

Pittsboro Planning Virtual Meeting
April 8, 2020

Attendees: Adam Peaper, Town Planner; Jim Buddenbaum, Town Attorney; Shari Ping

Roll call: Samantha Crouse, Jason Love, Linda Ash, Don Joiner, Steve Maple, Jack Swalley

Public Hearing rezone 7.54 acres from R3 residential district to R5.

1. Adam states letters were sent to nearby residents on March 10, 2020 and it was posted publicly in the Republican Newspaper on March 12, 2020. Additionally after the last meeting and it being continued, there was another letter sent to the nearby residents explaining Zoom meeting details, and Facebook Meeting details.
2. Petitioner, Mike Andreoli, attorney representing Keers Development. Asking to change zoning to construct 105 multi-family apartment units on said property. Discussed design with quality materials, no subsidised units. Previous traffic report shows no indication of anticipated traffic concerns.
 - a. Derek Scott sent a letter in, read by Shari Ping. He is not in favor of apartments being built on that property. Concerned about additional children in the schools.
 - b. Adam read a letter from Craig Lyon, a resident on Waters Way. Concerned that this is the second time this request has been sent to the board and it was denied the first time. Asking it be denied again. He is not in favor of having apartments in Pittsboro. Concerned about traffic, additional children in the schools.
 - i. Samantha Crouse states the board did not unanimously vote the apartments down, there were two members that were in favor.
3. Mike Andreoli discussed the
4. Scott King, police officer in Pittsboro wanted to state there was one incident in his 4 years here that they had a call to visit the existing apartment complex that Mr Keers owns.
5. Public hearing closed.
6. Board member questions:
 - a. Linda asked about the traffic flow. Per Adam there is no connection to highway and all traffic would be to the south on Waters Way and then to Wall Street. Also asked about maintenance plans for the property. Adam confirmed inspections and all town codes would apply as far as nuisance, building upkeep, etc.
 - b. Jack asked about the site plan, additional standards for multifamily units that are over 4 units, which this would be. He is in favor of the rezoning.
 - c. No questions from Samantha. Jason, is interested in the taxing portion.
 - d. Steve is concerned about traffic but is a question for later with site plans.

7. Jack made a motion to send a favorable recommendation with the conditions included that were made by staff and also to have them come back to Planning after. Linda seconded. All ayes to follow, motion to send favorable recommendation to Town Council was approved.
8. Closed

Public hearing is a resolution to update Pittsboro's comprehensive plan.

1. Adam discussed the details of the plan. Minor changes to goals and objectives. Maps and specifically the future land use map, it does not look as far out as the map with Hendricks County. Includes recent annexation of land north on 74 and off of Mitchell. Updated forecast for owner vs renter occupancy.
2. Jim Buddenbaum, states the statue was amended with new words "for the sake of efficiency and economy in the process of development." Because defending your comprehensive plan. The second comment is about Steel Dynamics and Qualitec needing to be changed as they are not the same companies.
3. Board comments: Steve asked what the town has listed as manufacturing other than Fleece. None noted. Objective A, about complete street policies and future roadways, states it was approved in 2014. Jason thinks there was talk of it but never adopted. Will need further investigation. Funding for sidewalks. Lighting should be LED's. Removing "recently updated" from the statement about the town website.
4. Samantha made a motion to approve the plan with identified changes in the meeting, Don seconded. All ayes to follow. Motion approved.

New business:

1. Permits are up.
2. A request for a UDO amendment from someone. Corner lots are considered to have two front yards for purposes of setbacks. Requesting change for fencing on the side yard. Steve suggested not changing the rules, but sending this to the Board of Zoning Appeals to review each request and decide on options then. Samantha asked about other options than a BZA meeting which is expensive. Adam said the board can appoint a "Zoning officer" who could go and review the request. Jim is not in favor of adding extra positions.

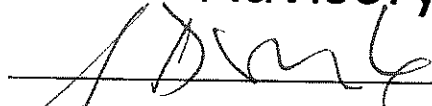
No other comments or issues to discuss.

Linda made motion to dismiss, Samantha seconded. All ayes to follow.


Meeting adjourned.

April 8th, 2020 APC meeting minutes approve at the July 28, 2020 APC meeting


Advisory Plan Commission



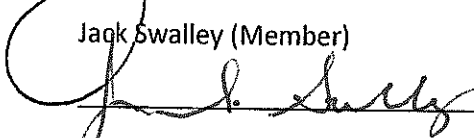
Steve Maple (President)



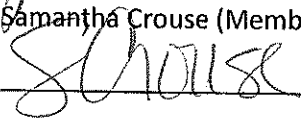
Don Joiner (Member)



Jason Love (Member)



Jack Swalley (Member)



Samantha Crouse (Member)

Linda Ash (Member)



Cathy Vandivier (Member)

Bre Love (Secretary)

ADVISORY PLAN COMMISSION

4-8-2020

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