

PLANNING BOARD
Minutes
June 9, 2014

Present: Darrell Jones, Larry Ray, Gene Blount, Wallace Jenkins, Avon Privette, Kenny Waldroup, Lawrence Tickle, Mark Hetrick-Planning, Julie Wilkins-Planning, Matt Watterson-Planning, Toby Hampson-Attorney, Lisa Markland-Clerk

The meeting was called to order by Darrell Jones at 7:17pm.

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

MINUTES

Gene Blount made a motion, second by Kenny Waldroup to adopt the minutes of April 14, 2014. There was no discussion and the motion passed unanimously.

NEW BUSINESS

RZ 2014-02—Rezoning request from Tommy Perry for .04 acres located at 1512 N. Arendell Avenue from R-20 to HB

Kenny Waldroup stated that he thought that the site seemed to be significantly challenged with the increase in traffic.

Julie Spriggs explained that there were some improvements that were made when Bojangles came in and the rezoning would make it so that the entire parcel had the same zoning and not split zoning.

Avon Privette asked if the parcel on 96 was already zoned HB. Julie stated that was correct and that was why he was asking for the rezoning so the entire parcel was zoned the same. He continued by asking about the side and rear yard setbacks. Julie explained that it depended on what the uses would be, however, with the church there it would have to be buffers to protect it from the heavy business use.

Kenny Waldroup asked if the parcel was connected to the undeveloped right of way on Eddins Street. Julie Spriggs explained that it was not connected to Eddins Street and the church had petitioned to close that unopened right of way.

Mark Hetrick asked if Avon was asking about landscape buffers or building setbacks or what. Avon said that he would like to know both. Mark explained that they were in the process of redoing the unified development ordinance and all of the distances could change. The type of screening, buffers and setbacks were discussed.

Avon Privette made a motion, second by Larry Ray to recommend approval of RZ 2014-02 to the Board of Commissioners. There was no discussion and the motion passed unanimously.

RZ 2014-03—Rezoning request for 2.75 acres located at 204 Pearces Road from R-20 to TR

Kenny Waldroup stated that the lot was topographically challenged for right of way access off of Pearces Road and he wanted to know if there had been any thought or discussion about developing the rear right of way. Julie Spriggs stated that the continued development of Jones Street was discussed. Mark Hetrick said it depended on the type, size and scale of the development.

Larry Ray asked about the Transportation Plan that was recently amended and if that addressed that part of Pearces Road to Proctor Street. Julie said that at the intersection of Pearces and Arendell there would be changes but not at Proctor. The TRC would review all of issues with a development and the TIA would address it if it were over 100 trips per day for the site.

Darrell Jones asked what type of impact opening up Jones Street would have on the Town financially. Julie Spriggs said she did not have that information and thought that Chris Ray might be a better person for that.

Avon Privette asked to see the intersection on the Transportation Plan. Julie projected on the screen and there was discussion about what it should look like. Jones Street was not listed as a project on the Transportation Plan.

Kenny Waldroup stated that he thought the traffic issue would be addressed with TRC and a TIA with the Department of Transportation. Mark Hetrick said that if a TIA was not required under the Town ordinance DOT could require it as well. Mark continued by saying that the Boy & Girls club did not require a TIA from the Town but the DOT did require a turn lane for the use.

Kenny Waldroup made a motion, second by Gene Blount to recommend approval of RZ 2014-03. There was no discussion and the motion passed unanimously.

STAFF REPORT

Mark stated that there were quite a few different projects going on.

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

Meeting adjourned at 7:38pm.

Date

Darrell Jones—Vice Chairman

SEAL

Lisa M. Markland, CMC—Town Clerk