

Advisory Plan

Commission Minutes

Tuesday, October 25, 2022 at 6:00 pm

Members Present: Lisa Abbott, Cathy Vandivier, Jack Swalley, Steve maple and Jarod Baker

Member Absent: Samantha Crouse and Don Joiner

Town Attorney: Jim Buddenbaum

Town Planner: Rachel Cardis & Catherine Kazmierczak

APC Secretary: Breana Love

Attendees: Jason Love, Bill Majeske, Zach Buchanan, Carol Young, Tracey Deutsch, Justin and Amber Spears, Susan and Joe Cabage, , Donna Rund, Chris Yakubesan, and Kurt Roudruck

1. Steve Maple called the meeting to order
 2. We had the Pledge of Allegiance & Moment of Silence
 3. Steve had the members to a roll call- Steve Maple, Jack Swalley, Jarod Baker, Cathy Vandivier, Lisa Porch
 4. With 5 of 7 member present we have a Quorum
 5. Steve ask if there was any additions or corrections to the minutes? Hearing none Steve moved to approve the minutes, it was seconded by Jack Swalley. All eyes to follow, minutes approved (5-0).
 6. We had no public comments at this time.
 7. There was no old business
 8. New Business: Steve read the rules for a Public Hearing.
 - a. **Rezoning Petition- Millennium Force, LLC (Brian Scholz) seeks to rezone 18.54 acres to the R-1 Zoning Classification.**
- i. Guidelines for a public hearing.
 1. Everyone wishing to speak must sign in on the sheets in the entryway.
 2. When called to speak, please state your name and address for the record.
 3. Please be direct with your comments.
You are welcome to say you agree with any previous speaker.
 - ii. At this time Steve opened the Public hearing.
 - iii. Steve stated that Public notice was published in The Republican on October 13, 2022 and sent to surrounding property owners on October 12, 2022.
Purpose of the discussion: Petitioner requests rezoning approval of the subject 18.54 acres to the R-1 Zoning Classification.
 - iv. Rachel Cardis discussed rezoning requirements and request to change zoning to R1 zoning with restriction of 2 unit density.

- v. Brian Scholz (the Petitioner) Requesting to change zoning in order to split property into two sections and to make two different homes, one on each property.
- vi. Public comments- 1) Tracy George, asking where the houses will be located; Steve state that is unknown until the site plan is completed. Tracy also asking if the pine trees will be taken down, at this time there is no plan to take any trees down. 2) Donna Rund, where does the road from these two properties connect and where are the houses. Staff states because of multiple pipe lines going through this entire property, houses will be limited. Until plans are made, it is unknown where the road will connect to Waters Way. 3) Joe Cabage asks how many houses will be there, according to staff report, there is a recommended restriction of 2 homes only on the allotted 18.54 acres. 4) Matt Rund asked the price range of the homes. Per staff, until rezoning and plans are approved, there is no way to tell yet what the price of the homes will be. 5) Justin Spears asked how much buildup would be on the property. Per Steve that will depend on who owns the property after it is sold. 6) Chris Yakubesun asked where the roads will connect from the houses to Waters Way or if there is a possibility they will connect to North Park /Abbey Road. As before, there is limited space considering pipelines and it is unknown until plans are submitted for approval. 7) Susan Cabage, asked what the future land use intentions are for this property. Per Steve, the current zoning states Open Space however, with the multiple pipelines below, it would be impossible to build anything of that size. 8) Chris Yakubesun again asking to see where the pipelines are, Jason Love made a mock map to display. 9) Daniel Conger, Asked Steve to clarify R1 zoning and how many homes would be on the property. R1 states 1 home per 1 acre density and there are 2 proposed for this property. 10) Joe Cabage, asked what is on the rest of the property? Per current owner of the property, it would be farm land or landscape but that would be determined by buyer. 11) When will these new houses be started/completed? Per Steve after the buyer goes to Town Council for approval then talks with an architect about plans, goes to another meeting to subdivide the property into two parcels, then gets a permit, at least 4 months from now to begin anything. 12) Kurt Roudbruck curious how they are going to make it work with the pipelines and putting two houses on the property, but also will it have sidewalks. Per Steve, unknown until plans are submitted/approved. There are also easements at different lengths that will need to be considered. 13) Chris Yakubesun asked when the meeting will be for subdivision. Per Jarod Baker that will be a separate meeting that is not a public hearing, but the notes will be on the Town of Pittsboro website for review.
- vii. The Town did not receive and written responses if reference to the Rezone
- viii. Steve closed the Public Hearing once the public had finished speaking.
- ix. Steve asked for any Plan Commission discussion / feedback- Jack, would like to see this work, the space is limited due to the pipelines. Jarod seconded that; this is a good low density approach to using the space.
- x. The Staff had no concerns raised at this time.
- xi. Steve asked the Plan Commission to make a recommendation:

1. Jack made a motion that we forward a Favorable Recommendation to Town Council, Lisa seconded. All eyes to follow, motion carries 5-0.

9. Administrative Discussion-Short-Term Rentals Zoning Provisions in the Town of Pittsboro- Rachel reviewed the zoning and as for short term rentals, single family, attached or detached and family and what is considered secondary residents. Jack asking if this is for AIR BNB type situation. Rachel, yes, this would apply. Jarod is concerned that there are multiple single family homes being used as rentals right now that are renting one room of their homes so they are being used as businesses Rachel will look into it more for further discussion.

10. Board Comments- None.

11. Jack motions that the meeting be adjourn. Seconded by Jarod. (5-0)

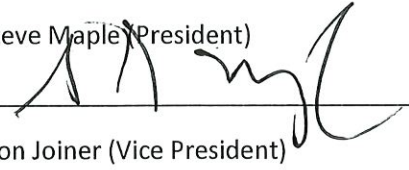
NEXT REGULAR MEETING: NOVEMBER 22, 2022

APRIL 25, 2023

October 25th, 2022 APC meeting minutes approved at the ~~November 22nd, 2022~~, APC meeting.

Advisory Plan Commission

Steve Maple (President)



Don Joiner (Vice President)

 Absent

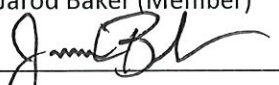
Lisa Abbott (Member)

Jack Swalley (Member)

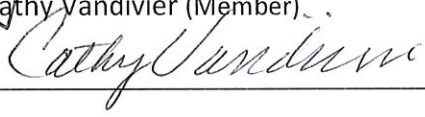
Samantha Crouse (Member)

 Absent

Jarod Baker (Member)



Cathy Vandivier (Member)



Bre Love (Secretary)

ADVISORY PLAN 10-25-22
COMMISSION

NAME	Address
Carol Young	238 Seward Ct.
Tracey Deutsch	200 E Wall St.
Justin + Amber Sprems	781 Penny Ct.
Susan Cabbage Joe Cabbage	142 E. Wall St
Brian Sutz	950 Patrick Place, Suite A
Donna Rund	7533 Waters Way
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TOM WITTKAMPER	785 Penny Ln