entrances & exits & tons of traffic, huge parking lots w/ impermeable surfaces & thousands of gallons of runoff mixed w/motor oil.

Why should I worry ? I won't be alive. I will not see, nor experience this monstrosity. But I do love my town. Some remnant of my existence will be spread aboutt. And best of all ..... there is still time to do it well, to do it right. In the time that I have been in Triangle I have heard many good things about SAS & Jim Goodnight. A native North Carolinian, & better yet, a lifelong association w/ NC State. Work @ SAS was so highly prized that my former third wife very much desired to be employed there. A truly forward thinking company, that cares for its employees. Does Jim Goodnight really want to dump a horrible development on the last remaining bit of beauty & good living in The Triangle? He would not do this to his home town of Salisbury! ..... So why does he want to do it to my home town (adopted) of Pittsboro, in my county of Chatham.

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There is still time Jim for this to be done well. You are a powerful & wealthy man. There is no sense in beating my head against the wall you have around your company facility, since I know it WILL happen.

But do it right ! Think of what Pittsboro is & what it has stood for to so many people. Think of Pittsboro's history ..... of the Haw River, of New Hope Creek, Rocky & Deep Rivers that fill Jordan Lake. Don't be like out of state developers who have already tried to despoil Chatham County. You are a native Tar Heel, w/ NC State roots. Be involved & do it right. .... Protect the streams & buffers .... respect the land & water & as much of the woods that surround your 7,100 acres as possible. Then go the extra miles to ensure your legacy & the future happiness of those who will live in your development. ..... Thanks Jim

Efrain A. Ramirez .... " A proud Pittsborian"

RE: Chatham Park PDD

Dear Pittsboro Board of Commissioners,

The rezoning application for Chatham Park property to a PDD is vague in detail in the Master Plan in addressing the “Boundary Buffer “transitions to adjoining rural property. There is no “assurance of compatibility with surrounding land uses and neighborhood character” as specified by the Ordinance Amending the Pittsboro Zoning Ordinance, Article 5. What provisions will be in place to ensure continued enjoyment and *uses* of rural property by their owners?

The density proposed for the area along Robeson Creek fronting on Hanks Chapel Road (area 2.2 and 2.3 East) is in an environmentally sensitive area. An average of approximately 3 units per acre is far denser than the uses suggested by the SW Shores Wilderness Area study that Preston Development requested. It is also much denser than the present adjoining rural property and the specified low residential density of the 2012 Pittsboro Land Use Plan. Even with the availability of water and sewer, the large area of land will strain to support such density without affecting adjoining property and waterways.

The Chatham Park property is vast. Please take the time to scrutinize the entire Master Plan and require changes to minimize adverse effects on our beautiful town, countryside, and residents.

Sincerely,

Cathleen Whitted
3440 Hanks Chapel Road
Pittsboro, NC

To the Pittsboro Board of Commissioners:

Like many attendees at the June 24 public hearing on Preston Development’s Chatham Park PDD Master Plan proposal I have concerns. To summarize, there are three troublesome issues.

1) Water

As an engineer, my view of the conflict of water with development covers both sources (where the water comes from) and sinks (where it goes). We are told that growth in this area is inevitable. That statement ignores laws of physics, especially when it comes to where water goes.

For development such as that planned by Preston the major concern is the path from streets, residential clusters, industrial structures, or any non-natural disturbance of terrain into Robeson Creek, the Haw River, or Jordan Lake. The region between Pittsboro and the Haw River is hilly and laced with streams. Typical elevation changes are 200 to 300 feet and slopes routinely exceed 20 degrees. Developed tracts within this region are zoned 2 to 5 acres per residence with most tracts much larger than what zoning requires. Preston proposes to increase gross density by factors of 6 to 15 and lists numerous measures to minimize environmental harm from this disruption. As we have seen, first hand, here in Chatham County and in other parts of the country, this kind of planning is wishful thinking. Densities proposed in the Master Plan will worsen waterway impairment and damage adjoining property.

2) Loss of governance

I don't completely understand the legal aspects of a PDD Master Plan, but the public hearing left many of us with the impression that approval of the plan amounts to the town conceding all future planning to the developer. This would seem to conflict with town ordinances. In addition the Master Plan is incomplete with some items requiring as much as two more years to completely define.

If a builder petitions to construct an office building somewhere on East Street, the town can approve or deny necessary zoning changes with some confidence of future impact on surrounding neighborhoods. What Preston is requesting in the Master Plan is free rein to plan and construct without continuing public oversight for a time period and a scale that is unimaginable. A cynic would see this as a blatant attempt to buy the future of Pittsboro and sweep the public out of the process. As we have seen, Preston Development is a responsible and professionally managed enterprise and such cynicism is a bit extreme. However, it is the Master Plan itself and not the developer that is subject to approval. In this respect the Master Plan appears to be flawed by its missing components and its lack of public oversight.

3) It's just not Pittsboro

Pittsboro has a unique history and culture. Preston Development's presentations always begin with an acknowledgement of this fact but immediately toss it by the wayside as they present plans for work and living spaces that seem to have no relationship to the town. These spaces are adjacent to Pittsboro, but the plans show no attempt to integrate with or enhance the existing town. Pittsboro can grow and maintain its character and appeal. Or it can simply concede and accept absorption into some other entity's plan for growth. I would argue that the latter option is not in the best interests of Pittsboro's current or future residents.

DRAFT

J. Turner Whitted
3440 Hanks Chapel Road
Pittsboro, NC 27312

I know over the years I've written you many appeals to do this or that, to take action on this or that, to try to stop some environmental or racist thing happening in our county.

Once again I'm writing you about another this or that. This time it's something monstrous that a wealthy man who has nothing left to do with his money wants to do to Pittsboro. Yes, it's Mr. Goodnight, the developer, owner of SAS. He wants to build a city on 7,128 acres of land within the extra territorial jurisdiction of Pittsboro. You can see the full development plan by clicking onto Chatham Park.com. Notice how beginning with where Lowe's and McDonalds are the development goes down along 64 for miles and miles. It's also the land across 64 east of the Northwood High School for miles and miles.

He's formed a company called Preston Development. These well heeled developer types have spent the last ten years buying up those 7,128 acres, and along the way getting to know really well our local town board members, our doctors, lawyers, firemen and chiefs. The developers are now applying for a new kind of permit from the town board. It's called Planned Development District. This kind of permit would allow the developers to pretty much build what they want to build once their initial development plan is approved by the town board.

So, what does that mean? It means that it wouldn't have to come back to the board over and over again to submit any changes they may decide to make along the way. They could just go ahead and cover up those 7,128 acres with hundreds of buildings. They claim they are saving land for parks, that those 7,128 would be enhanced with park development, places of nature, where residents can walk and run and ride their bikes and live closely to the natural world. BUT out of the 7,128 acres there are only 234 acres designated as parkland.

Why am I calling this development monstrous? Because it does away with the natural beauty of the entire acreage. It destroys native, indigenous flora and fauna. Where is all the water coming from for all those homes? Where is the sewage going? How destructive is 10 to 15 years of cutting down trees, huge equipment coming in to build roads, houses, cities (yes, there are three but they call them small towns), offices, and stores? How much traffic is created with first just building the development then traffic from the 66,000 people who will begin to live in this development?

We already have so many developments in Chatham County which have the infrastructure ready for people to move in. But guess what, people are not moving in. We already have thousands of lots and homes where no one is buying.

Our way of life would be drastically not just changed but destroyed. I'm asking you to write our town board what you feel about them changing the zoning regulations Preston is requesting. I'm asking you to think hard about do you want 66,000 more people in Chatham County (like Cary

for example). Do you want more pollution, more chaos, more destruction of land and water (the Haw will be further polluted; Jordan Lake won't have a chance of being cleaned up)?

Is this what we want for our children and grandchildren? I don't think so. We like and love Chatham County the way it is, slow growth with care and thoughtfulness for how it grows. That's why those of us who were born and raised in Chatham stayed here. That's why those of us who moved here stay here.

I'm forwarding what the Haw River Assembly sent out which gives you complete information on the whole development. And I'm sending along my prayers that you write something to the board or ATTEND THE MEETING ON MONDAY, AUGUST 12TH AT 7 P.M. AT CCCC, the multipurpose room in Bldg. 2.

HAW RIVERKEEPER *6/21/13*
Haw River Assembly ***info@hawriver.org*** ***(919) 542-5790*** ***www.hawriver.org***
---------- CHATHAM PARK ----------

The Proposed 7100 acre development with 55,000 new residents

IS THIS THE FUTURE WE WANT FOR PITTSBORO?

Preston Development is asking Pittsboro to rezone 7100 acres in its planning area (ETJ) to a Planned Development District. It would give the developers enormous control over the future of Pittsboro. It's too big, and too important for Pittsboro to be pressured into any fast decisions. Learn more about it and ask the Pittsboro Town Board to require more time and more information before any re-zoning occurs. It's not too late for your input!

IS THIS OUR FUTURE?

Rezoning 7100 rural acres to urban density - from the Haw River near Bynum to Jordan Lake.

Paving over forests and wildlife habitat that has been called the Triangles last remaining unfragmented wilderness.

A 7100 acre project of houses and commercial area with **only 234 acres of parkland identified.**

A new city that would dwarf Pittsboro and **nearly double the population of Chatham Co**. **a new Cary?**

A city that would require new roads, schools, and public services --and **create traffic, pollution and loss of Pittsboro's cultural and historic identity**

The need for an **enormous water supply and wastewater systems that could imperil the Haw River and Jordan Lake.**

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GET INFORMED AND GET INVOLVED!

Chatham Park will be discussed at the next Pittsboro Board of Commissioners meeting on Monday August 12 at 7 pm in the Multipurpose Room (Bldg. 2) of CCCC.

Find out more about Chatham Park on the Town of Pittsboro website (pittsboronc.gov)

Read the report from 2008 about the natural treasures of this land by Triangle Land Conservancy "The Southwest Shore Conservation Easement" - and their recommendations http://triangleland.org/assets/images/uploads/SWshorereportsm.pdf

Send the Town Board your comments. Please ask them to slow this process down. Require the developers to submit an Environmental Impact Statement and other information that will be needed. This is the most important decision Pittsboro will ever make, and could change the face of all Chatham County.
Learn more at CONNECT (ConnectChatham.com) and Haw River Assembly (info@HawRiver.org)

Barbara Lorie

First, let me make it clear I am not a Civil or Environmental Engineer. I am, however, deeply disturbed by my findings on the potential impact of the proposed Chatham Park development plan – and to some degree on the proposed "Conceptual Land Use " plan coming up for review next week.

By way of explanation, I am an adjacent owner (parcel id 66937) to the Chatham Park proposal - both sections 6.2 (proposed mixed use/residential) and Activity Center A (major road intersection and commercial zoning). I reside in the Prince Creek subdivision. As a community we have already registered several concerns with the town of Pittsboro, however, further investigation brings to light new issues.

I have carefully studied the Topography, Slope, Water bodies, Flood plain, and proposed Land Use maps provided with Chatham Park development Master plan. Superimposing these maps on each other provides a picture that, to be honest, is little short of terrifying.

Simply stated, Section 6.2 and Activity Center A are the most densely impervious use zones identified in the entire plan. Incredibly, they are also the highest elevation (up to 590 ft.) in the entire 7,120 acre Chatham Park development zone.

Studies have shown that Commercial zoning (such as Activity Center A) typically results in >70% impervious surface, and Multi-family dwellings (Mixed use residential) result in >44% impervious surface. This, in addition to new roadways at effectively 100% impervious surface, is what is currently proposed for a 196+ acre area at an elevation of between 100 and 200 ft. above the level of the adjacent Prince Creek subdivision.

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As a Boy Scout, I was expected to be able to read an ordinance survey map –tell high ground from low and follow the lie of the land…! Consequently, you don't have to be an environmental expert to clearly see that the majority of sediment, erosion, and stormwater run-off from this massive new impervious zone is going to end up in Prince Creek. Today, nothing upstream of Prince Creek is impervious yet run-off has always been a minor issue to be managed by sub-division homeowners. The Chatham Park proposal, as it stands, could be catastrophic for almost the entire Prince Creek subdivision.

I could postulate that the Chatham Park plan quite literally floods many Prince Creek owners out of existence!

On a more "down-to-earth" level, there are, nevertheless, some huge potential issues that need to be understood before proceeding with this proposal:

1. In the construction phase with sedimentation and erosion control
2. Post development with storm water management problems of massive proportion.

The brunt of many of these problems will be borne by lots 8, 9, 10/11, 12, and maybe even Lot 1. These will be severely impacted since they are the lowest elevation (390 - 430 ft.).
There are also potentially significant implications for ALL other lots – 4, 5, 6, and especially Lot 3 – these are all on the 100 yr. flood plain and 50-100 ft. "downstream" of a massive new impervious area.

Lot 7 minimally impacted (other than perhaps visually)

When I talked to the Chatham County dept. of Environment they also expressed major concerns about this project – and specifically about this area - but, despite their best efforts, to date they currently had been denied any jurisdiction over the program.

I talked to the regional supervisor of the NC Division of Land Resources – he knew of the general plan for Chatham Park but had no specific knowledge of the Master Plan.

He also recognized my concerns as legitimate but informed me: "in law, the upstream developer has no responsibility to consider the concerns or issues of downstream landowners" **"OUCH!**"

Basically, our recourse turns out to be nothing more than our ability to influence the rezoning exercise currently in progress…

His opinion was that the actions we have already taken (writing to the town – participating in the public meetings) are a good start but that we need to follow it up with hard data.

Since the Chatham Park organization appear to have sidestepped any responsibility for true environmental impact studies (forgive me if I am misinformed about this), we plan to privately hire a Construction/Environmental Engineer to conduct such a study (specifically as it relates to Prince Creek) over the coming weeks and to present our findings to the Pittsboro town as soon as completed.

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Meanwhile, please bear the above in mind while considering any acceptance of either the Chatham Park Plan or the Conceptual Land Use plan shortly up for review.

I should be delighted to take any of you concerned enough to understand the simple process that highlighted our concerns …at your convenience.
Please call me

…Mike Watkins

400 Prince Creek, Pittsboro, NC 27312 (USA)
M: +1 919 593 7802

Haw River Assembly … Chatham Citizens For Effective Communities
Friends of the Rocky River … Orange-Chatham Sierra Club

August 9, 2013

Bryan Gruesbeck, Town Manager
P.O. Box 759
Pittsboro, NC 27312

Dear Mr. Gruesbeck,

We are writing concerning the Preston Development Company request for Pittsboro to rezone 7,120 acres as a planned development district (PDD). As you know, approval of the PDD rezoning request automatically leads to approval of the Chatham Park Master Plan. As such, we ask you to support rezoning *only* if the master plan and subsequent development agreements honor the wishes of area residents including the people who spoke at the two public hearings.

In this regards we wish to highlight *four major points below*. **(1)** Pittsboro needs a 21st Century Chatham Park Master Plan that truly serves Pittsboro and Chatham County**. (2)** The Chatham Park Master Plan must "Do It Right" and achieve seven goals. **(3)** Pittsboro must undertake a thorough analysis of the impacts Chatham Park will have on all who now live in Pittsboro and surrounding areas. **(4)** The vote on rezoning by the Pittsboro Board of Commissioners should reflect the preferences of residents of Pittsboro and surrounding areas.

Pittsboro needs a 21st Chatham Park Master Plan that truly serves Pittsboro and Chatham County.

Of special importance is the need to ensure a master plan that results in a first class, 21st century, conservation-oriented development incorporating many of the design features recommended by the Triangle Land Conservancy (see Attachment A) plus other features that will make the development as carbon-neutral as possible (see Attachment B). In this regard, the master plan ultimately must protect the pristine beauty of the land Preston Development Company visually highlights in its promotional video (see: www.youtube.com/watch?v=utuW9iIhkIU).

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The current Chatham Park Master Plan will certainly result in the destruction of the pristine beauty and the healthy environment of this landscape including the rolling forests and soaring eagles constantly featured in aerial presentations of the 7,120 acres. It also will result in massive sedimentation of Jordan Lake and the destruction of the small town, rural environment that has attracted tens of thousands of residents to Pittsboro and surrounding areas. In its place, we can expect bumper-to-bumper traffic often seen on Interstate 40 north of Cary and a development that has not only the population of Chapel Hill but also twice the population density of Chapel Hill.

The land that Chatham Park would so drastically alter is mostly zoned rural residential and agricultural. As such, even at complete build-out Chatham Park could do a much better job of protecting fragile areas and Jordan Lake's southwestern shore. In this regard, many of us expected that Preston's plan would cluster high tech and residential development in the least fragile lands. Instead, the entire development including fragile areas is "clustered" with urban area density.

Is there a need for a city between Pittsboro and Jordan Lake? If not, the re-zoning should be denied, and a better plan for this land put forward that is in harmony with the current town, and the very valuable natural resources that are at stake. At the least, the plan should do a much better job of protecting fragile lands, Jordan Lake, and Pittsboro.

The Chatham Park Master Plan must "Do It Right" and achieve seven goals.

Given the massive size of this development– described by Preston Development as the largest ever in this area – Pittsboro must give itself time to do what Preston Development has failed to do. In this regard, Pittsboro must adopt the standards that Preston Development highlights in its promotional information: "Do it right or … leave it alone".

Because the Chatham Park Master Plan does not "do it right" Pittsboro must insist on a plan that is "right" for Pittsboro. In this regard, the only plan Pittsboro should approve is one that protects (1) the pristine beauty and health of the 7,120 acres that Preston Development features as a prime selling point. This protection can best be provided by adopting the recommendations of the Triangle Land Conservancy (see attachment A) including preserving recommended conservation sites. In addition the plan must protect (2) Jordan Lake water quality, (3) neighboring residents, (4) the economic viability of downtown Pittsboro, and (5) the peaceful agrarian culture that has attracted thousands of people to greater Pittsboro. The master plan and subsequent development agreements also must (6) not only imply well-paying blue collar and professional jobs will be available for area residents but also explain just what those jobs would be. Minimum wage retail and service sector jobs will not fill that bill.

Finally, (7) the master plan must fully acknowledge that climate change will increasingly dominate every aspect of our lives including the viability of Chatham Park and Chatham County itself. This is especially true over the 20 - 40 years required for the completion of Chatham Park.

In this regard, the Chatham Park Master Plan must demonstrate that the developers accept the reality of climate change as highlighted in an August 1, 2013 New York Times editorial written. by four Republican administrators of the Environmental Protection Agency (see Attachment B) Here in an op-ed piece entitled "A Republican Case for Climate Action," they say,

> *There is no longer any credible scientific debate about the basic facts …Climate change puts all our progress and our successes at risk …The only uncertainty about our warming world is how bad the changes will get, and how soon. What is most clear is that there is no time to waste*

In terms of Chatham Park, this means the Pittsboro Board of Commissioners must do its part and not waste any time in requiring Chatham Park to become a model 21st century development – one that is as carbon-neutral as possible. This includes minimizing deforestation, maximizing energy efficiency, and promoting as much as possible the use of carbon-free energy sources in all aspects of the development.

Pittsboro needs to conduct a thorough analysis of the impacts Chatham Park will have on all who now live in Pittsboro and surrounding areas.

For all the above reasons, if either Cary or Chapel Hill were asked to approve rezoning for Chatham Park, both would certainly take two or more years and would thoroughly analyze the various impacts of this development. Because Pittsboro should be as thoughtful as Chapel Hill and especially Cary – the home base of Preston Development - we recommend the Pittsboro Board of Commissioners give itself plenty of time and do its homework before it puts the rezoning request to a vote.

This will mean undertaking a comprehensive analysis of the impacts Chatham Park will have on the socioeconomic and natural environment of both the site and greater Pittsboro. This includes impacts on public finances, area transportation, the existing socioeconomic culture, and the natural environment – especially Jordan Lake water quality.

This analysis, also, should include a study of the economic feasibility of Chatham Park as an alternative to the Research Triangle Park (RTP). This latter analysis is crucial because in 2012, RTP released a 50 year business plan that calls into question the presumed market demand for Chatham Park as a location for research oriented firms.

Because these studies will be expensive and must be conducted by Pittsboro staff or paid consultants, Pittsboro must require Chatham Park to provide the necessary financing. One alternative involves Pittsboro annexing Chatham Park in the near future.

The vote on rezoning by the Pittsboro Board of Commissioners should reflect the preferences of residents of Pittsboro and surrounding areas.

Once a vote on the rezoning request is taken, we certainly hope it will reflect the preferences of both Pittsboro residents and residents of surrounding areas and not simply the preference of Preston Development. In this regard, we encourage the Pittsboro Board of Commissioners to

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seek out public preferences in multiple ways and not simply through public hearings. This should include making the Chatham Park request for rezoning and master plan approval a key focus of the upcoming elections.

We say this even though the principals in Preston Development – Dr. Goodnight, Tim Smith, and Julian "Bubba" Rawl - may well petition the N.C. General Assembly to force Pittsboro to approve the proposed Chatham Park rezoning request and master plan. The recent legislative action of the General Assembly, which forced Durham to comply with a developer's request, may foretell more such bills. However, while this is a possibility, we encourage you and your fellow commissioners to take your time and … "do it right". In our rapidly changing world, this approach will produce the best outcome for Pittsboro, Chatham County, and probably even Chatham Park itself.

Best Regards,

Elaine Chiosso, Haw River Assembly

Caroline Siverson, Chatham Citizens For Effective Communities

Kathleen Hundley, Friends of the Rocky River

Judith Ferster, Orange-Chatham Sierra Club

Attachment B – Pg. 1

New York Times
August 1, 2013
"A Republican Case for Climate Action"

By WILLIAM D. RUCKELSHAUS, LEE M. THOMAS, WILLIAM K. REILLY and CHRISTINE TODD WHITMAN

EACH of us took turns over the past 43 years running the Environmental Protection Agency. We served Republican presidents, but we have a message that transcends political affiliation: the United States must move now on substantive steps to curb climate change, at home and internationally.

There is no longer any credible scientific debate about the basic facts: our world continues to warm, with the last decade the hottest in modern records, and the deep ocean warming faster than the earth's atmosphere. Sea level is rising. Arctic Sea ice is melting years faster than projected.

The costs of inaction are undeniable. The lines of scientific evidence grow only stronger and more numerous. And the window of time remaining to act is growing smaller: delay could mean that warming becomes "locked in."

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A market-based approach, like a carbon tax, would be the best path to reducing greenhouse-gas emissions, but that is unachievable in the current political gridlock in Washington. Dealing with this political reality, President Obama's June climate action plan lays out achievable actions that would deliver real progress. He will use his executive powers to require reductions in the amount of carbon dioxide emitted by the nation's power plants and spur increased investment in clean energy technology, which is inarguably the path we must follow to ensure a strong economy along with a livable climate.

The president also plans to use his regulatory power to limit the powerful warming chemicals known as hydro fluorocarbons and encourage the United States to join with other nations to amend the Montreal Protocol to phase out these chemicals. The landmark international treaty, which took effect in 1989, already has been hugely successful in solving the ozone problem.

Rather than argue against his proposals, our leaders in Congress should endorse them and start the overdue debate about what bigger steps are needed and how to achieve them — domestically and internationally.

As administrators of the E.P.A under Presidents Richard M. Nixon, Ronald Reagan, George Bush and George W. Bush, we held fast to common-sense conservative principles — protecting the health of the American people, working with the best

Attachment B – Pg. 2

technology available and trusting in the innovation of American business and in the market to find the best solutions for the least cost.

That approach helped us tackle major environmental challenges to our nation and the world: the pollution of our rivers, dramatized when the Cuyahoga River in Cleveland caught fire in 1969; the hole in the ozone layer; and the devastation wrought by acid rain.

The solutions we supported worked, although more must be done. Our rivers no longer burn, and their health continues to improve. The United States led the world when nations came together to phase out ozone-depleting chemicals. Acid rain diminishes each year, thanks to a pioneering, market-based emissions-trading system adopted under the first President Bush in 1990. And despite critics' warnings, our economy has continued to grow.

Climate change puts all our progress and our successes at risk. If we could articulate one framework for successful governance, perhaps it should be this: When confronted by a problem, deal with it. Look at the facts, cut through the extraneous, devise a workable solution and get it done.

We can have both a strong economy and a livable climate. All parties know that we need both. The rest of the discussion is either detail, which we can resolve, or purposeful delay, which we should not tolerate.

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Mr. Obama's plan is just a start. More will be required. But we must continue efforts to reduce the climate-altering pollutants that threaten our planet. The only uncertainty about our warming world is how bad the changes will get, and how soon. What is most clear is that there is no time to waste.

The writers are former administrators of the Environmental Protection Agency: William D. Ruckelshaus, from its founding in 1970 to 1973, and again from 1983 to 1985; Lee M. Thomas, from 1985 to 1989; William K. Reilly, from 1989 to 1993; and Christine Todd Whitman, from 2001 to 2003.

Attachment A – Pg. 1

Triangle Land Conservancy Southwest Shore Conservation Assessment
(see: http://triangleland.org/assets/images/uploads/SWshorereportsm.pdf)

Sustainable Development Strategies

1. Minimize the footprint of development impact.

2. Design for minimal impervious surface.

3. Implement LID (Low Impact Development) techniques during the site design process.

4. Avoid building or disturbing land with 15% or greater slopes.

5. Protect stream, floodplain, and wetland areas with buffers.

6. Design built areas to protect and incorporate unique natural communities.

7. Connect new development to community amenities such as parks, the Town of Pittsboro, trails, schools, and community centers.

8. Provide for stringent erosion control during construction.

9. Cluster development to limit infrastructure disturbance, minimize habitat fragmentation, and increase the amount of protected open space.

10. Adopt environmental building standards for development such as LEED or North Carolina Healthy Build.

11. Incorporate sustainable food sources into the development such as small farms and local markets.

12. Design transportation corridors to be oriented to pedestrians and cyclists by providing bike lanes, sidewalks, narrow street widths and tight curb radii.

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13. Provide a variety of housing opportunities to support local affordable housing needs and minimize trips of residents.

14. Implement sustainable water use and reuse techniques.

15. Landscape areas with native and drought tolerant species and protect the exiting vegetation by preserving large diameter trees (12 + dbh) and conduct a plant rescue before land disturbance begins (see North Carolina Native Plant Society http://www.ncwildflower.org/rescues/ rescues.htm).

16. Minimize construction waste; look for opportunities to recycle.

Attachment A – Pg. 2

Examples of Recommended Sustainable Development Actions

1. The 400 + acre Haw River Slopes adjacent to the Lower Haw State Natural Area contains some of the steepest topography in the study areas with many areas having 15% or greater slopes. This area should be protected and added to the Lower Haw State Natural Area.

2. The 150 acre area just north of business 64 contains a large floodplain and wetland complex. The area is mostly hardwood forest and contains several headwater streams of Jordan Lake. The area should be protected as a linear park/natural preserve along a north-south greenway corridor.

3. The riparian area of Robeson Creek should be placed in conservation to help maintain the creek's water quality and to prevent this section of the creek from becoming listed for biological impairment. The conservation area, suggested min. 300 + feet on each side, would also create a wildlife corridor and could potentially be used for a trail to connect historic Pittsboro and Preston development to Robeson Creek Boat Ramp on USACE land.

4. Protect the Chatham Ridgeline Conservation Area as open space for passive recreation (e.g., hiking) and wildlife.

5. Land adjacent to the Jordan Lake Wildlife Conservation Area should be protected and incorporated into the development as open space or added to the Jordan Lake Game Lands area.

6. Consider using the 175 acre farm off Pittsboro-Moncure Rd. for several small organic farms, horticulture, biofuels and or feed crop production. It would also be an ideal site for a community farmers market that could be connected to the surrounding area by future greenways. Portions of non-edible farming areas (feed crops, horticulture, or biofuels) are potential sites for spray irrigation.

7. Establish buffers (300 feet) along conservation node trail corridors in order to meet both wildlife and recreational needs.

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8. Protect a buffer of at least 1000 ft along the Haw River in order to enhance the biological, water quality, and recreational benefits of the Lower Haw State Natural Area.

9. All new developments should work to set aside a 100ft buffer adjacent to Army Corps of Engineers lands and locate built structures at least 1/2 mile away from existing prescribed burn area managed by WRC.

Dear Town Board:

I am a concerned citizen about the rush to approve the Chatham Park Development as is.

I think that we all need some time to determine what we want for the future of our community, and this is a unique opportunity to have a broad conversation about what we want to be.

At a minimum the Chatham Park Development should comply with the guidelines for LEED Neighborhood Development and pursue certification. This will require a process of inclusion of all stakeholders in the planning process.

Sincerely,

Alicia Ravetto AIA LEED AP BD+C

USGBC Faculty – LEED Fellow – ASES Fellow
Alicia Ravetto Architect
1459 Redbud Rd. Pittsboro, NC 27312
T: 919-933-0999
www.aliciaravettoarchitect.com

Town Board,

As a concerned citizen of Chatham County, I would like to see a more deliberate, Chatham & Pittsboro "centric" review of the options available for the Chatham Park development. The inclusion of many perspectives and individuals from the county should be considered. We will all be stakeholders in this development because it will change the direction of Chatham County and Pittsboro. I realize there are many money interests, but all of this area needs to have a voice in the direction our community will take in the next 10 years or so. Let's take it slowly and deliberately.

Thank you for your consideration of extending the planning for this development and the inclusion of countywide stakeholders in this process.

Sincerely,
Mary York

Mayor Voller and Commissioners:

DRAFT

Thanks for beginning the process of public input into the proposed "new town" Chatham Park that would make up 90 per cent of the population of Pittsboro, if their projections are accurate.

As a 41 year resident of Pittsboro who has often bemoaned the lack of citizens input into the town's policy making, I was truly amazed and heartened by the obvious study and knowledge of planning, smart growth and sustainable development principles displayed by virtually all of the citizens who spoke. If the public hearing I attended doesn't argue for the need for a more extensive citizen input process in designing and implementing this massive new development I do not know what would.

I have read all the documents that were submitted by citizens. I believe it would be a great service to developers, Mayor, and town council members if the planning staff put together an organized summary of the input you received.

After listening to the public input, reading documents submitted and do a little additional research on new towns, I believe there are several large questions that should be addressed before focusing specifically on review and approval of the master plan.

1. I have researched new towns and attempted to do a Google search of similar new town developments that are part of small towns like Pittsboro or even medium sized towns. I have been unable to find an example of the latter. As to new towns. Chatham Park would be one of the largest ever built in the US and probably the largest in NC. It seems to me before tiny Pittsboro embarks on considering approval of such a large scale development that could ttransform the town in both good and bad ways, that the board should consider the experience of other communities that have approved and implemented such developer planned communities. What type and length of approval process was involved? Is there any place in the US where a similar 50,000 population, RTP type development was made a part of an existing town? What was there experience? What were some of the lessons did communities learn about mistakes made in the approval and implementation of such new town developments? I have attached a summary of 30 new town developments across the country and a PowerPoint about the elements of a new town should be spelled out in detail about the proposed new town before approved. It seems that the town should be paid by the developers to hire a consulting firm to do this type of research, as well recommend a process for approval and implementation.

2. How does Pittsboro know if there is a demand for a 50,000 population new town and what would be the demographics that will make up such as population? That same goes for the business/industrial aspect of this proposed RTP type development? We had this experience before back during the Bunkey Morgan county administration. I was among a number of citizens that kept asking the commissioners to demand marketing studies from the developers before approving 12,000 new McMansion residents in greenfield development communities approved between 2004-2006. None were ever required because the commissioners argued that a developer would not risk that type of money if they were not assured there was a market. This argument was made despite my pointing out that real estate analysts said the US had about a 15 per cent over supply of large detached single family greenfield development residences and about the same percentage under supply of residences in mixed-use walkable communities.

After the 2008 housing crash and resulting Great Recessions, it is wise to trust developers' assurance of demand without requiring a detailed marketing study? I would say that answer is clear. Again the developer should supply the funds for the town to hire consulting to do a peer review of this marketing study?

3. When will environmental, economic/fiscal, transportation and socioeconomic impacts studies be required for the entire development and why are these not spelled out at requirements in the Planned Development ordinance?

4. Like several other attorneys who review the planned development ordinance, I found it unclear in laying out exactly how the phased approval of the development would occur, what rights the town has after approval of the master plan to make changes or add additional requirements, nor how citizen input will be assured throughout the development approval and implementation process. I believe the town and citizens need a much more precise and clear approval and implementation process.

5. Why was the Triangle Land Conservancy Plan asked by the developers not utilized in developing the master plan? If the developers claim it was , have them explain in detail how and in what manner? There is overwhelming factual evidence that preserving natural areas increases the value of a development or town. I do not see why planning for this development did not start with an attempt to preserve the areas and follow the recommendations of the conservation plan, such a conservation subdivision would. The easiest answer to this is increasing density in the more urban portions of the proposed development.

6. Looking at the design of the development, it appears that it is including a form of residential sprawl communities. If that is not the case, the developers should spell in detail what those communities would look like and the densities involved.

7. Clearly, the nature, ownership and maintenance of the waste treatment facilities should be spelled out in detail and agreed upon by the town before going forward with a master plan. As a basic principle, the town should own and control such a system. Privatization of wastewater and water facilities, either through ownership or contractual control and operation, has proven a failure just about everywhere it has been tried and I do not believe that is what the people of Pittsboro want.

8. There is an implication of reading the master plan that much of it could be like a private development with recreation, parks, and other amenities owned and controlled by homeowners' associations for the sole benefit of the residents. This is supposed to be part of our town, not just a private development attached to the town. The town needs to control the approval of any privatization of amenities and keep them to a minimum. Otherwise, those of us in other parts of the town would essentially be living the Old Pittsboro ghetto attached to this high end privatized development.

9. Although referred to above, the town and the developers need to spell out in detail how citizens will be given actual input into the design and implementation of this new part of their town.

10. When will annexation occur? That should be agreed upon before a master plan is approved. I would recommend that it occur when the master plan is approved.

11. Finally, and probably most importantly, how will this development impact the town? How will its infrastructure, amenities, roads, trails be integrated into the existing town and how will the town be upgraded so that the existing town does not end up the poor cross-town cousins of high end neighborhoods and amenities? How will the developers and town work together so that our downtown is revitalized and becomes the entertainment center of a town of 60,000. Will a new performing arts center be planned with the developers for downtown Pittsboro. Will our bike/walking trails system be upgraded to the same standard and integrated with those provided in Chatham Park.

Thanks for consideration of my thoughts and concerns. I am on vacation in Vancouver at present and delayed my bicycle trek around this city to pen these remarks. Keep up the good work.

http://www.indyweek.com/indyweek/pittsboro-commissioners-reviewing-chatham-p
ark-for-rezoning/Content?oid=3690389

Tim Smith – Preston Development Company. Mr. Smith stated he appreciated the opportunity to have the workshop with the Board tonight to answer any questions they may have.

Mr. Smith said they had two public information meetings several months ago and they had approximately 250 people attend. He stated they have been working on this project over eight years. They have the staff here tonight and the first one to speak is Tom D'Alesandro who has been working with them for the past year.

Tom D'Alesandro – Blakefield. Mr. D'Alesandro stated his career has been devoted to large scale master plan communities. He was on Reston staff for 13-14 years. Then he moved to The Woodland in Houston, Texas and worked there for about 6 years. The he went to Bridgeland in Northwest Houston and launched a new community back in 2005-2006.

Mr. D'Alesandro said he has spent most of his career at Reston.

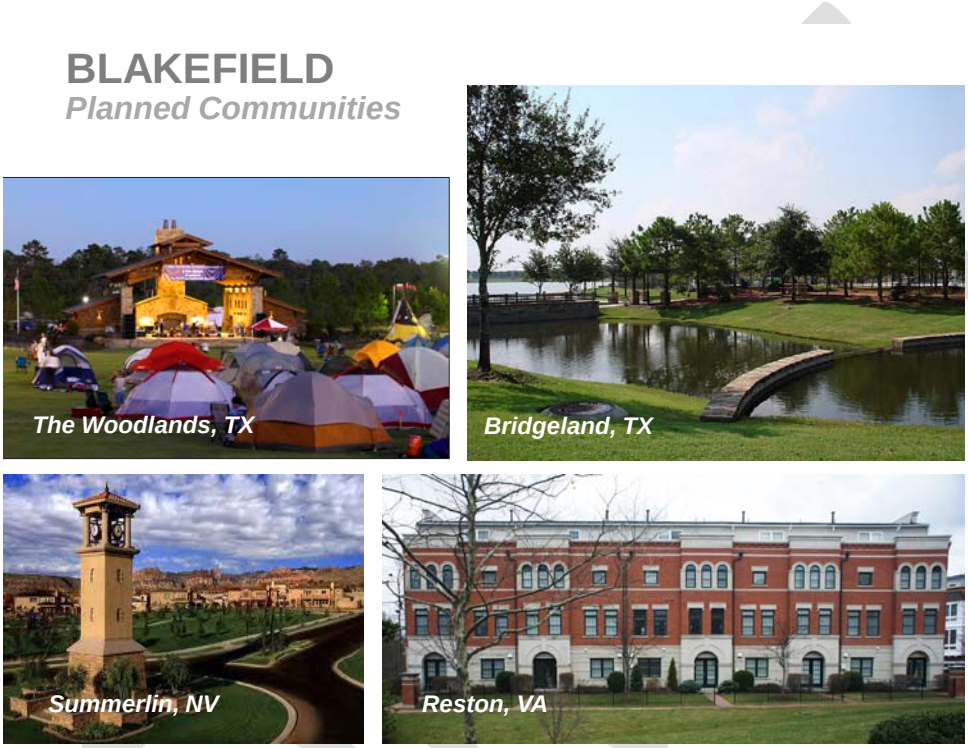
Mr. D'Alesandro said in 1962 Reston became the first PUD in the country. It covered 7,400 acres. The idea was to have one vision that guided development over dozens of neighborhoods, seven villages, town center, and research center over the period of a decade. He is very proud of what they achieved.

These projects have all been economically sustainable. Reston has attracted high quality businesses and created high tech jobs. The same thing is true for The Woodlands.

Mr. D'Alesandro stated earlier Mr. Drake mentioned UNC coming to Pittsboro. They are coming to Chatham Park in Pittsboro. Mr. D'Alesandro referenced a rendering of the elevation for a

medical office building. He said this is already an indication of companies looking at the vision for Chatham Park and saying they want to be a part of it.

Mr. D'Alesandro gave the following PowerPoint presentation.



RESTON HAS NATURAL SERENITY

THE WOODLANDS

IN A FOREST
"Corporate Conservation Leadership Award"
The Nature Conservancy
STOP

SUMMERLIN
American Trail Developer Award - American Trail
Water Smart Landscaping Award – Southern Nevada Water Authority

COLUMBIA MARYLAND:
A GARDEN FOR GROWING PEOPLE
Downtown Merit Award – International Downtown Association
100 Best Places to Live in America – Money Magazine

DRAFT

ECONOMIC SUSTAINABILITY

RESTON BUSINESSES

ORACLE

UNISYS
imagine it. done.

BECHTEL

BAE SYSTEMS

Raytheon

Cooley LLP

RESTON BUSINESSES

Microsoft

LAFARGE

USGS
science for a changing world

Rolls-Royce

HCA
Hospital Corporation of America

THE WOODLANDS BUSINESSES

Major expansions/relocations:
Huntsman LLC
Leasing 132,000 sf in Waterway Plaza I
110,000 sf campus in the Research Forest
800 employees in The Woodlands, ultimately
CONGRATULATIONS TO HUNTSMAN ON OVERSUBSCRIBED INITIAL PUBLIC OFFERING! $$1.5 BILLION

DRAFT

THE WOODLANDS BUSINESSES

CHATHAM PARK BUSINESS

Mr. D'Alesandro stated earlier Mr. Drake mentioned UNC coming to Pittsboro. They are coming to Chatham Park in Pittsboro and this is a rendering of the elevation for a medical office building. This is already an indication of companies looking at the vision for Chatham Park and saying they want to be a part of it.

Mr. D'Alesandro said Strata Solar is looking at building a 20 watt solar farm in Chatham Park. This is showing an early commitment to sustainability.

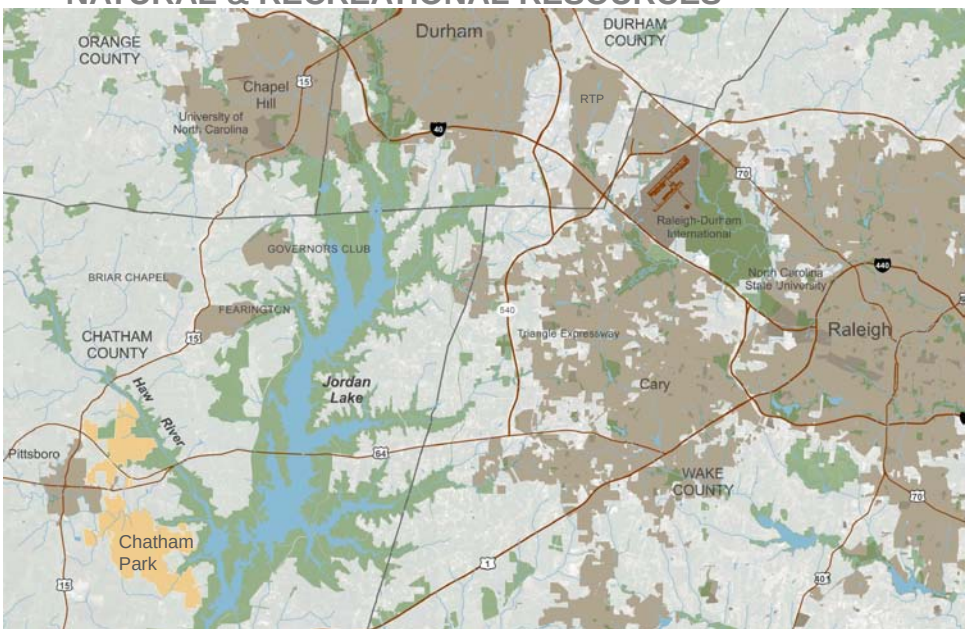
Mayor Voller asked when Strata Solar would come into Pittsboro to build this.

Tim Smith said within the next six months. He said they have to work it out with Duke Energy Progress and others.

Mr. D'Alesandro stated that all four developments are among the healthiest part of their metro area. They have the best stability in terms of house prices, most strength in attracting and retaining businesses. Each of them is the benchmark in which other communities in other part of the region have been measured. They see Pittsboro as having a lot of advantage these other properties have,

AN ENVIRONMENTALLY, SOCIALLY, AND ECONOMICALLY SUSTAINABLE MODEL

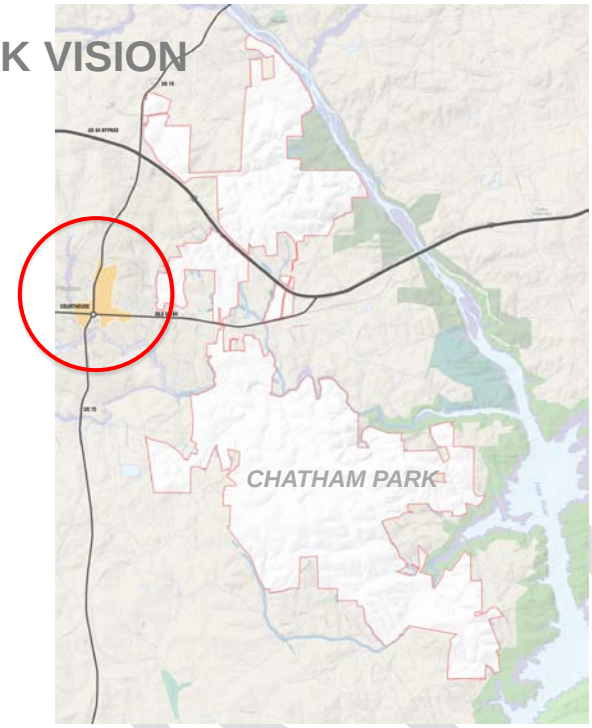
PITTSBORO: TWO MAJOR HIGHWAYS INTERSECT WITH NATURAL & RECREATIONAL RESOURCES



CHATHAM PARK VISION

A New Zoning Category:

Planned Development District



DRAFT

Mr. Tim Smith introduced Alan Ward of SASAKI.

Mr. Alan Ward stated he has worked over 30 years at Sasaki. His urban design and landscape work has focused on the planning and design of major public spaces as well as private mixed-use development. His design leadership extends from the concept stage through implementation and construction.

He aims to create significant civic spaces as well as enhance real estate values, as evident in his work at Reston Town Center. He also possesses expertise working within a historic context, exemplified in the redesign of the landscape at the Lincoln Memorial and Reflecting Pool in Washington DC.

Mr. Ward gave the following PowerPoint presentation.

DRAFT

SASAKI
Planned Communities

Reston Town Center, VA

The Woodlands, TX

Southwood, FL

Pinehills, MA

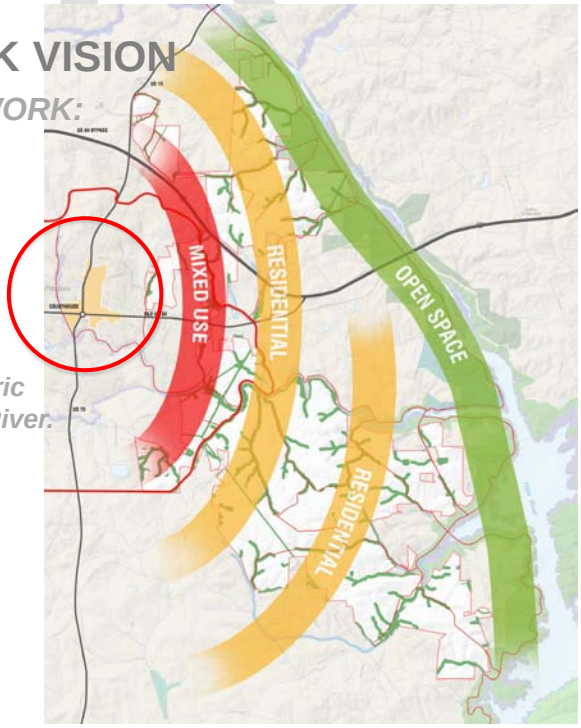
Master Plan for 2008 Olympic Games

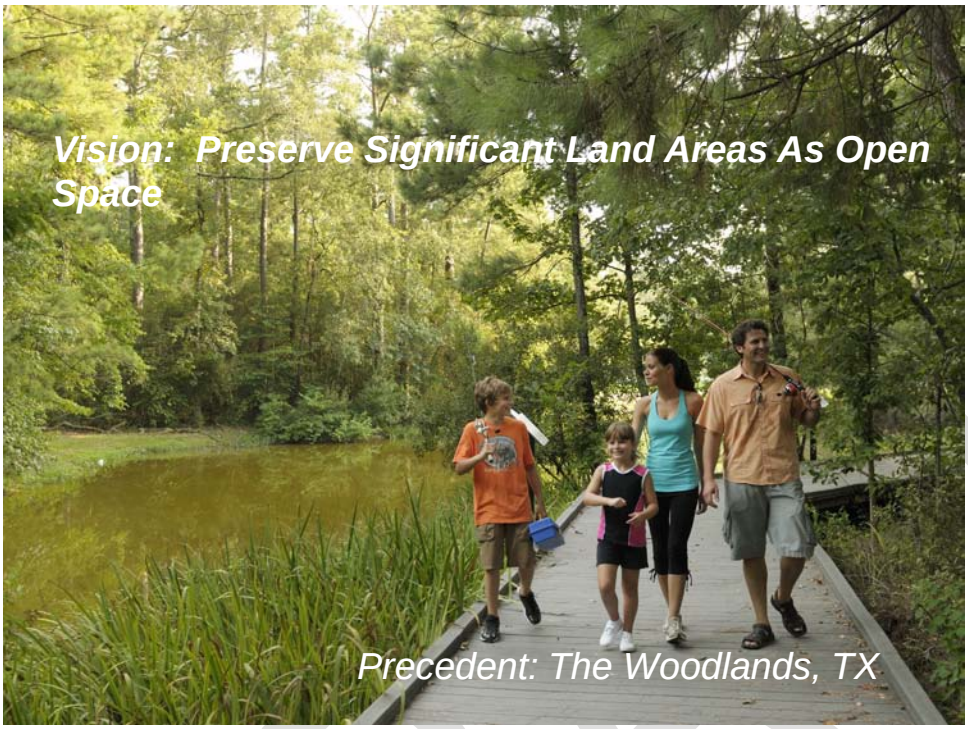
CHATHAM PARK VISION

PLANNING FRAMEWORK:

Locate Commercial Near Pittsboro & Highways.

Link New Neighborhoods To Historic Pittsboro And The Haw River.




Vision: Preserve Significant Land Areas As Open Space
Precedent: The Woodlands, TX

DRAFT

CHATHAM PARK VISION

PLANNING

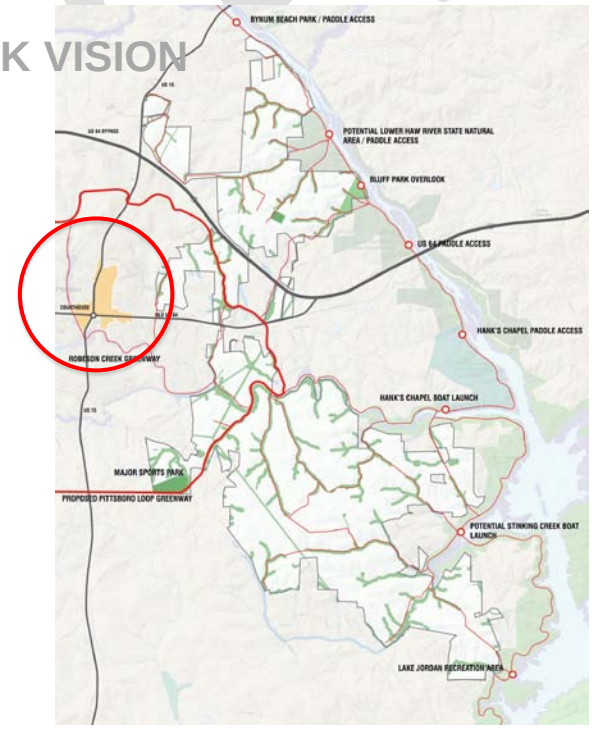
FRAMEWORK:

Trail System Concept

Weave The Entire Community Together.

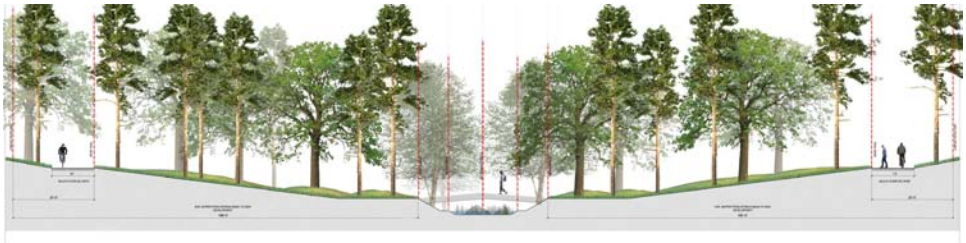
Tie To Pittsboro's Trail System.

Provide Access To Eight Haw River Destinations.



CHATHAM PARK VISION

Trail System Concept



DRAFT

CHATHAM PARK VISION

PLANNING

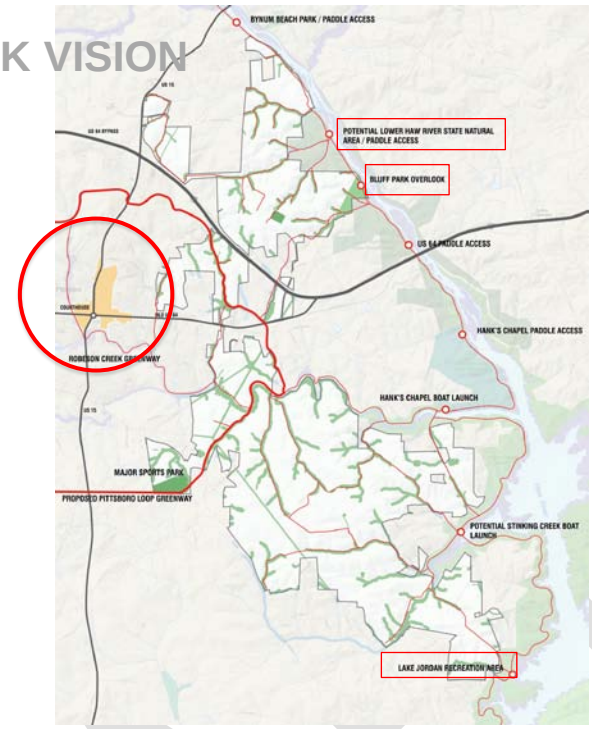
FRAMEWORK:

Three New Destinations

Weave The Entire Community Together.

Tie To Pittsboro's Trail System.

Provide Access To Eight Haw River Destinations.



CHATHAM PARK VISION

OPEN SPACE PRECEDENTS: *RIVER LEGACY PARK* ARLINGTON, TX

CHATHAM PARK VISION

BLUFF PARK / TRAIL SYSTEM

Mr. Ward said there is 2,000 acres of open space in this master plan and the parks are open to all. Bluff Park will be over looking Haw River.

CHATHAM PARK VISION

BLUFF PARK / TRAIL SYSTEM

Precedent: Reston, VA

Mr. Alan said the design phase for Chatham Park Village Center will come later. He also stated there will be different housing types to serve everybody and the schools will be brought into the end of the village center.

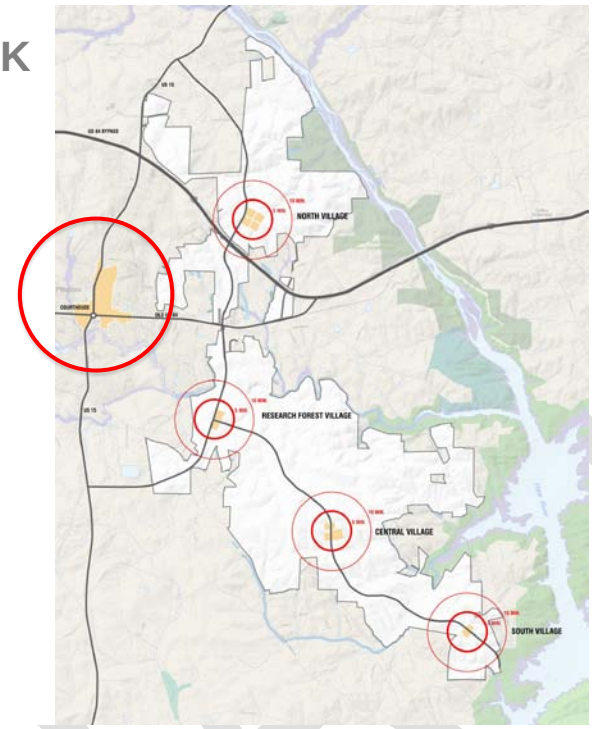
CHATHAM PARK

PLAN FRAMEWORK:

Village Centers

Homes And Neighborhoods Organized In Four Distinct Villages Radiating out from Downtown

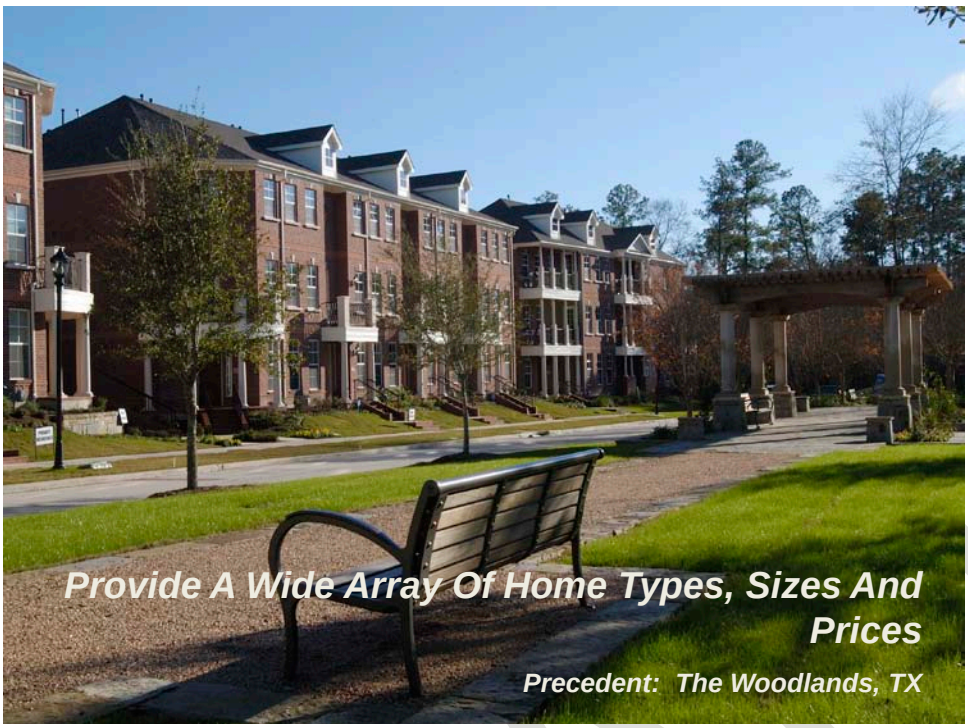
Each Village Will Have A Walkable Village Center with churches, schools, and retail providing neighborhood services



DRAFT

VILLAGE CONCEPT: PEDESTRIAN FRIENDLY SETTING

VILLAGE PRECEDENT: *GREENVILLE, SC*

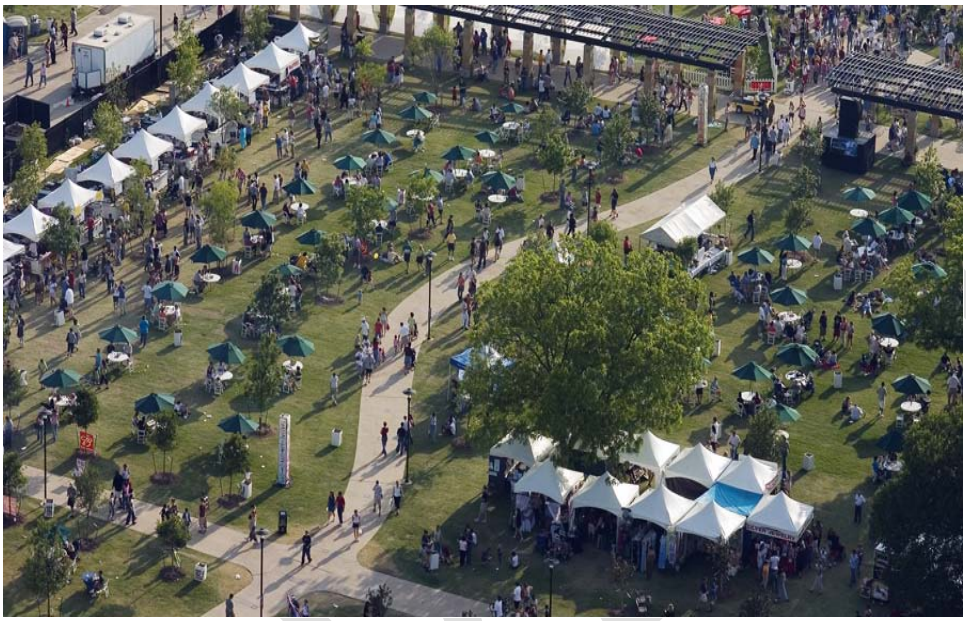


VILLAGE CONCEPT: HOUSING

VILLAGE PRECEDENT: *SOUTHWOOD COMMUNITY, TALLAHASSEE, FL*

VILLAGE CONCEPT: PUBLIC OPEN SPACE

VILLAGE SQUARE PRECEDENT: *ADDISON CIRCLE PARK ADDISON, TX*



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VILLAGE CONCEPT: RECREATION

VILLAGE REC. PARK PRECEDENT: *RIVER LEGACY PARK* ARLINGTON, TX

VILLAGE CONCEPT: EDUCATION

VILLAGE SCHOOL PRECEDENT: *POTOMAC SCHOOL* *MCLEAN, VA*

Foster And Promote The Arts
VISION: BUILDING COMMUNITY
Jacobs Pillow
Becket, MA

DRAFT

FAITH COMMUNITIES

PRECEDENT: THE WOODLANDS UNITED METHODIST CHURCH

FARMERS MARKET

PRECEDENT: SUMMERLIN FARMERS MARKET

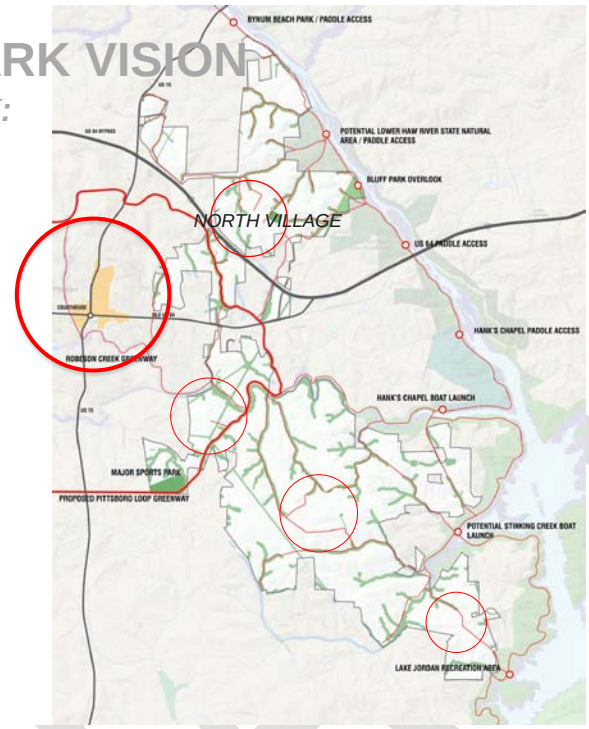
CHATHAM PARK VISION

PLAN FRAMEWORK:

Conserve Open Space

Connect with Trails

Create a Sense of Place



DRAFT

Research Triangle Region
NORTH CAROLINA

RESEARCH TRIANGLE
CLEANTECH CLUSTER
» Transformation Through Collaboration

Tim Smith introduced Charles Hayes with Research Triangle Cleantech Cluster.

Mr. Charles Hayes said they're proud to be here tonight to celebrate an opportunity not every region is lucky to have.

Chatham Park is a privately backed development that's ready to build today. We're not waiting for a development to come to us. They're here and they want to be part of your community.

As you heard from Tom, Chatham Park will be the best expression of smart growth values: long-range, regional considerations of sustainability. 25% open space conserved. Targeted goals to reduce natural resource consumption. Technological integration able to accept the innovations that isn't yet on the market.

We call it a future enabled community. What this means is that Chatham Park will be a resilient community.

One that facilitates deployment of renewable energy, energy efficiency, clean transportation, analytics, sustainable buildings, advanced water and other smart and clean technologies, one that will showcase the technologies that are manufactured in our region.

Maybe you have heard it before. Maybe tonight you're hearing it for the first time: our region is a global hub for clean technology. Chatham Park will be deploying and showcasing our region's cleantech manufacturers and innovators to the world.

He said as you know, the Research Triangle Park is one of our region's most cherished legacies. Chatham Park plants another flag in the ground to enhance our reputation as a hub of research,

technology – and smart growth. Chatham Park will strengthen the Research Triangle Region's position as a global center for clean technology innovation.

When we say we are America's Research Triangle Region, Chatham Park is an example they will use to show the world what that means.

Research Triangle Cleantech Cluster
Founding Board of Directors

My organization, the Research Triangle Regional Partnership launched the Research Triangle Cleantech Cluster less than a year ago with the backing of these leading industry partners.

They are global companies, and cleantech innovators, that call our region home. These companies formed the Cleantech Cluster to help our region become known as a global leader in smart grid, smart water and smart transportation. In addition, the region's three research universities sit ex-officio to our board.

The Cleantech Cluster is proud to partner with Chatham Park.

RESEARCH TRIANGLE CLEANTECH CLUSTER

Research Triangle Region
NORTH CAROLINA

industry led & industry driven

staffed & supported by RTRP

RTCC Goals:

Innovate to make our clean technology companies more successful in their mission.

Accelerate the growth of the Research Triangle Region's clean technology economy.

Sustain and grow a world-class clean technology cluster.

RTCC is an industry led and industry driven program of RTRP, a nonprofit corporation whose mission is to grow jobs in our region.

Cleantech joins other "knowledge industries" in which our region excels.

We want to accelerate the growth of the region's cleantech economy. Chatham Park will help us do that.

Mayor Voller asked those in attendance to be respectful to the developer while they are making their presentation. He said the developers were not disrespectful to them while they were making their comments.

DRAFT

RTCC is a partner of the International Cleantech Network

Mr. Ward said the world is watching. RTRP is a member of the prestigious International Cleantech Network, a consortium of 13 cleantech clusters from around the globe. We are one of only two US clusters.

One common element to our clusters is the presence of a demonstration project that showcases that region's capabilities. Ft Collins Colorado has a zero-energy district called Fort ZED. In Demark, there's the Copenhagen Cleantech Park, a full scale demonstration of integrated solutions.

This development provides an extraordinary opportunity to showcase the technologies being developed and brought to market by the companies -- located in the Research Triangle Region -- that are driving the cleantech industry globally.

Chatham Park will be what people talk about when they talk about sustainability and clean technology in the future.

Chatham Park is a part of our sustainable future: economically and environmentally.
Mr. Ward said Chatham Parks is ready to building today!

In summary,

RESEARCH TRIANGLE CLEANTECH CLUSTER

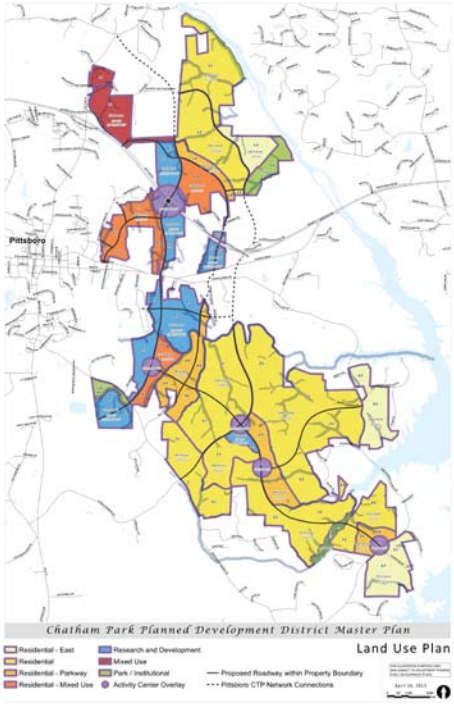
» Transformation Through Collaboration

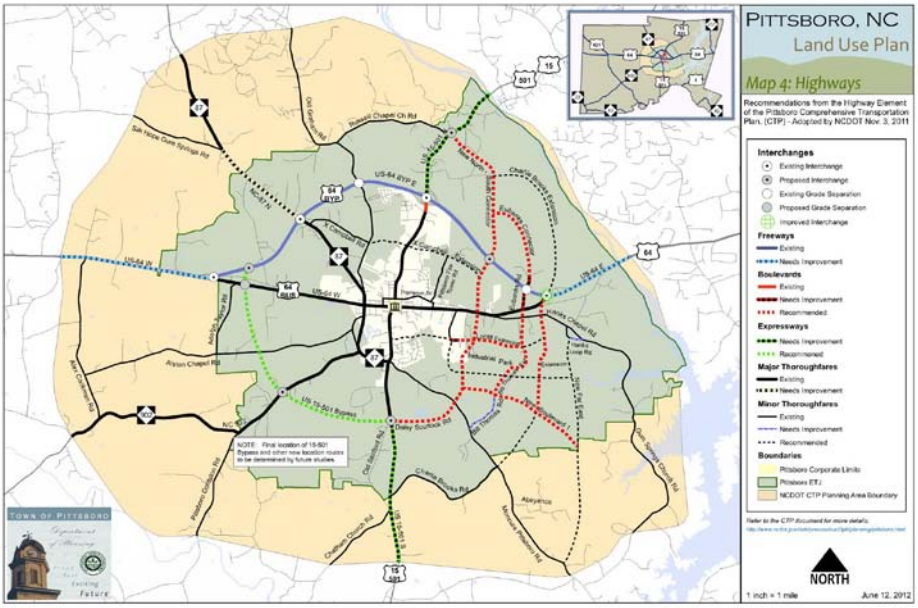
The Research Triangle Cleantech Cluster has proudly partnered with Chatham Park to deliver our region's first *future enabled community*.

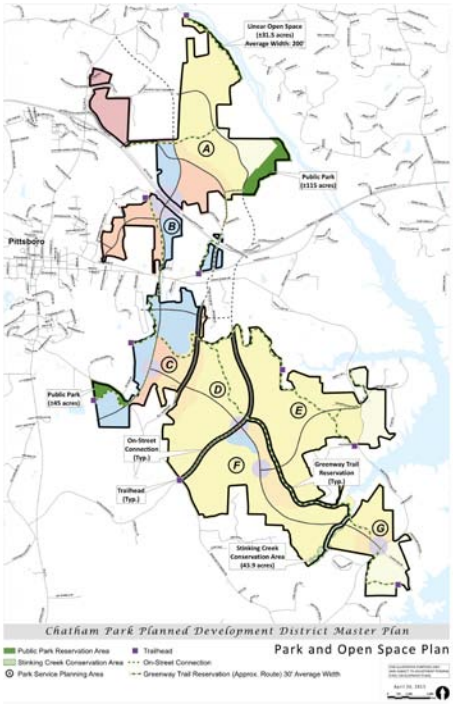
RTCC member companies will advise Chatham Park as it endeavors to apply innovations in water, energy, transportation and information networks.

We applaud Chatham Park's intention to utilize clean technology to meet its natural resource reduction targets.

THANK YOU


Pittsboro
Chatham Park Planned Development District Master Plan
Land Use Plan
Residential - East
Residential
Residential - Parkway
Residential - Mixed Use
Research and Development
Mixed Use
Park / Institutional
Activity Center Overlay
Proposed Roadway within Property Boundary
Pittsboro CTP Network Connections


PITTSBORO, NC
Land Use Plan
Map 4: Highways
Recommendations from the Highway Element of the Pittsboro Comprehensive Transportation Plan, (CTP) - Adopted by NCDOT Nov. 3, 2011
Interchanges
Existing Interchange
Proposed Interchange
Existing Grade Separation
Proposed Grade Separation
Improved Interchange
Freeways
Existing
Needs Improvement
Boulevards
Existing
Needs Improvement
Recommended
Expressways
Needs Improvement
Recommend
Major Thoroughfares
Existing
Needs Improvement
Minor Thoroughfares
Existing
Needs Improvement
Recommended
Boundaries
Pittsboro Corporate Limits
Pittsboro ETJ
NCDOT CTP Planning Area Boundary
Refer to the CTP document for more details.
NORTH
1 inch = 1 mile
June 12, 2012
US-64 BYP E
US-64 BYP W
US-64 W
US-64 E
US-15-501 Bypass
NOTE: Final location of 15-501 Bypass and other new location routes to be determined by future studies.
TOWN OF PITTSBORO



Mr. Philip Culpepper stated he is a consultant planner with Chatham Park.

Mr. Culpepper said in 2006 they purchased their first property. They worked with NCDOT and the Town to get the Transportation Plan approved and as a part of that they worked with the Town to get the LUP (Land Use Plan) approved.

Mr. Culpepper said the Transportation Plan included in the Master Plan is the town's not Preston Development.

He said NCDOT has approved the interchange they proposed (Chatham Park) at the 64 bypass. This will keep the trucks out of downtown Pittsboro. They are in the process of designing a bridge to cross that location at this time.

In 2007 they started having meetings with the Town trying to figure out a way to build the proposed wastewater treatment plant for the town. Their involvement went so far as to provide legal and financial experts to show how this plant could be constructed and financed with the backing of the development community. He said he is sure it was presented to the board at sometime but he did not hear it discussed.

The meetings fell off on this particular item. He thinks it was because of the price. He said it was a pretty good size project for a town this size to build.

Mr. Culpepper said they came up with how to serve Chatham Park and areas around Chatham Park with smaller series of waste plants that will be paid for by the developer instead of by the town. There have been discussions about who would control that. That would be a decision the

Town would make. There is a methodology by which they can treat the wastewater in their project.

He said they worked with numerous groups over the time – zoning ordinance groups; staff on reuse water ordinance – 1900 acres of land in Chatham Park was in the County's zoning district (unzoned) and they took the step to get it in the Town's zoning area and to zone that property.

Mr. Culpepper said a preliminary assessment of the property has been done. There was an old mill found on the site and they want to incorporate that into their site. He said also during the process of acquiring land an environment assessment was done on each property. When problems were found such as the old gas station at Russet Run, they remediated that and resolved it.

They have also worked with numerous groups such as; the YMCA (they want to create a new YMCA in the area); Economic Development Corporation; Department of Commerce; Corp of Engineers; 2 Power Companies (that serve the property); Chatham County Schools; various Town Departments; various County Departments and the Fire Department.

Mr. Culpepper stated on May 3, 2013 Preston Development submitted an application for a Planned Development District. What you saw earlier this evening was the vision explaining where they want to go.

He said they first have to submit a rezoning request to the Town. Rezoning to a PDD requires them to submit a Master Plan.

Mr. Culpepper stated two public hearings has been held but until tonight the Master Plan had not been presented to the Board of Commissioners.

He wanted to go through some things in the Master Plan.

Mr. Culpepper said the plan they submitted stands on its own and they hope that is what the board will consider.

In accordance with PPD requirements there was numerous studies that need to be done. He referenced Section 1 of the Master Plan. The Master Plan is in 7 Sections.

Land Use Element: A map showing the general location of proposed uses is included and identified as the Land Use Plan. This map divides *Chatham Park* into twenty-seven (27) "Sections" and identifies five "Activity Centers". These sections are further delineated by their primary land uses as "Residential-East", "Residential", "Residential-Parkway", "Residential-Mixed Use", "Research and Development", "Mixed Use", and "Park/Institutional". The five activity centers, moving from north to south, are identified as "A" through "E".

Based on the Town tables of permitted uses certain uses were removed because they didn't feel they were appropriate to Chatham Park or he couldn't find the definition of what the use was.

Mr. Culpepper went over the Summary Table. Note that this table identifies the relevant quantities for each of the twenty-seven (27) sections and the five (5) activity centers. Sections having "Residential" uses as their principal use, list the number of "Dwelling Units" (DUs) permitted. Sections having "Non-Residential" uses as their principal use, list the "Gross Square Feet" (GSF) and the "DUs" permitted. "Activity Centers" quantities are listed in GSF. The specific uses permitted in each Section and Activity Center are identified in the Table of Permitted Uses. In addition, for Sections whose principal use is Residential, up to ten percent (10%) of the gross land area of that Section may be used for Non-Residential uses that are identified in the Table of Permitted Uses. That includes churches, community centers and some small commercial uses.

Commissioner Fiocco asked if an area has 400 acres then 40 acres of that can be non-residential uses. Mr. Culpepper said yes it would be based on the gross square footage of the building. He said parking lot and the play field if it is at a day care center would be taken into consideration.

Mr. Culpepper said he had spoken about utilities earlier. He stated the maps put in the plan are not intended to be detailed designs they are meant to be studies to show how the areas can be served.

The pump stations (treatment facilities) shown are what's necessary to not only serve Chatham Park but also to serve surrounding areas.

Mr. Culpepper said with wastewater they are trying to treat it as close to where it is created to minimize on the amount of infrastructure that is necessary and to maximum their ability to re-use water as close to where it is created. Reuse water is the key.

He said water is from the Town. Right now the town is working to try to get additional allocation from Jordan Lake. The capacity needed for Chatham Park is already being incorporated into the Town's request.

Mayor Voller asked what will be the projected need for water as the project is phased in. Mr. Culpepper said hopefully it will go down as with each phase because of their use of reuse water. Typically it is around 250 gpd for a 3 bedroom home he thinks.

Tim Baldwin – McKim & Creed stated early in the project for the first few years they would not cross 500,000 gpd and that is well within the Town's current capacity. This is a 30 year project so it will be a while before it is at build out. Mr. Culpepper said the concept is they know they have to be good stewards of the water.

Mr. Culpepper said the utilities will be put in place by the developer as they need them at the developer's expense.

Commissioner Fiocco asked are these type systems permitted in the State of NC. Mr. Culpepper said yes. Commissioner Fiocco asked for examples of where. Mr. Baldwin said at the coast. He said there is newer technology emerging all the time.

Mr. Culpepper said it is obvious that technological advances in society in general are and will continue to be profound. The water industry is no exception. It is a certainty that the way we use water, and the way we obtain it, will see tremendous changes in the future.

The system(s) should be as adaptable to this potential change as possible. This would argue for a phased implementation in a way that is able to react to and adopt practical innovations in water and wastewater treatment and use as they become available and feasible – which means not committing oneself to a large capital investment in today's technology in a way that locks it into exclusive use for 10 years, 20 years, or even longer and makes it economically infeasible to embrace new and more cost-effective and environmentally sensitive advances.

Commissioner Fiocco said the Master Plan stated it was "not a package plant". Mr. Baldwin said to please strike that.

Mr. Culpepper stated whatever type plant they put in will have to be approved by the Town and the State.

Mayor Voller asked would this be a part of the Town of Pittsboro utilities.

Mr. Culpepper said he would like for the Town of Pittsboro to have control of the utilities. The developer would build the plant and get credit instead of paying fees. They could be given credit for the normal fees for capital charges.

Mr. Culpepper went over the Public Service Element. He said they know they are going to have impacts on fire, police and schools. Everybody that comes to a community will have an impact on all three of those. The developers give an idea of what it is going to take based on some of the studies that are already in the land use plan.

Mr. Culpepper said it will be the people/entities that move into Chatham Park that pays taxes to pay for the additional police, fire and additional schools. Because there is no reason to build them until they are there. Businesses are where the tax base is going to come from.

Mr. Culpepper stated there will be a need for several schools within Chatham Park. All of the schools do not need to be in Chatham Park but in the surrounding area for everyone to enjoy. The location of the schools is something the School Board will have to decide.

Mr. Culpepper went over the Transportation Element. He stated as he mentioned before this is the Town's Transportation Plan. It would include a multi-modal transportation plan that includes the location of existing and proposed major roads and a general plan for an on-site transportation system that addresses vehicular, bicycle, transit and pedestrian circulation is a required element of a PDD Master Plan.

The Multi-Modal Transportation Plan for Chatham Park PDD ("MMTP") establishes the transportation planning approach and recommends strategies to enhance access and mobility for Chatham Park PDD and the Town. The goal of the MMTP is an integrated, balanced intermodal

transportation system that safely and efficiently moves people and goods, consistent with the goals stated in the Town of Pittsboro's Comprehensive Transportation Plan (CTP).

Mr. Culpepper said this is a good opportunity to link Chatham Park to downtown. There will be big/wide sidewalks and a bike lane.

Sidewalks and walkways are the backbone of the pedestrian network and are supported by amenities including curb ramps, marked crosswalks, and safety enhancements such as raised crosswalks, pedestrian refuge islands, and curb extensions. All public roadways shall have sidewalk facilities and pedestrian safety features on two sides, except where the subdivision ordinance provides alternatives due to site-specific conditions. In cases where greenways parallel a public right-of-way, the greenway may be constructed within the proposed right of-way as a multi-use trail in place of a sidewalk.

Commissioner Fiocco stated it would benefit him tremendously to see the cross sections noted.

The NCDOT adopted Complete Streets approach to transportation shall be broadly applied to all public roadway design and be employed wherever possible. Multi-modal alternatives including sidewalks, bicycle lanes, and transit stops shall be incorporated in all projects to construct new public streets, unless exceptional circumstances exist.

Mr. Culpepper reported on PARKS, GREENWAYS, RECREATION and OPEN SPACE ELEMENTS.

Mr. Culpepper stated they start off with 3 parks. One at the river "Bluff Park", one at the west (public park) and the park land at Bynum Beach Road. Those three parks would total 191 acres. That is the initial offer by Chatham Park to the Town. The rest of the park land is linked to the construction of new dwellings according to Town Ordinances of 1/33rd of an acre per dwelling unit. If the maximum number of dwelling units is constructed (22,000) the required park and open space land required would equal 677 acres.

Commissioner Fiocco referenced that it is intended that one park site of at least ten (10) acres shall be provided for within each "Park Service Planning Area" (A-G). The exact number of park sites, location, size and configuration of these parks shall be determined in conjunction with future subdivisions plans and site plans and in coordination with the Town of Pittsboro.

Chatham Park PDD may also satisfy the applicable land area requirements through the fee-in-lieu payment options, with approval and in coordination with the Town of Pittsboro, and as provided for by the Town's Subdivision Regulations (§6.5 A (2) b). In addition, the construction value of built greenways may be applied to fee-in-lieu calculations with approval from the Town of Pittsboro. As currently allowed in the Town's Subdivision Regulations, the net effect of fee-in-lieu payments could potentially be a reduction in the overall land required for parks and open space within Chatham Park PDD.

Mr. Culpepper reported park/open space in the PDD Master Plan for Chatham Park provides for additional public park facilities throughout the development at unspecified locations. The intent

of these facilities is to be of appropriate size and location relative to residential development and to provide for the parks and recreation needs of the community within identified "Park Service Planning Areas". The exact number, size, and location of these facilities will be determined as subdivision plan and site plan applications are submitted given that the total amount of areas shall meet or exceed the land area requirements set forth in this PDD Master Plan for Chatham Park.

Mr. Culpepper said they will work with the town to develop a recreation plan to meet the needs of the Town.

Mr. Culpepper said there are 513 acres of stream buffers and 41 miles of streams on this property and they are not asking for credit for public waters. There is 600 acres required of them.

Mayor Voller asked about connectivity to other areas.

Mr. Culpepper stated the greenway/pedestrian plan will create linkage throughout the property. It is not designed for greenways and open spaces to stop at Chatham Park.

Mr. Culpepper said as he stated before the system allows for fees in-lieu of parks. If a park is not wanted within Chatham Park you can request a fee in-lieu of and the Town can build the park outside of Chatham Park.

Mr. Culpepper said on Page 32 section 7 it talks about flexibility they are requesting in the project:

With regard to specific sections of the Zoning Ordinance the following revisions to the standards/regulations contained in that ordinance shall apply within the Chatham Park PDD:

1. §3.2, shall not apply to this PDD.

2. Permitted uses within this PDD are established by the PDD Master Plan for Chatham Park.

3. §5.2.2. Where allowed in Chatham Park PDD, the uses shall comply with this section unless contrary to the intent of PDD Master Plan for Chatham Park.

4. §5.4. Within Chatham Park PDD there is no minimum lot size, lot frontage, front yard setback, rear yard setback, or side yard setback. This also applies to multi-family residences. In addition, there are no minimum lot sizes or setbacks for non-residential development. Within Chatham Park PDD there is no maximum building height for residential or nonresidential structures.

5. §5.4.1, Note 10 is replaced with the following: The maximum impervious area within Chatham Park PDD shall not exceed 70%. (DELETED)

6. §5.5.10, Approval of the PDD and PDD Master Plan for Chatham Park grants approval for Chatham Park to develop under the High Density Option.

7. §7.1, does not apply to uses within Chatham Park PDD. (DELETED)

8. Article XIV, Approval of the PDD and PDD Master Plan for Chatham Park removes the application of the "Major Transportation Corridors" overlay district regulations.

Mr. Culpepper said he would like #5 and # 7 removed completely and those are the only two changes he would propose to make to the Master Plan.

Mr. Culpepper said the Town will not be losing its authority to govern Chatham Park to approve or deny any project in Chatham Park now or later.

Mr. Culpepper spoke on the Additional Elements section. He stated they wish to include five (5) additional items in this PDD Master Plan that are not required by the ordinance.

- Tree Protection
- Master Signage Plan
- Master Parking & Loading Plan
- Master Lighting Plan
- Master Landscaping Plan

Mr. Culpepper said each of these plans will have to be approved by the Board of Commissioners and as for use within Chatham Park.

Mayor Voller asked why the community should endorse the project.

Mr. Culpepper said this is an opportunity to have a cohesive project that allows you to attract businesses – such as a Hospital. It will benefit the Town as well.

Tom D'Alesandro said it is a comprehensive vision. It is a unique opportunity to partner with Chatham Park and work on a project like this. The project is sustainable in all areas.

Tim Smith stated growth is coming to Chatham County and it needs to be a well planned development like their company. It will

Commissioner Farrell asked if he was removing #5 what it would be. Mr. Culpepper said it would leave it at the state standard which is 70% for projects.

Commissioner Farrell asked about height of the buildings – he wanted to know if there were going to be any high rises.

Mr. Culpepper said there could be and they understand they have to meet fire code requirements and have to have the equipment.

Commissioner Farrell asked if there were providing lanes for fire service. Mr. Culpepper said yes.

Commissioner Foley said citizens are worried about the environment and about the character of the town.

Mr. D'Alesandro said there are four or five villages and this is where the activities will focus in that area. They will be looking at what reference points they have to address when working on their plan. He said as the development grows each village will replica downtown. They will work to create intimacy in the community.

Commissioner Foley asked if they would work with a group (with a grant) that is currently looking at writing ordinances for the town. Mr. Culpepper said they would.

Commissioner Fiocco said he had a list of questions that we don't have time for tonight, but he does have some comments.

He wanted to comment on some conceptual amendments that were listed particularly in wastewater. The third one about adopting the ordinances and not fixing them in 2013 for a 30 year build out project.

Commissioner Fiocco said he was going to tell him what a great argument he had in the Master Plan for not doing that exact thing when it comes to wastewater treatment and the fact that technology changes, approaches change and for that reason he was going to be very uncomfortable with the idea of fixing the project in the year 2013. So that is an amendment he would embrace.

He said the other thing that you tried to get clarity on and he has had problems with this for quite some time and he is sure he will continue to struggle with it. But, it has to do with the table of uses. Many of the uses in the current ordinance has a big "S" associated with that use meaning its special and it needs special consideration.

This Master Plan talks about all uses being by right and does not rise to the level of a special use. The document also talks about the fact that it can't define all of the standards specifically today. But it talks about goals, aspirations and expectations.

So when he thinks about the board trying to review a plan through these standards that board will not based on this master plan look to a pre-determined set of standards.

The Board will look at the document in whole and see the expectations, promises, goals, aspirations and in there find the ability to approve or disapprove. Those items that you've listed such as zero setbacks, no building height limitations. He looks at those not as the requirements. He looks at this as the standards that are allowed but not required. Therefore a plan may come in and it may be an industrial use, next to that neighborhood and they say they don't need a landscape buffer. He thinks that the board would say in their interpretation it does, that's the

basis of their denial or you will provide a 50 ft buffer that is what we think is appropriate. That is what he hears the Master Plan is saying.

Mr. Culpepper said the idea is not to create buffers within the project. It's that the idea of what happens when we are adjacent to the perimeter is where they say regardless of what the use is they must address the impact of that adjacent property and they listed methodologies for doing that.

Commissioner Baldwin said she would like to see affordable housing addressed and how will this project not out price people that already live here. She hopes that doesn't happen in the community.

Mr. D'Alesandro said one of the things he mentioned is they have about 24 housing product types. One of the things he would say is it is a longer term project and this is a different kind of endeavor than someone that is doing a small subdivision. In order for this to work you need to be able to sell homes to a wide array of people. Mr. Culpepper said they will have a variety of ways to provide affordable housing.

Mr. D'Alesandro said one of the ways to incorporate low income housing (apartments & townhomes) they would take a percentage of those; sprinkle them so there wasn't a concentration in one neighborhood.

Mr. Culpepper said they want to have affordable housing, they support affordable housing and they have always done that.

Mr. D'Alesandro said the town needs an ordinance in place and determine a percentage of property that has to be affordable housing.

Commissioner Turner said there is a concept if the town approves the Master Plan the town is conceding all future planning to the developer.

Mr. Culpepper said he believes people were of the idea that if the Board approves the Master Plan there is nothing else for them to approve. That's not true the Board of Commissioners is the entity that approves or denies the projects. It is the same thing the Town has in place now.

Mr. Culpepper said this is a Legacy Project for Mr. Baldwin and Mr. Smith and they want everything in this project done right.

Mayor Voller asked what are their thoughts on immediate annexation on approval of the Master Plan.

Mr. Smith said they will sit down and talk about it but normally it is annexed as the projects are approved. Water and Sewer are normally where you annex. They may have to have some stipulations on how that money is spent from the taxes.

Mayor Voller said he just wanted the following questions to go on records and he would send them to Mr. Culpepper.

- How will local businesses and citizens benefit by this project?
- How do we insure that we don't end up with sprawl around the county?
- How would we insure downtown vitality for Pittsboro – the existing Pittsboro?
- How do we get around the issue that this is just another Cary?
- How do we address economic diversity, ecological diversity, demographic diversity and housing diversity?
- How do we move towards regional cooperation as this project becomes the driver for Pittsboro/Chatham to be fully intergraded in the triangle working in a partnership?
- What about transit, transportation and broadband issues?

Mayor Voller said he would let John and Alicia or Elaine ask one question each.

John said he is an Environmental Scientist and that no major city in the US would ever have this kind of development around its water resources. No major corporation in the world would ever come to a development like this where 96 million gallons of effluent flows into the lower Haw and into Jordan Lake.

He said you must plan for the future that may see this development fail. Be very careful with what you approve. Be wise leaders.

Elaine said John pretty much said it all. But she has not seen a development in Chatham County that has not impaired the streams.

The Board of Commissioners scheduled a worksession on "Chatham Park" with staff for Saturday, August 24, 2013 from 7:00 a.m. to 9:45 a.m. at Chatham Community Library in the Holmes Meeting Room.

Mayor Voller advised citizens they could still send in written comments.

CAPITAL PROJECTS REPORT

Manager Gruesbeck submitted the following written Update:

PROJECT: Auditor Firm Selection

UPDATE: Staff has solicited proposals to perform the audit services and is analyzing bids from five (5) firms to provide the annual Town audit for review at the August 12, 2013 Board of Commissioners meeting. Once the selection is complete, Staff will begin working with the firm on the annual audit.

PROJECT: Water Treatment Plant - Emergency Generator

UPDATE: Staff met with NCDENR personnel to discuss State Revolving Fund Loans to acquire an emergency generator for the Water Treatment Plant. The Town is pursuing a planning grant through the State Drinking Water Revolving Fund to provide a full engineering assessment of the Water Treatment Plant and possible upgrades.

PROJECT: East Street Sidewalk Extension

UPDATE: Staff secured statement of qualifications from two (2) firms to survey the property where the sidewalk extension is anticipated for construction on East Street (from Chatham Business Center to Town limits). Staff has selected one of the firms Summit Engineers (Cary, NC). Staff is expecting a cost proposal during August 12. The following step is to get an approval from NCDOT on the cost proposal.

PROJECT: Section 319 (North Carolina Non-Point Source Pollution) Grant Application

UPDATE: The Town of Pittsboro has been unofficially approved for a grant that will help construct natural storm drain structures - "bio-retention" in select areas of Town. The project would begin in January 2014 with concept design engineering, construction could begin mid-year 2014.

PROJECT: Energy Audit at Water Treatment Plant (WTP) and Waste Water Treatment Plant (WWTP)

UPDATE: Waste Reduction Partners (WRP) will be scheduling an energy audit at the WTP and WWTP on August 27 or 29. There is no cost to the Town for this service because it is funded by the State. WRP will be looking at electric usage, water efficiencies, water loss and other possible system improvements.

OTHER NEWS:

- I attended the Public Executive Leadership Academy (PELA) at UNC from August 5 – August 9. It was a very rewarding experience. I learned a lot about my individual style and identified some short and long term goals for improvement that I would like to review with Board members in the near future. My individual homework assignment from the academy includes creating a "community change project" to develop presentations on local government (with a particular emphasis on Pittsboro) to High School students and other community groups that have had limited exposure to local government. I have a meeting scheduled with the interim Superintendent at the Chatham County Schools to discuss how we could implement a local government curriculum.

- I spent a morning with the "Friends of the Rocky River" and toured various parts of the Rocky River. It was very interesting to learn about another local water source.

Mayor Updates - None

- EDC
- RPO

- Solid Waste
- Fairground Association
- PMA/Downtown

Commissioner Concerns - None

FYI -

1. Memorandum from Mandy Cartrette, Finance Officer

The memorandum from Mandy Cartrette:

DRAFT

MEMORANDUM

TO: Mayor and Board of Commissioners

FROM: Mandy Cartrette, Finance Officer

SUBJECT: New Water and Sewer Adjustment Policy

DATE: August 12, 2013

At the Board meeting of July 22, 2013, the Board of Commissioners voted to change the way that water and sewer adjustments are calculated for customers that have water leaks or unexplainably high bills. The water and sewer policy that was adopted is attached.

Town staff requests clarification on a few issues before this new policy is implemented.

- In item number 7 of the written policy, it states "Leak adjustments are not provided for leaking faucets, toilets, air-conditioning cooling towers, ice-makers and faucets left on for an extended time. The items mentioned here are examples and do not represent a complete list of problems to be considered ineligible for a leak adjustment." However, when the Board discussed this issue verbally, it decided that adjustments would be made regardless of whether or not the customer could show that he or she had a leak. Will adjustments be given regardless of whether or not proof of a leak can be shown?

- Town staff needs an effective date for the new policy. Attorney Messick has stated that back-dating this policy is not something that the Town should do, so it is recommended that the Town Board adopt this policy as of August 12, 2013 or some future date.

CONSIDERATIONS

It is commendable that the Board wishes to help Town water and sewer customers by granting relief for high water and sewer bills. However, as the Town's Finance Officer, I feel that it is prudent to make the Board aware of the following cost considerations if the Board feels compelled to change the water and sewer adjustment policy, as it has discussed:

- When the Board discussed the new policy, there was some discussion of allowing citizens one adjustment per year for a high water bill. The adjustments could be made to water and sewer charges regardless of whether or not there was proof of a water leak. If the Board wishes to adopt this new policy, then , in theory, a citizen could come and ask for a water and sewer adjustment if he/she filled up a swimming pool or used a lot more water than normal to water his/her lawn. When there is a high water bill and there is no proof of a leak, it is very difficult to determine the cause, and under the new policy, the

customer would not have to provide any information about why their water bill is unusually high.

- As the Town has responsibility for its water lines to the meter, the Town's water and sewer customers have a responsibility to ensure that toilets are not leaking, water hoses are not left on, and sink faucets are not leaking for an extended period of time, etc. While water leaks within the water lines are no fault of the customers and can rarely be prevented, we believe that poor water management practices that result in abnormally high bills should not be included as allowable situations in which water and sewer adjustments are granted by the Town.

- Currently, the Town of Pittsboro does not allow any adjustments to water charges. The new policy would allow for adjustments to water charges, and this policy has the potential to reduce revenues. For example, if approximately 100 customers request an adjustment to a high water bill and the average adjustment for that high bill is $200 (the actual amount will differ), a **reduction in revenue of $20,000** would occur. This would represent a significant cost burden for the struggling Water & Sewer Enterprise Fund.

RECOMMENDATIONS

That the Board of Commissioners further discuss the water and sewer adjustment policy, that the Board provide clarification to Town staff on the unclear issues, and that the Board consider a budget amendment (to be presented at a future meeting) that would reflect a loss in revenue that would likely result from the new policy.

Town of Pittsboro

Water and Sewer Charge Adjustment Policy

Effective_____

- When a water leak exists for a customer that has water and sewer service, and the leak is such that the water from the leak does not go into the Town sewer system, an adjustment will be made to the water and sewer charges per the adjustment calculation described below. Release of such charges is for significant leaks only. Fifty percent (50%) increase ~~of~~ or more over Normal Use is considered a significant leak. The adjustment amount is calculated as follows: the customer's average water and sewer bills over the past twelve months are calculated and the amount of the average water and sewer bills are deducted from the high bills. These differences are then multiplied by twenty-five percent (25%) and added to the customer's average water and sewer bills. ~~The amounts that are calculated are deducted from water and sewer charges on the high bill.~~

- When a water leak exists at a location that is not connected to Town sewer and the leak is such that water from the leak does not go into the Town sewer system, an adjustment will be made to the water charges per the adjustment calculation described below. Release of such charges is for significant leaks only. Fifty (50%) increase or more over Normal Use is considered a significant leak. The adjustment amount is calculated as follows: the customer's average water bill over the past twelve months is calculated and the amount of the average bill is deducted from the high bill. This difference is then multiplied by twenty-five percent (25%) and added to the customer's average bill. The amount that is calculated is deducted from the water charges on the high bill.

- Normal Use will be determined by average monthly water and/or sewer use based on past twelve (12) months sewer usage. If twelve (12) month sewer use data is not available, fewer months of data may be used.

- Customers may receive only two ~~(2)~~ (1) adjustment~~s~~ per fiscal year.

- A customer may request an adjustment within sixty (60) days from the date billed if the customer can provide a plumber's invoice, receipt for repair parts, or other proof that a repair has been made.

- Payment schedules are available upon request.

- Leak adjustments are not provided for leaking faucets, toilets, air-conditioning cooling towers, ice-makers and faucets left on for an extended time. The items mentioned here are examples and do not represent a complete list of problems to be considered ineligible for a leak adjustment.

- The Town of Pittsboro does not reimburse customers for any plumbing bills, property damage, or other expenses related with a water leak or sewer problem.

- Sewer charges may be waived for customers purchasing water for swimming pools no more than once (1) per year. Customers must verify their place of residence – residents of the Town of Pittsboro shall be charged normal water rates; customers from outside of the Town of Pittsboro shall be charged two (2) times the residential rate. Contractors unable to provide proof of residence shall be non-residential rates.

2. Letter from US Environmental Protection Agency

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 4
ATLANTA FEDERAL CENTER
61 FORSYTH STREET
ATLANTA, GEORGIA 30303-8960

AUG 0 5 2013

Mr. Bryan Gruesbeck
Town of Pittsboro
P.O. Box 759
Pittsboro, North Carolina 27312

RE: Achievement of Area-Wide Optimization Program Performance Goals During 2012

Dear Mr. Gruesbeck:

Congratulations on meeting goals set by the North Carolina Department of Environment and Natural Resources for optimized drinking water treatment plant performance for turbidity during 2012! We at the U.S. Environmental Protection Agency are proud of your accomplishment. It represents protection against waterborne disease that extends beyond our regulatory standards, and it signifies a commitment to excellence that is a cornerstone of the Area-Wide Optimization Program (AWOP).

Thanks to your hard work and the work of many other dedicated water treatment professionals like you, 2012 was a banner year for AWOP in the Southeast. Within EPA Region 4, we saw the number of people served by water systems meeting turbidity goals for optimized performance climb to more than 9.3 million, an all-time high. As AWOP continues to evolve to consider distribution system management issues, including control of disinfection byproducts, we expect to demonstrate increasing success in this area too. Nationally, the program continues to bring together a robust network of water system, state, and EPA personnel that are united in their pursuit of a mutually beneficial public health objective – ensuring the safest possible water for customers of public water systems. It is clear that water systems investing in AWOP are some of those best positioned to deal with the challenges posed by new regulations and aging infrastructure.

The EPA's ability to demonstrate the value of AWOP depends on the willingness of water systems like yours to try new approaches to water system management and operation, and we are counting on this continued commitment from you in the years ahead. Again, congratulations on your success.

Sincerely,

Becky B. Allenbach
Chief
Safe Drinking Water Branch

cc: Ms. Jessica Godreau
North Carolina Department of Environment and Natural Resources

Internet Address (URL) • http://www.epa.gov
Recyled/Recyclable • Printed with Vegetable Oil Based Inks on Recycled Paper (Minimum 30% Postconsumer)

ADJOURNMENT

Motion made by Commissioner Baldwin seconded by Commissioner Turner to adjourn at 10:35 p.m.

Vote Aye-5 Nay-0

_____
Randolph Voller, Mayor

ATTEST:

_____
Alice F. Lloyd, CMC, NCCMC
Town Clerk

DRAFT