TOWN OF PITTSBORO
PLANNING BOARD MEETING MINUTES
Monday, January 5, 2015, 7:00 PM

ATTENDANCE

Members Present: Raeford Bland, Shannon Plummer, Alfreda Alston, Brian Taylor, Carolyn Elfland, Oakley Bennett

Staff Present: Stuart Bass, Planning Director, Ileana Platon, Administrative Support Specialist, Paul Messick, Town Attorney

A. CALL TO ORDER

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

B. APPROVAL OF MINUTES

- **Ms. Alston made motion to approve the minutes of November 3, 2014 after corrections are made on page 5.**
- **Seconded by Mr. Taylor.**
- **Vote: Unanimous**

Minutes of December 1, 2014 were not available.

C. ELECTION OF OFFICERS

Although it is customary to elect Officers at this time of year some members stated that due to the resignation of Mr. Clifford in July 2014 the Board had elected Mr. Bland as Chairman and Mr. Plummer as Vice Chairman and feel there is no need for change at this time.

- **Ms. Elfland made the motion to continue with the current elected officials.**
- **Ms. Alston seconded**
- **Vote: Unanimous**

D. NEW BUSINESS

- **SP- 2014-10**
  Walker Auto Parts Store
  Action Needed – Discussion, Recommendation to Town Board.

Mr. Bass was advised by the applicant that someone would be here tonight, however, no one was present.

Mr. Bland suggested and asked the other Board Members if they could proceed to the next item in the agenda to see if the applicant shows up.

The other Board Members agreed.

E. OLD BUSINESS

- **REZ-2014-02**
  Hughes Rezoning {Amended Application}
  Action Needed – Discussion, Recommendation to Town Board

Mr. Bass stated that this item is before the Board tonight as a procedural matter as Mr. Hughes amended his original rezoning request after the public hearing from R-10 to R-12. Originally the rezone request was from R-15 to R-10, but now Mr. Hughes is amending the request to R-12. They are the same exact properties, the main difference is that the R-10 district allows for multi- family apartment buildings with a special use permit required but R-12 does not.

Ms. Elfland asked if the R-12 zoning allows duplexes, and if both of them allow use by right?

Mr. Bass said yes they both do.

Ms. Alston asked if this changed was brought up because the neighbors did not want apartment buildings in the area.

Mr. Elfland suggested that it was more likely that Mr. Hughes decided that the Commissioner were not going to approve his original request.
Mr. Bass again stated that the primary difference from R-15 to R-12 is that in R-12 a pocket neighborhood and duplexes are permitted by right, but not multifamily buildings.

Ms. Elfland then said that in R-10 apartments are permitted with an Special Use Permit and duplexes and pocket neighborhoods are permitted by right so all they are really doing with this is eliminating the ability to have apartments even, with a Special Use Permit.

Mr. Bland requested a motion to determine that this is consistent with the Land Use Plan.

- **Mr. Taylor stated that having reviewed the most recently amended zoning application in Town of Pittsboro Case #REZ-2014-02 as amended, pursuant to Section 160A-383 of the North Carolina General Statues the Town of Pittsboro Planning Board, at its regularly scheduled meeting on January 5, 2015 made motion to advise that the proposed rezoning is consistent with the Land Use Plan and other applicable plans and policies officially adopted by the Town of Pittsboro. Be it further moved to recommend to adopt the staff report which addresses plan consistency and other matters.**

- **Seconded by Ms. Alston**
- **Vote: All in favor**
- **Motion carries unanimously**

Mr. Bland requested the next motion.

- **Mr. Taylor stated that having reviewed the most recently amended zoning application in Town of Pittsboro case #REZ-2014-02 as amended, p0ursuant to Section 160A-383 of the North Carolina General Statutes the Town of Pittsboro Planning Board, at its regularly scheduled meeting on January 5, 2015 made the motion to adopt resolution recommending approval of the proposed rezoning and to advised and comment to the Board of Commissioners that the proposed rezoning is reasonable considering the size and location of the tract and the potential benefits to the economic, cultural and urban development of the surrounding community whole providing quality design features and sensitivity to environmental issues.**

- **Seconded by Ms. Alston**
- **Vote: All in favor**
- **Motion carries unanimously**

At this time the Board went back to the first item on the agenda, however, no one had showed up.

Concerns were raised in continuing when no one was there to answer any questions, but they asked Mr. Bass to go ahead and provide information on this proposal.

- **SP-2014-10**
  Walker Auto Parts Site

Mr. Bass stated that this is a site plan for Walker Auto Parts at the intersection of US 64 Business East and MLK Drive. It is an undeveloped Pad Site of .72 acres zoned C-2. Utilities are within the immediate vicinity and are available to the property. Plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments. Staff recommends approval of the proposed site plan. It is to construct a one story commercial building totaling 6,750 square feet in the Food Lion Parking lot. Some of the comments that were noted is below the threshold of disturbed area for any kind of formal storm water. They are not proposing any additional site lighting. The drive way is right in right out only. With respect to the landscaping there are a couple of dead trees that will be replace as well as any other required landscaping. There will be no dumpster pad for the site since they will have their employees take the trash to their main warehouse in Raleigh. Distributed tonight are memos from the Town Engineer stating that the developer has submitted their constructions plans and all comments from the Engineering Department have been addressed as well as a memo from Hydrostructures in reference to the water and sewer systems. Please note that this is an individual and separate property from the rest of the shopping center area. At this time Walker Auto Parts is located on the west side of town and they want to relocate to a more central location.

Discussion went back and forth between the Board Members on issued like the façade of the building, the materials that will be used and specially the issue of transporting the trash to their Raleigh location. They reviewed the plans submitted and also discussed a proposed retaining wall, the grading for a dock and water draining.
Mr. Bland suggested that the motion be tabled until they can speak with the applicant.

Mr. Bass requested that if they were going to table this it would be beneficial if they could list their concerns.

The concerns provided were dumpster pad location, the retaining wall, any other outside lighting, the garbage issue and the material that will be used in the building construction.

- **Motion made by Mr. Taylor to table this proposal until applicant is present**
- **Seconded by Mr. Bennett**
- **Vote: Unanimously**

D. BOARD MEMBER CONCERNS

None

E. REPORTS AND ANNOUNCEMENTS

None

F. ADJOURNMENT

- **Chairman Bland asked for motion to adjourn.**
- **Ms. Alston made motion to adjourn.**
- **Motion carried unanimously**

Planning Board meeting adjourned at 8:05pm

Next Planning Board Meeting is scheduled for Monday February 2, 2015

Ileana A. Platon
Administrative Support Specialist