

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

ATTENDANCE

Members Present: Raeford Bland, Alfreda Alston, Brian Taylor, Carolyn Elfland

Staff Present: Stuart Bass, Planning Director, Ileana Platon, Administrative Support Specialist

A. CALL TO ORDER

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

B. APPROVAL OF MINUTES

- **Ms. Elfland made motion to approve the minutes for October 6, 2014.**
- **Seconded by Ms. Alston.**
- **Vote: Unanimous**

C. NEW BUSINESS

1. SP- 2014-08 VKB Building

Action Needed – Discussion, Recommendation to Town Board.

Mr. Bass stated that this is a proposal presented to the Board as a site plan for review and recommendation. The plans have been reviewed in accordance with the Town's applicable development ordinance by the appropriate departments. The proposal is to construct a one story Commercial building totaling 17,248 square feet. Location is off of Lowes Drive on an undeveloped 2.883 acre site. The existing zoning is C2 (Highway Commercial). Adjacent zoning is C2 (Highway Commercial, MUPD (Mixed Use Planned Development). Water and sewer is available. Staff recommends approval of the proposed request, subject to issuance of a Stormwater Permit and authorization by the Town Engineer.

A representative from VKB & Associates took the floor and gave a description of their plans.

Ms. Elfland said that hopefully they will meet minimum but if they can't they can buy down the difference, however, they must meet the minimum amount. The idea of the Town's ordinance is that they do as much as they humanly can, however, at some point and time depending on the site, size, topography and other things it becomes impossible to do any more. The VKB representative has met with the Town Engineer. They have gone back and forth on this and actually a buy down retention pond is one of the biggest thing that can be done. The Town Engineer is satisfied with their efforts.

- **Mr. Taylor made motion to approve.**
- **Seconded by Ms. Alston.**
- **Motion carried Unanimously**

2. REZ-2014-03

Pittsboro Ford Rezoning

Action Needed – Discussion, Recommendation to Town Board.

Mr. Bass stated that Boyette Nelson, LLC is proposing to rezone approximately 1.3 acres adjacent to the existing Pittsboro Ford Dealership from R-A (Residential-Agricultural) to C-2 (Highway Commercial).

The property is located on 1293 Thompson Street and is currently a single family residential structure. To the north it's zoned R-A to the south is commercially zoned properties associated with Business 64, to the east it's zoned R-A and to the west the property immediately adjacent is Pittsboro Ford, zoned C2 (Highway Commercial).

The R-A zoning shown dates back to at least 1989. The subject property is designated as Mixed Use Neighborhood on the Future Land Use Map approved on October 2012. The mixed use neighborhood category includes a mixture of land uses including residential, commercial and civic/institutional-at a variety of densities and is intended to allow flexibility. Three primary areas are indicated for this type of development: on the east side of town along US 64 Business and US 64 Bypass; on the north side of town neat the US 64 and US 15-501 interchange; and on the west side of town near Central Carolina Community College.

The property is also immediately adjacent to a Commercial property as categorized on the Future Land Use Map. These areas are located with convenient access to US 64 Business and US 15-501, particularly near major intersections. Encourage uses are those that benefit from convenient highway access, including general commercial, restaurants, building supply, light manufacturing and professional services.

The C-2 (highway Commercial) district is defined as certain areas that are primarily designed for citizens using the major highways that run through or around the City, it is intended to provide retail, office and service areas. This district accommodates intensive commercial uses such as

shopping centers and strip centers as well as free-standing, highway-oriented business establishments. This particular parcel is located in an area within the vicinity and adjacent to existing C-2 zoned properties. A rezoning of this parcel would represent a continuation of this land use pattern for the north side of Thompson Street and its conjunction with US Business 64. All public facilities and services rendered by the Town of Pittsboro are available to the site. With respect to population change there would be no associated transition from residential to commercial. The property in question fronts Thompson Street but is in close proximity to (US Business 64) a Major Thoroughfare. The most recent NCDOT traffic count at that area was an average daily traffic volume of 5,100 in 2013.

Staff recommends approval of the proposed rezoning. The parcel is located in an area adjacent to current C-2 zoned property. The location is in proximity to US Business 64 and is subject to a relative high traffic volume compared to other locations. The proposed rezoning is reasonable considering the size of the tract, the potential impact to the surrounding community and its specific location. The proposed rezoning is consistent with the current Land Use Plan and other applicable adopted plans, policies and documents.

Mark Nelson of Pittsboro Ford at 1245 Thompson Street explained that he is trying to purchase the land adjacent to the Ford Dealership and would like to rezone it C-2. The owner of the property has relocated and the house on the land is currently vacant and is disarray. In time he will demolish the home and the land would be used as a lot to store dealership vehicles. He has surveyed the entire lot and has spoken to surrounding residents. He has also committed to maintain the road that borders the land and goes into an adjacent parcel, at some point in the future he will have the road paved.

Mr. Bland asked which owner did he spoke with, the reason for his inquiry is because of the religious organization located around there.

Mr. Nelson said that a Catholic order lives in a home in the property behind the parcel. The biggest concern is the road and that they have access in and out of their property. He has assured her that he will always maintain the road and eventually make it better.

Ms. Elfland asked Mr. Bass if that was the only road accessible to the two properties behind this parcel, if it is they would have no other choice but to maintain it.

Mr. Bass confirmed that it is the only access road that it is a legal easement.

Bland asked if his intentions were to move his vehicles from the island that sits between US 64 and Thompson Street to the proposed lot.

Mr. Nelson said that was a possibility, and he would use it in the future to store new vehicles.

Ms. Elfland moved to recommend to the Town's Board of Commissioners motion A, 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 move to recommend to adopt the staff report which addresses plan consistency and other matters.

- **Mr. Taylor seconded.**
- **Motion Carried Unanimously**

Ms. Elfland moved to adopt the resolution recommending approval of the proposed rezoning and to advice and comment to the Board of Commissioners that the proposed rezoning is reasonable considering the size and location of the tract the potential benefits to the economic, cultural and urban development that surrounds the community while providing quality design features and sensitivity to environmental issues.

- **Mr. Taylor seconded**
- **Motion Carried Unanimously**

3. Possible Self Storage Facility

Action Needed – Discussion. (Material to be presented at meeting)

Mr. Bass stated that this is something he thought would be a good idea to bring to the Board for discussion. The potential applicants are present tonight. It is for a storage facility on Parcel #7189 located on 15-501 just south of the Haw River. At the moment it is zoned RA-5 and would have to be rezoned C-2 (Highway Commercial) this would definitely be Spot Zoning it would also have to be accompanied by a site plan and would be a conditional rezoning. Within the Land Use Plan, it mentions gateways into town, this is why he suggested the applicants discuss their proposal with the Planning Board.

One of the applicants requested 10 minutes for their presentation. They are proposing to build a storage facility on the parcel mentioned. They only have a preliminary site plan but once they have the rezoning approval they can go to the Engineers and get a formal approval for the Site Plan. The parcel is in the intersection of Bynum Road and 15-501 they also have an easement going thru the property which will give them access to Bynum Road, they spoke to NCDOT and they are fine with also having access to 15-501. If the rezoning request is approved they will commence construction in about four months and the first phase of the facility would be open by March 2016.

Charlotte Kepler, one of the applicants wanted to go thru some of the potential concerns that they have identified with this parcel and proposal of the storage facility. The first concern is esthetics. This is a main gateway to Pittsboro and in her opinion when she sees a storage unit it is surrounded by a chain link fence. With their out of site out of mind concept they will have 20 feet of nature buffer on the northwestern side of the property and approximately 45 feet of natural buffer from the roadway. Along the north and western side of the property that is adjacent to residential pieces

of land they will provide a 20 feet natural wooded buffer as well, all the access points to surrounding neighbors will be wooded making the facility out of mind out of site.

Another way that they will achieve this concept is by having the buildings neutral color that will blend better with the surroundings. The only way to know that the facility is there is by having a well landscaped entrance along 15-501 and the Bynum Road easement.

Another item of concern is traffic impact. The good thing about storage facilities is that they have low traffic frequency. Storage facilities do not have an influx of traffic and because their target market is residents that are already local in the community they do not foresee an increase in the traffic pattern.

The other issue that they would like to cover is the environmental impact, this specifically relates to water and ground. Because this is a storage facility there will be no need for septic or sewer. There will be no bathrooms on site and waste dumping and/or disposal will not be allowed, this means no type of disposal coming out of a storage facility, RV or boats.

Concerning light and noise pollution they will have motion sensor downward facing lights. This will cut back on a nuisance to the surrounding neighbors within the area. Because of the nature of the business the flow of business will be limited and noise will not be an issue.

The last concern is public safety. Safety for the community and safety of our belongings is very important. This storage facility will provide a safe and secure way to store your belongings. This will be accomplished by having security fences around the perimeter of the facility, they will also have gated keyless access as well as security cameras and security lighting around the facility.

There are existing and future commercial plots of land along 15-501 and adjacent to 15-501 including the old Stone Crow Pottery place which is in the process of being rezoned for a garden supply store and there is also a current garden supply store about $\frac{3}{4}$ of a mile away and two automotive shops within a mile of this site. However, the biggest one of all is Chatham Park, it was recently approved and will be bringing multi mix residential as well as commercial.

Mr. Bland asked if they already owned the property.

Ms. Kepler stated that that they are in the due diligence period right now, their closing date is coming soon.

Mr. Bland stated that the issue is not whether it is a nice looking place, but whether it is appropriate. There is no such similar zoning anywhere around it.

Ms. Elfland asked if the old Stone Crow Pottery place was really being rezoned.

Mr. Bass said that it is not being rezoned but it was just purchased and the new owners will be doing something similar in that area, therefore, he can operate the new business as continuing and legal, without having to rezone.

Ms. Elfland said that her reaction by looking at the picture is how it can instantly be 100% impervious without really trying that close to the river and every storage facility is like that, this concerns her. She also thinks that is a drastically different zoning from what is there now. The Town is in the process of developing a new Unified Development Ordinance and they have been discussing the images projected by the gateways entering into Town and this is a major entryway which at this point it is as natural as it can be. Also discussed is having some more specific zoning in the gateways that would be form based to try to preserve and create a positive feeling coming into Town, however, she does not see this meshing with that either, although that is now in the process of being developed.

Ms. Kepler explained that is the reason they created a natural wooded buffer and will not disturb 20 feet of trees.

Ms. Elfland stated that 20 feet is not enough and is not much of a buffer.

Ms. Kepler said that they are willing to adjust the buffers

Mr. Taylor asked if they will have boat and RV storage.

Mr. Kepler said that they will have a specific location for boat and RV storage and they will not be seen from the road.

Ms. Elfland said that they may not be changing the oil at the facility but they will be driving then into the facility including all the fluids.

Ms. Kepler stated that there is only 32 spaces for the boats and RV and they can be removed if necessary.

Mr. Bland is surprised that there is so much demand for storage building when there are so many other storage facilities just east of Pittsboro and wondered if those are all full.

The answer was that they are currently running at 90% capacity. Looking at an aerial view there is big a gap of storage facilities in the 15-501 area.

Mr. Bland stated that the biggest issue that would be sport zoning they really don't know how far they would have to go till they found a similar zoning situation.

Mr. Bass said that there is a hodge podge of uses in 15-501, some are nonconforming and have been there forever. The commercial zoning does not start until the Bojangles.

Mr. Taylor said that this is something that was discussed in the UDO. They need to get firmer grip on this issue because on this entryway there is single wide, single family, mixed used commercial, there is no real identity. This is one of the first things they will be addressing in the UDO.

Ms. Elfland said that they have goal, they know what they are aiming for but they do not know the regulation yet. Personally she would not vote for spot zoning in the interim which does not conform to the goals they are striving for in the UDO.

Mr. Taylor said that one of the major things they are addressing are major entryways into Town and a consistency in zoning. This project specifically is about being inconsistent in zoning. Why would Pittsboro prove to be inconsistent in zoning just to turn around and rewrite a UDO that wants to have consistency? What image does Pittsboro want to convey as people drive in. This is not an issue of what kind of business it is, it is about consistency in zoning and placing a commercial in the middle of a hub of residential is not going to work. The other zonings that were noted tonight have existed for some time except for Bojangles and Chatham Park.

Ms. Elfland explained that the whole concept of a storage facility is not the image they would like to project when coming into Town.

Mr. Taylor said that there is also a possibility that the surrounding residents will not be in agreement with the project and will complain and claim that it is inconsistent zoning. That community is very sensitive. They will have a fight in their hands.

Ms. Alston asked if they had spoken with the surrounding residents.

The response was that they had not done that yet.

Mr. Bland stated that the presentation was fine and the ideas are delightful, however, they just answered the wrong questions. They can make a great storage facility but they question is how to deal with the zoning and justify with what is in the pipeline to be done with the UDO. He encourages them to go forward with their idea but at another location.

Mr. Taylor explained to the applicants that to justify a rezoning that is surrounded by residential property would be hard for the Planning Board to justify approval.

D. BOARD MEMBER CONCERNS

None

E. REPORTS AND ANNOUNCEMENTS

Mr. Bass provide the Board members with a copy of the Triangle Regional Water Supply Plan, prepared by Triangle J Council of Governments to member s of the Jordan Lake Partnership

F. ADJOURNMENT

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

Planning Board meeting adjourned at 8:05pm

Next Planning Board Meeting is scheduled for Monday December 1, 2014

Aleana A. Platon

Administrative Support Specialist

