Planning Commission Minutes
November 9, 2005

Planning Commission Members Present:

Harry Armbruster	Madelyn Dixon	Wayne Printz
Jeremy Ream	Marty Shifflett	Daniel Talbot
Excused:	Wake Gooden	
Staff Present :	Dennis Donachy, Charlotte Shifflett	
Guests:		

Call To Order:
Dan Talbot, Chairperson called the meeting to order at 7:00 pm. The agenda called for a review of October meeting minutes. A typing error was made on the last page. Charlotte will correct the mistake and return them the next meeting for signatures.

DISCUSSION:

▲ **Business and Industrial 110-610**

Mr. Donachy, in response to a request by the commission during it's October meeting, submitted a proposed change to this code that would eliminate the ability to build residential structures in these zonings. A revision may be made to restrict apartments in business or industrial areas without holding a public hearing Currently, property zoned B1 may not be converted to residential.

▲ **Issue:**

If the Commission goes to the trouble to zone property you don't want the property owner (s) coming back to the Commission requesting to build homes. This creates a counter productive issue.

There was a concern that the town may want to be able to build a store on the first level and construct apartments above. As this facilitate the Downtown Revitalization program. Currently, the only time changes apply to an existing structure is an incident where it is deteriorated beyond a certain percentage or destroyed by fire. If it is rebuilt in either instance the structure cannot be changed.

Research ideas of having a business on the first floor with living quarters located above. Get good verbiage for the concepts mentioned; noting potential examples as appropriate housing.

Guidelines should be confirmed stating limits on housing immediately to avoid future zoning issues. The ability to make store top apartments will be considered at a future meeting.

Wayne Printz made a motion to make changes to 110-610 to include the above restrictions. Marty Shifflett seconded the motion.
Motion Carried: (6-0 voice vote)
This item will go to Council for first reading.

▲ **Yard Sale 110-712**

The Planning Commission has been approached by Town Council regarding old "Yard Sale" signs left posted throughout town. Citizens post these signs in advance of the event but neglect to return and take them down. It was requested that a sign must be signed and dated before posting.

Questions:

a. Who will accept responsibility to monitor and enforce the signs?
b. Posting of signs need to be controlled. Primary problems being created are traffic and using to advertise for business.
c. It was suggested that yard sales be limited to certain days of the month with time restrictions.
d. Marty Shifflett will check with other small towns to check and see if enforcement is pursued.
e. We need to put some thought into our decisions in determining how to deal with this issue in the future.
f. This issue will be listed on our December Agenda.

By-Laws:
A vote to accept the By-Laws was delayed until the next meeting. Several minor corrections need to be typed. The vote will be on next month's agenda.

Mayor Printz asked if future town development; including Professional Land Use Developer (s), need to be referenced in Commission By-Laws for future use?
Dan noted this is not an issue for Commissioner's. It has never been brought before the Commission in the past.

The Chair Person, Dan Talbot, inquired if any other questions exist relative to By-Laws?

Dan offered a suggestion at this point. It may be wise to change elections to June of each year, in order for new officers to take office at the beginning of the fiscal year, beginning July 1st. This change shall be made.

▲ **Adult Business Ordinance:**
Time did not allow this item to be discussed be on next month's agenda

Widdowfield Property:
The Widdowfield property lies in an R5 zoning district. The original discussion stated that good land exists there, however; the property owner does not agree with the Commission's decision.
Ms. Widdowfield has proposed dividing her property into (3) lots. She would sell a lot and use the money from the sale to build her mother a home on the remaining lot. This property could be divided for family members without it being designated as a subdivision but the sale of the 3rd lot puts the plan in doubt. A driveway would be an issue if this proposal were presented and passed. Ref.Code Book, page 11118.
How do we want to see the town developed in the future? *If we have zoned an area then we should abide by our decision.*

King Construction:
King Construction presented a request to begin Phase 5 in Quail Run. The original plan was approved by the county and is in accordance. It meets all compliance and requirements.

The Commission opened the floor for questions relevant to Mr. King's request. Marty Shifflett asked, in regards to Public Works , if the Master Plan was approved? If so, has addressing been completed?
It was noted the Plan still needs to go before the county for erosion, sediment, etc.

▲The Commission passed zoning only! Other items discussed in regard to the King subdivision included:

a. The man hole drawings should be reviewed and be sure there is enough slope to carry.
b. Chairman, Dan Talbot, wondered if we should review the McDaniel property located on North Street
c. The driveway into the division was mentioned and in comparison it was noted that Quail Run Sub-Division has only one entrance but deciding factor is that Quail Run is a much smaller division.
d. Maneuverability of emergency vehicles?
e. Trash collection

The issue was unresolved at the meeting but will be placed on the agenda for December, 2005

Fire Marshall
A suggestion was made to invite the County Fire Marshall to the December meeting.

Comprehensive Plan:
Questions that need to be answered:

a. % of housing exploded in 1980
b. What % would we like to see the town develop? We need to address family dwelling and bedroom development.
c. The Comprehensive Plan may be changed anytime we feel the need.

Dan Talbot noted the present language presents a good history lesson but it contains no future predictions for growth or a transportation plan.

It was suggested that a work session may need to be scheduled and dedicate the time to revision of the Comprehensive Plan. January sounds like a good month.

Sign Change;
A brief discussion occurred relative to sign ordinances in R5 Zoning. The latest revision to 110-706 was dated 12-18-2000. The requirements for R5 zoning sign requirements are listed in the Code Book. *Ref Land Development 110-706* Pg. 11087

With no further discussion, Marty Shifflett made a motion that the meeting be adjourned. Wayne Printz seconded the motion. The next meeting is scheduled for December 14th at 7:00 pm in the Council Chambers.

_____ _____

Signature-Chairman Signature-Secretary