

**TOWN OF PITTSBORO
PLANNING BOARD MEETING
MINUTES
Monday, March 3, 2014, 7:00 PM**

ATTENDANCE

Members Present: John Clifford, Raeford Bland, Bob McConnaughey, Carolyn Elfland, Brian Taylor.

Staff Present: Stuart Bass, Planning Director, Fred Royal, Town Engineer, Paul Messick, Town Attorney.

A. CALL TO ORDER

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

B. APPROVAL OF MINUTES

Chairman Clifford asked for motion to approve the minutes of February 3, 2014.

Vice Chairman Bland made motion for approval.

Motion seconded by Bob McConnaughey.

Motion carried unanimously.

C. NEW BUSINESS

1. SP-2014-02

Chatham County Agricultural Civic Center

Action Needed – Discussion, Recommendation to Town Board

Stuart Bass; this is Site Plan 2014-02 for Chatham County Agricultural Civic Center. The developer is Chatham County. Property is off of US 64 West (Business). Current zoning is O&I, (Office and Institutional) adjacent zonings are R-A, (Residential-Agricultural) and R-12, (Residential) and also O&I (Office & Institutional). The parcel is currently vacant and totals

approximately 97 acres, this project will disturb approximately 18 acres. Water and sewer are available to serve the proposed use.

This proposal is being presented to the Board as a Site Plan for review and recommendation to the Town Board of Commissioners. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments. This property was rezoned to O&I, (Office & Institutional) last year in anticipation of the project. Back in 2006/2007 the property was approved as a planned unit development but the recession resulted in that project being abandoned and the County subsequently purchasing the property from private ownership.

The proposed Agricultural Civic Center was allocated a wastewater capacity of 4,750 gpd by the Town Board of Commissioners on October 14, 2013. The County is proposing to construct a building for use as County Administrative Offices and an Event Center.

Staff Recommendation is for the Planning Board to forward a positive recommendation to the Town Board of Commissioners for approval, subject to final review and approval by the Town Engineer for stormwater permitting. E-mail received from the Fire Marshall states that they have concluded their review and they are satisfied with the project.

A color rendering map of the site was distributed to the Board. A creek borders the property and the floodplain and the natural buffer are located, the map also shows the future sewer easement which is part of a long range sewer plan should the area be developed further.

Harry Mitchell, Site Consultant for Hobbs Architects described the project, the entrances to the site and the Jordan Lake rules for storm water. A discussion ensued regarding connectivity to the Community College. There is a bridge built in 1921 by the State of North Carolina but that is on private land. They recognize the need to have a connection to the Community College Campus and this bridge goes over the major creek that sits between the two properties. At issue is whether to somehow use the existing bridge in the future or building a new bridge at a cost of \$300,000.00 to \$400,000.00.

Mr. Bland asked if this connecting road would be for traffic or pedestrians.

Mr. Mitchell replied that ideally it would be for both. From a traffic perspective it would be preferred for pedestrians and an interior connection versus the entrance on 64 Business which will be the main road into the property. There has not been an assessment done on the bridge but it would be an immediate pedestrian thoroughfare until it can be evaluated and approved for vehicle traffic. They have discussed this with the Community College and their interest is in the

connectivity that this bridge provides. The main concern is to figure out how to do it within the budget.

Carolyn Elfland had questions on a parking lot situated in a remote area of the project. It was explained that it would be secured parking for County vehicles. She did not see the security advantage on such an isolated location and the accessibility to law enforcement in case they had to respond to a vandalism call. The Architects will inquire why this parking lot is situated there.

Her other inquiry was about the proposed irrigation plan in front of the location. Mr. Mitchell's response was that they are setting a location for an irrigation meter with the assumption that there may be need for irrigation in the future. It's basically making a provision for future irrigation. They are placing the box with no meter or lines. This irrigation system will be used for future landscape irrigation to minimize the cost if it becomes a reality at some point.

Ms. Elfland asked Mr. Bass if the Town had any Utilities Specifications.

Mr. Bass said that it does and would gladly provide her with a copy.

Mr. Mitchell stated that the Utility plan they have identifies the responsibility for water and sewer since they have an allocation from the Town. The sewer will be public and the interior water will be private.

Ms. Elfland questioned what the impact would be to the Town's sewer capacity in times of high occupancy at the site.

Mr. Bass stated that the Town has an allocation capacity and they have provided the applicant with an amount.

Mr. Clifford asked if the easement on the northern side of the property will have access to the other property owners. The response was that it is a sewer easement that crosses the property and extends all the way up to the northern side.

Taylor Hobbs, of Hobbs Architects said that they have met with the Ashford Subdivision Homeowners Associations, discussed their concerns and they were satisfied. The main building is approximately 1500 feet away from the nearest home and obscured by heavy wooded area.

Mr. Clifford stated that when this came to a rezoning request last year it presented a couple of renderings of what the building would look like but he did not recall a 20,000 square foot barn.

Mr. Hobbs explained that it is for future expansion and not part of the current plan. If it is needed or it happens in the future then the request would be submitted.

Chairman Clifford asked for a motion.

Mr. Bland made motion to send it to the Board of Commissioners with approval.

Motion seconded by Mr. McConnaughey.

Motion carried unanimously.

D. BOARD MEMBER CONCERNS

None

E. REPORTS AND ANNOUNCEMENTS

Note was made of the new notebooks passed out to the Board containing a complete set of all the revised and updated land development ordinances.

F. ADJOURNMENT

Chairman Clifford asked for motion to adjourn.

Vice Chairman Bland made motion to adjourn.

Motion seconded by Mr. McConnaughey.

Motion carried unanimously

Planning Board meeting adjourned at 8:02pm

Next Planning Board Meeting is scheduled for Monday, April 7, 2014 at 7:00pm

Aleana H. Platon

Administrative Support Specialist