



**IN ATTENDANCE:**

Committee Members Present: Al Beatty, Chair; Diane Graham, Vice Chair; Beverly Hutchinson, Secretary; and Robert McMillan

Committee Members Absent: Walter Ballard

Staff: Travis Barnes, Town Planner; Sean Ryan, Planning and Sustainability Intern

Other Attendees: Mark Zeigler, NC Division of Community Assistance; Mr. E.G. Dale

**CALL TO ORDER:** Mr. Beatty opened the meeting at 7:35pm.

**APPROVAL OF MINUTES:** Mr. McMillan made a motion to approve the minutes. Ms. Hutchinson seconded the motion. All members voted eye.

**NEW BUSINESS:**

Mr. Beatty reminded the board that the Town Council will be having a public hearing on August 25<sup>th</sup> for the police ordinances that were recommended for approval at the last planning board meeting. He encouraged members to attend.

- 1. Rezoning Petition Z-2011-003:** Mr. Beatty said that Mr. EG Dale has requested to rezone three parcels located along Mt. Misery Road from RU to HI. He discussed the location of the property with the Board. He explained that the area was not originally zoned HI because homes were on the properties. Now that Mr. Dale has demolished two of those homes, the properties are no longer being used for residential.

Mr. Ryan stated that staff recommends approval because it generally conforms to the future land use plan and policies of the 1999 CAMA Plan. He stated that the parcels are zoned light office/commercial in the future land use map, however the location of the properties near the proposed interchange on the I-140 bypass would make it ideal for industry. All of the properties surrounding the proposed rezoning are zoned HI. Mr. Ryan added that the smallest lot will be made nonconforming.

Mr. Barnes described the location of the future bypass interchange and that DOT will be providing a frontage road to access the properties. He added that because of the way the interchange will be built, the properties would be better suited for industry rather than light office and commercial.

Mr. Donald Beatty owns one of the three properties and submitted a letter stating support for the rezoning. Mr. Dale was present at the meeting and stated he had no concrete plans for the site. Mr. Al Beatty described a proposed site plan for Mr. Dales other property located adjacent to the proposed rezoning and showed the board members the proposed plan. The adjacent property would be used as a temporary storage area for the construction of the Piedmont Natural Gas line.

Mr. Barnes reminded the board that in making the recommendation to rezone, the board needed to consider all potential uses in the HI zone.

Mr. McMillan made a motion to recommend approval of the rezoning application. Ms. Hutchinson read a statement making the official motion of the board. Ms. Graham seconded the motion. All members voted aye.

- 2. CAMA Land Use Plan Update:** Mr. Zeigler was introduced to the board. He guided the board through the information packet distributed at the previous month's meeting. Mr. Beatty asked what the goal was for completing the plan. After discussions between staff and Mr. Zeigler, it was decided that the tentative date for completion would be February.

Mr. Zeigler asked the board to read the vision statement. He said it was drafted by him and Mr. Barnes based on other vision statements from other plans. Mr. Beatty said he would like the statement to say "desirable place to live and work" rather than just "live." He also asked that the word "clean" be placed next to "industry" so that it better expresses the Town's desire for clean industrial development.

Next, Mr. Zeigler asked the board to look at the draft priority issues. Mr. Beatty asked to change one of the issues to say "increase the number of commercial and industrial businesses" rather than just commercial. Ms. Hutchinson said it could be changed to say just businesses since the Town would like any kind of business. Mr. Barnes suggested the word "responsible" be added to the issue in order to encourage good business development and not businesses that would give the town a bad image. The board agreed. Mr. Zeigler stated that responsible could be too broad of a word. It was suggested that the word changed to "accountable." Mr. Barnes suggested the issue be rephrased to say "increase the number of businesses that adhere to the Town's vision." The board agreed to this change.

Mr. Barnes asked that bicycle mobility be added to the issue concerning traffic and transportation. The board agreed. Mr. Beatty asked if parks could be added to the issue concerning green space protection. Mr. Zeigler said it would be added.

Mr. Zeigler said he would return to the Board at the next meeting to finish the packet.

**OLD BUSINESS:** None

#### **STAFF REPORT**

1. Two zoning compliance applications were previously approved for an accessory shed and a tower collocation. Mr. Barnes said the company would be installing fiber optic cable along Church Street for the collocation. Eventually residents could hook up to the cable.
2. Mr. Barnes said his last day would be August 19<sup>th</sup>. Mr. Ryan will be the new Town Planner.

**MEMBER COMMENTS:** Ms. Hutchinson said she found some problems with the CAMA survey. Mr. Barnes said it was a draft and those issues could be discussed at the next meeting. The board discussed ways to increase the amount of people taking the surveys.

**ADJOURNMENT:** The meeting adjourned at 8:52 pm.

Minutes prepared by Sean Ryan, Planning Intern on August 11, 2011.