

PLANNING BOARD
Minutes
June 8, 2015

Present: Sam Hayes, Gene Blount, Wallace Jenkins, Kenny Waldroup, Mark Hetrick-Planning, Julie Spriggs-Planning, Matt Watterson-Planning, Eric Vernon-Attorney, Lisa Markland-Clerk
Absent: Avon Privette, Larry Ray, Darrell Jones

The meeting was called to order by Darrell Jones at 7:33pm.

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

MINUTES

Gene Blount made a motion, second by Sam Hayes to adopt the minutes of May 11, 2015. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. ZA 2015-06—Addition of 152.195-Fee-In-Lieu Ordinance

Kenny Waldroup asked Julie Spriggs if there was anything that needed to be added. Julie Spriggs stated there was not.

Kenny asked if the Board had any questions or comments. There were none.

Sam Hayes made a motion, second by Gene Blount to recommend approval of ZA 2015-06 to the Board of Commissioners. There was no discussion and the motion passed unanimously.

B. ZA 2015-07—Amendment to 152.133 Setbacks for Accessory Structures

Kenny Waldroup asked if there were any questions on this issue.

Gene Blount asked if a deck was built that connected the two accessory structures would that be a violation. Matt Watterson stated that he did not think so but would have to do further investigation to be sure. Matt continued and said that they would have to pull a building permit and a zoning permit.

Wallace Jenkins asked about the number of buildings that could be built or tied together. He thought that it should be limited to the number of structures that could be built. Matt Watterson said that would be reasonable and if they were connected to the principal structure they would have to meet the requirements for the principal structure. Mark Hetrick stated that currently an accessory structure square footage was limited to being 35 percent of the principal structure.

Mark Hetrick said that it would have to meet state building code requirements to be counted as part of the principal structure. There was discussion about a carport with a room above it and would it be counted as an actual room per the state building code.

Kenny Waldroup asked Mark Hetrick what the driving force that was moving the change in the ordinance and were there citizens wanting to do work that would need the change immediately. Mark Hetrick stated that staff was trying to clean up the ordinance and with the many homes being built in Taryn Meadows and Shepard's Point there was more interest in putting up accessory structures.

Sam Hayes agreed that with the smaller lot sizes it was difficult to add an accessory structure.

Kenny Waldroup asked if it could be tabled to get answers to some of the questions and was that the desire of the Board. Sam Hayes stated that in the current code they could still put up an accessory building and do multiple building. Sam continued by saying that what staff was proposing was not changing the current ordinance that allowed accessory structures it was just changing the setbacks. Mark Hetrick stated that what Sam was saying was correct. Staff was recommending that the setbacks be changed.

Sam Hayes made a motion, second by Gene Blount to recommend approval of ZA 2015-07 to the Board of Commissioners. There was no discussion and the motion passed unanimously.

C. ZA 2015-08—Amendment to 152.128 the Permitted Uses Table for the Zoning Designation for Bar/Tavern/Nightclub/Lounge Activity

Kenny Waldroup asked Eric Vernon if the Board of Commissioners could set the hours of operation as a condition of the special use permit.

Eric Vernon said that a special use application was reviewed by the Planning Board and they made a recommendation to the Board of Commissioners and could recommend conditions at that time. The conditions should have some relationship to a policy concern that the Town had and if the Board thought that the hours were an issue they could consider setting hours.

There was discussion about what they could say no to if there was an application for it. Mark Hetrick explained that the applicant would have to state how their establishment fit with the ordinance. There could not be a blanket statement but each would be looked at on their own merits. They continued to discuss times for those types of establishments and whether it could be part of the ordinance or was on a case by case basis since they were all different.

Kenny Waldroup recommended that staff might want to develop a policy for the Board of Commissioners consideration that would lay out guidelines for conditions like time and to also look at what other municipalities did to establish a policy. Mark Hetrick said that they were reviewing that with the UDO but a policy would be much more in-depth. Eric Vernon stated that developing policies to support future proposed conditions was a very good idea.

Gene Blount made a motion, second by Sam Hayes to julie recommend approval of ZA 2015-08 to the Board of Commissioners and that staff begin development of a policy. There was no discussion and the motion passed unanimously.

STAFF REPORT

Mark stated that Waffle House closed on the property and was beginning to work on the project and should be completed in 120 days. Cook Out dropped off plans and would be at TRC at the end of the month. Glaxo was in the process of installing solar panels in the field next to Town Hall and in the process of converting the old day care into office space. Shepards Park dropped of an amendment to their special use permit as well.

Kenny Waldroup asked who the quasi-judicial limitation extended to. Eric Vernon stated that staff and council can discuss the topic but not with the applicant or the public.

Gene Blount made a motion, second by Wallace Jenkins to adjourn the meeting. There was no discussion and the motion passed unanimously.

Date

Kenny Waldroup—Vice Chairman

SEAL

Lisa M. Markland, CMC—Town Clerk