



PLANNING BOARD

Tuesday, June 18, 2024 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:00 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Member Glenn Corriher, Member Mark Bringle, Member Jade Bittle, Member Beryl Alston

Members Absent: Member Scott Faw, Member Deborah Cox

Staff Present: Deputy Town Clerk Angie Sands, Planning, Zoning, & Subdivision Administrator Rick Flowe, NC Lead Fellow Robert Shinn, Assistant Police Chief Kevin Young, Town Manager Michael Ambrose

1.3 Pledge of Allegiance

Madam Chair Catherine Drumm led those in attendance in the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

None

1.5 Adoption of Agenda

ACTION: MOTION WAS MADE TO APPROVE THE AGENDA AS PRESENTED BY JADE BITTLE, SECONDED BY MARK BRINGLE PASSED BY UNANIMOUS VOTE (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of May 15, 2024, Meeting Minutes

ACTION: MOTION WAS MADE BY JADE BITTLE TO APPROVE THE MAY 15, 2024, MEETING MINUTES, SECONDED BY BERYL ALSTON, PASSED BY UNANIMOUS VOTE (5-0)

3. OLD BUSINESS:

3.1 Consider Discussion of Downtown Plan

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the property Parkdale. We talked about what we as a town wanted our downtown to be, do we want just what we have currently, or do we want to include Parkdale as part of our downtown.

Jade Bittle asked if the rumors were true that someone bought Parkdale Mill.

Mr. Flowe stated that was true, but we haven't had any conversations with them, and we need to stay ahead of the game. Our role is to make sure we kind of know, at least in the future land use manner. What's our vision. The future downtown plan needs to be what its potential might be should change occur.

Madam Chair Catherine Drumm asked how the Planning Board goes about asking the owners what their plans are.

Member Jade Bittle asked Mr. Flowe if he was referring to if the Planning Board is deciding to incorporate Parkdale as part of downtown.

Mr. Flowe asked what you as a citizen planner for the town, what are your insights.

Mr. Ambrose spoke on having a comprehension plan and ideas of what the Planning Board sees as the future of the Main Street area, helps when developers come into the town asking what the town's vision is to make sure they fit.

Mr. Flowe stated the businesses that are experienced in seeking locations want guidance and information, and they want to hear what the leadership thinks. We have a little bonus area, the old school and the old Parkdale parking lot, all of that has the caring capacity to be quite beneficial to the town.

Jade Bittle stated her vision for the building would be like an Optimist Hall, with Boutiques, restaurants, small shops.

Madam Chair Catherine Drumm agreed that the property should be included in the downtown area. Mrs. Drumm also would like to see maybe some residential and shops. I think it would be wonderful to have a walkway that goes over the railroad to the other side so that it connects the two.

Mr. Flowe stated adding a pedestrian bridge would create a landmark. That adds a nice accent to the community and people will remember that when traveling through Landis.

ACTION: MOTION WAS MADE BY GLENN CORRIHER TO INCLUDE THE PARKDALE PROPERTY IN THE DOWNTOWN PLAN, SECONDED BY JADE BITTLE, PASSED BY UNANIMOUS VOTE (5-0)

4. NEW BUSINESS:

4.1 Consider Zoning Map Amendment 2024-07-15-1 - Two-Ten concrete Plant to IND

Planning, Zoning & Subdivision Administrator Rick Flowe gave a brief overview of the properties that Two -Ten Concrete Plant have purchased and want to move the buffer to that property. Two -Ten is asking for the property to be annexed into the town and to be zoned industrial to match what they already have.

ACTION: MOTION WAS MADE BY JADE BITTLE TO APPROVE ZONING MAP AMENDMENT 2024-07-15-1 TWO – TEN CONCRETE PLANT TO IND, SECONDED BY MARK BRINGLE, PASSED BY UNANIMOUS VOTE (5-0)

4.2 Consider Zoning Map Amendment 2024-07-15-2 - DC Linn Park - Akers Parcel to CIV

Mr. Flowe gave a brief overview of Zoning Map Amendment 2024-07-15-2 DC Linn Park – Akers Parcel. The town purchased the property and is requesting to zone it to civic to match the remainder of the park property and the Police Station property. In order to combine it with the park it needs to be zoned Civic.

ACTION: MOTION WAS MADE BY MARK BRINGLE, SECONDED BY BERYL ALSTON TO APPROVE ZONING MAP AMENDMENT 2024-07-15-2 DC LINN PARK – AKERS PARCEL TO CIV, PASSED BY UNANIMOUS VOTE (5-0)

4.3 Consider Zoning Map Amendment 2024-07-15-3 - Golden - Coldwater at E. Mills to MU2

Mr. Flowe gave a brief overview of Zoning Map Amendment 2024-07-15-3 Golden – Coldwater at E. Mills to MU2 for the purpose of developing residential. The property owner has talked about maybe building two or three homes or townhomes. It’s not a particularly strong commercial site.

ACTION: MOTION WAS MADE BY JADE BITTLE, SECONDED BY MARK BRINGLE, TO APPROVE ZONING MAP AMENDMENT 2024-07-15-3 – GOLDEN- COLDWATER AT E. MILLS TO MU2, PASSED BY UNANIMOUS VOTE (5-0)

RECESS PLANNING BOARD MEETING TO HOLD BOARD OF ADJUSTMENT MEETING

ACTION: MOTION WAS MADE AT 6:45 PM TO RECESS PLANNING BOARD MEETING TO HOLD BOARD OF ADJUSTMENT MEETING BY BERYL ALSTON, SECONDED BY JADE BITTLE, PASSED BY UNANIMOUS VOTE (5-0)

5. BOARD OF ADJUSTMENT:

A. INTRODUCTION:

A.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:45 PM.

A.2 Determination of Quorum

Madam Chair Catherine Drumm, Member Beryl Alston, Member Glenn Corriher, Member Jade Bittle, Member Mark Bringle

A.3 Adoption of Agenda

ACTION: MOTION WAS MADE BY JADE BITTLE TO ADOPT AGENDA AS PRESENTED, SECONDED BY MARK BRINGLE, MOTION PASSED BY UNANIMOUS VOTE (5-0)

B. NEW BUSINESS:

B.1 Consider Quasi-Judicial Training Session on Special Use Permits

Mr. Flowe gave a brief overview of how having ongoing training for the Board of Adjustments helps to keep the mind fresh. Last month we talked about variances and appeals. The third role of the Board of Adjustment is Special Use Permit. A Special Use Permit is the type of permit that will go with things that make people nervous. An example could be a Chemical Plant that a neighbor could be concerned with the runoff. Mr. Flowe and Robbie Shinn acted out an issue that could be brought before the Board of Adjustment so that the Board could see firsthand what could transpire in a situation. The Board, the Developer, and Planning, Zoning & Subdivision Administrator have been sworn in by the clerk. The clerk has turned everything over to the Board. P&Z Subdivision Admin has presented the basic standards to the Board. Now the Developer will make his presentation which is under oath and testimony. Under State Law the Board will determine if that testimony qualifies as evidence that his testimony meets standards. The set of plans that the developer has is the actual evidence if the plans meet the standards or not. That would determine if the permit will be issued.

Mr. Flowe wanted to present this to the Board to differentiate between what someone says in an evidentiary hearing and what someone does in an evidentiary hearing. In a Special Use Permit proof is what we are looking for.

C. CLOSING:

C.1 Adjournment

Madam Chair Catherine Drumm adjourned the Board of Adjustment Meeting at 6:58 PM.

PLANNING BOARD

RECONVENE PLANNING BOARD MEETING

ACTION: MOTION WAS MADE BY MARK BRINGLE, SECONDED BY BERYL ALSTON AT 6:59 PM TO RECONVENE PLANNING BOARD MEETING, PASSED BY UNANIMOUS VOTE (5-0)

6. REPORTS:

6.1 Planning & Zoning Reports (Included in Packet)

7. CLOSING:

7.1 Adjournment

Madam Chair Catherine Drumm Adjourned at 7:04 PM

Respectfully Submitted,

Angie Sands, Deputy Town Clerk