

Town of Navassa
Planning Board Agenda
August 12, 2009
7:30 PM

Planning Board

Al Beatty, Chair
Melvin Walker, Vice Chair
Walter Ballard
Charlie Graham
Diane Graham
Robert McMillan

Travis Barnes, Town Planner

Call to Order

Approval of Minutes

New Business

1. **Rezoning Request Z-2009-001:** Antonio Hooper, with LBH Properties, has submitted an application to rezone 1.99 acres located at 124 North Navassa Road (Parcel ID# 030GB003) from R-10 to R-MF. See attached map and staff report. Staff recommends the Planning Board recommends approval of the rezoning to Town Council.

Old Business

Review of Last Meeting:

- Update: Minor Subdivision Application for a piece of Parcel #02400003 located off Cedar Hill Road. Applicant is waiting on receiving their wetlands delineation from the US Army Corps of Engineers and supposedly they have secured an agreement with the property owner of the abandoned railroad.

1. Text Amendments to the Subdivision Ordinance:

- a) On page 11, under Article 3.1.3 there is a typo regarding the location of the Certificate of Exception. "Appendix 2-8" needs to be changed to the correct "Appendix 2-7".
- b) On page 25, in the last sentence of Article 4.2.3, there is a typo "Detention" pond needs to be replaced with "Retention" pond.
- c) On page 27, in Article 4.2.10 Section (A), there is a typo. "At least" needs to be deleted because it is unnecessarily placed in the sentence twice.
- d) On page 37, item (D) under Stormwater Drainage. After talking with Jim Vithalani from Right Angle Engineering and John Klein from Stewart Engineering, the engineers feel that our current slope requirements of 3 to 1 for surface drainage courses is too stringent and that it should be changed to 2 feet of horizontal distance for each 1 foot of vertical drop.
- e) The Cover Page and Table of Contents will also be updated to reflect these changes.

2. Text Amendments to the Zoning Ordinance, see attachment.

3. Noise/Nuisance Ordinance: Review draft language and Planning Board Members need to provide comments.

Staff Report

1. **Development Summary:** There have been no zoning compliance applications, although staff is waiting on the BOA to set a date to review a variance application for the siting of a home off of Cedar Hill Road. Also staff is waiting on some additional information from a few property owners for a couple of other projects.
2. The Zoning Administrator and Staff have met with Jon Vincent and his planner, Dan Weeks, regarding a proposed PUD application located in Area 1. Staff has also had an additional meeting with Dan Weeks.
3. Staff has been attending meetings as part of the update to the Brunswick County Joint Hazard Mitigation Plan and also for the Brunswick County Disaster Recovery Plan.

Chair's Report

1. Next Planning Board meeting will be Wednesday, September 9th at 7:30 PM.
2. Staff is directed to continue to research noise/nuisance ordinances.

Member Comments

Public Comment

Adjournment