

PLANNING BOARD

Minutes

May 23, 2016

Present: Darrell Jones, Sam Hayes, Gene Blount, Larry Ray, Kenny Waldroup, Laura Johnson, David Covington

Mark Hetrick-Planning, Toby Hampson-Attorney, Lisa Markland-Clerk

The meeting was called to order by Darrell Jones at 7:00pm.

Kenny Waldroup made a motion, second by Sam Hayes to approve the agenda. There was no discussion and the motion passed unanimously.

MINUTES

Laura Johnson made a motion, second by Gene Blount to approve the minutes of February 8, 2016. There was no discussion and the motion passed unanimously.

Gene Blount made a motion, second by Kenny Waldroup to approve the minutes of March 14, 2016. There was no discussion and the motion passed unanimously.

Sam Hayes made a motion, second by Laura Johnson to approve the minutes of April 11, 2016. There was no discussion and the motion passed unanimously.

NEW BUSINESS

RZ 2016-03—Rezoning request by Cypress Creek Renewables for the Horton property on S. Arendell

Darrell Jones asked for a staff report. Mark Hetrick asked if all the Board members that were not present at the public hearing had come and listened to the recording of the hearing. All Board members, David Covington, Laura Johnson, Gene Blount and Larry Ray signified that they had listened to the public hearing recording.

Mark Hetrick gave a brief PowerPoint presentation to recap the request.

Kenny Waldroup stated that he wanted to disclose that he managed solar farm contracts for the City of Raleigh as part of his job duties. He stated that he would not have an issue making an unbiased decision on the request before the Board.

Darrell Jones explained that the Board was to make their decision based on all the allowable uses in that zoning district and not just based on a solar farm that was mentioned by the applicant.

Kenny Waldroup made a motion to recommend approval of RZ 2016-03 to the Board of Commissioners and that it was consistent with the Land Use Plan.

Toby Hampson asked if that motion was including the proposed consistency statement offered by staff. Kenny Waldroup stated the motion did include that statement.

The motion was seconded by Gene Blount. There was no discussion and the motion passed unanimously.

STAFF REPORT

Mark stated that the out parcel in front of Walmart owned by Tricor was beginning to be graded for the work to begin and said that one of the units would be an urgent care facility. Taryn Meadows was proceeding forward with their second phase.

Larry Ray asked about Taryn Meadows and where exactly they would be building. Mark stated he was not exactly sure since they were still reviewing the plans.

Laura Johnson asked about Shepard's Park and Mark explained that they were still in the process of getting site plans approved.

Mark Hetrick explained about Hwy 96 and the project going on for the improvement of that road.

Laura Johnson asked if there would be a public hearing in June. Mark stated that tentatively there was one scheduled. Darrell Jones stated he would not be present for the June meeting so Kenny Waldroup the vice chair would have to take over.

Laura Johnson made a motion, second by Sam Hayes to adjourn the meeting. There was no discussion and the motion passed unanimously.

Date

Darrell Jones—Chairman

SEAL

Lisa M. Markland, CMC—Town Clerk