



Town of Pittsboro
Planning Board Meeting Minutes
Wednesday, September 7, 2016

ATTENDANCE

Members Present: Raeford Bland, Chair, Alfreda Alston, Karl Shaffer, Bob McConnaughey and Wayne Herndon

Staff Present: Jeff Jones, Planning Director, Victoria Bailiff, Planner II, Paul Messick, Town Attorney and Denice Bryant, Planning Board Clerk

A. CALL TO ORDER

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

B. APPROVAL OF MINUTES

The minutes were approved.

- Ms. Alston moved to approve the minutes of August 1, 2016.
- Seconded by Mr. Herndon.

Vote: Aye 5 Nay 0

C. OLD BUSINESS

None

D. NEW BUSINESS

REZ-2016-06 Cothren Rezoning – Victoria Bailiff

Ms. Bailiff stated that Pat Cothren is proposing to rezone approximately 0.957 acres, at 1345 Thompson Street, from RA (Residential Agriculture) to C2 (Highway Commercial), currently houses an insurance business.

The existing use is Commercial. Properties adjacent to this parcel of land are Residential and commercial in nature. North, parcel is zoned RA; South, parcels are zoned RA and C2, West, parcel is zoned RA and East, parcel is zoned RA. This particular property has been zoned RA since the early 1990's.

The following staff analysis is structured to address the information that should be considered for a map amendment as outlined in the Zoning Ordinance and city zoning enabling statutes for the State of North Carolina.

The subject property has been designated for Mixed Use Neighborhood in the Future Land Use Map. The mixed use neighborhood category includes a mixture of land uses – residential, commercial and civic/institutional, at a variety of densities. This category is intended to allow flexibility, while at the same time encouraging development.

C2 Highway Commercial District – This district is defined as certain areas that are primarily designed for citizens using the major highways that run through or around the City. The district is customarily located along the major arterial highways. This district is intended to provide retail, office and service areas for the benefit of residents in nearby areas and non-residents. This district accommodates intensive commercial uses such as shopping centers and strip centers as well as free-standing, highway oriented business establishments. Included also are certain functions, such as warehousing, that are compatible with the primary uses.

Public facilities and services rendered by the Town of Pittsboro, water and wastewater, are available to the property.

It is unknown what the impact of this rezoning and what changes to transportation patterns has on future population and the result of this proposed change might be.

Staff recommends approval of the proposed amendment, as the property amendment is consistent with the Future Land Use Plan. The property is positioned near 64 Business East and other properties which are commercial in nature, a suitable location for Highway Commercial.

Chairman Bland asked about the Public Hearing, stating that he was there and no one spoke.

Mr. McConnaughey asked if there was a sign up for the Public Hearing.

Ms. Bailiff stated there was a sign.

Chairman Bland said that he went by there several times and noticed that a business was being ran out of the property and if he lived in that property. He asked Mr. Pat Cothren if he would like to speak.

Mr. Cothren spoke on behalf of his business and said mainly his business is run by computers, emails, and fax. He stated he is currently running it out of his home but started in Main Street Station until he left there, trying to get this property up and running. Mr. Cothren said he was not living in this property.

Chairman Bland asked about the house next door and is it a residence. Are we to assume they do not care since they did not come to Public Hearing.

Mr. Jones commented that the residents are fully aware and are ok with it.

Chairman Bland asked if there was still a fallout shelter on the property.

Mr. Cothren stated there was not one on his property, but there is one on the property adjoining his.

Mr. Shaffer stated that he generally supported this request and in the Land Use Plan moving in that direction. He also stated that it is one of the gateways and C2 allows by right and several activities that could be put there like Dollar Generals, tattoo parlors, body shops. I am not saying these are oppositional comments.

Chairman Bland asked about Special Permitted Uses by Right in the new UDO.

Mr. Jones stated there will be different uses within every district in Town under the new UDO. C2 will become more of a Mixed Use designation, all zoning districts will be altered slightly and will change the specific uses. The gateway overlay boundaries need to be established.

Chairman Bland asked how we can create some in Town commercial with a better list of uses than we have now.

Mr. Jones stated that the way we can do that is by controlling Special Use Permits. The Town is going to have to allow for some of the things that we don't care for like tattoo parlors, but we will have to look at where we are going to allow them to put the businesses and make them go through a Public Hearing process. There was continued discussion on the new UDO and different changes once it has been adopted.

Written Consistency Statement of the Town of Pittsboro Planning Board to the Town of Pittsboro Board of Commissioners – Rezoning Case #REZ-2016-06 Cothren

Motion A:

Motion to adopt the following resolution: RESOLVED, that the Town of Pittsboro Planning Board hereby advises and comments to the Town of Pittsboro Board of Commissioners that the proposed rezoning is consistent with the Town of Pittsboro Comprehensive Plan, including the land Use Plan, and other applicable plans and policies adopted by the Town of Pittsboro. The following reasons and other matters were considered in the deliberations of the Town of Pittsboro Planning Board with respect to this motion: the proposed rezoning is reasonable considering the size and location of the property subject to the proposed rezoning and the potential benefits to development of the Town of Pittsboro and surrounding community; the adjoining lands are either zoned or used for residential uses; and proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro.

- Ms. Alston made a motion that it is consistent and to Adopt Motion A.
- Seconded by Mr. McConnaughey.

Vote: Aye 5 Nay 0

**Written Recommendation of the Town of Pittsboro Planning Board to the Town of Pittsboro
Zone Case #REZ-2016-06 Cothren Rezoning**

Motion A:

Motion to adopt the following resolution: RESOLVED, that the Town of Pittsboro Planning Board recommends approval of the proposed rezoning. The following reasons and other matters were considered in the deliberations of the Town of Pittsboro Planning Board with respect to this motion: the proposed rezoning is reasonable considering the size and location of the property subject to the proposed rezoning and potential benefits to the development of the Town of Pittsboro and surrounding community; the adjoining lands are either zoned or used for residential and commercial uses; and the proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro.

- Ms. Alston made the motion to Adopt Motion A.
- Seconded by Mr. McConnaughey.

Vote: Aye 5 Nay 0

E. Board Member Concerns

Chairman Bland brought up the last rezoning at the board meeting and the 360 Accounting. I would like to see us get a jump start on knowing what is going on before it gets started, which is like forgiveness before permission. We need to figure out how to resolve this issue, do it the right way, bringing it before the Board, getting the proper permits and do it right from the beginning.

Mr. Jones stated that we are trying to look for these types of issues and get with property owner(s), but there are probably other businesses in the area that are not zoned properly either. It is not the position of the Board of Commissioners and Planning Board that the gateway into our town become all commercial businesses.

F. Reports and Announcements

Mr. Jones stated he included in your packets this month a hard copy version of the Natural Resources Ordinance which he had sent out in an email earlier. Please review this ordinance as a part of UDO drafts. We will discuss this ordinance and more of the UDO Module 2 draft during the September 19th joint meeting between the Planning Board and the Town Board of Commissioners.

G. Adjournment

The Planning Board meeting adjourned at 7:35 pm.

Next Planning Board Meeting is scheduled for Monday October 3, 2016.

Denice Bryant
Planning Board Clerk