



Planning & Zoning Commission
Minutes
Thursday, August 4, 2011

Call to order 7:00 p.m. By; Howard Edwards, Chairman

Present:

Sandy Puccerelli	Vice-Chair
Linda Spoales	Board Member
Mike Davies	Board Member
Donna Fallow	Board Member
Bruce Galloway	Zoning Administrator
Dennis Kimble	Liaison Town Council
Winslow Burhans	Mayor

Administrative Business:

Minutes

Motion made by: Dennis, to accept the minutes as written.

Seconded by: Sandy

All in favor

HDC/ARC Liaison Report:

Councilman, Dennis Kimble reported on the July 20, 2011 meeting.

The Code enforcement was discussed. The main discussion was in regards to a homeowner in Sponsellers addition that had put up a fence without the HDC/ARC board's approval. The other issue was that the neighbor's fence was removed to put up the new fence. The neighbor attended the meeting and his main concern was that if the new fence were to be removed he would be with-out his fence. Dennis suggested that it was a civil matter and it should be brought before an attorney. As a result of the fence issue, the town has created a separate permit application for fences.

Burger King attended and the board approved the play set.

Bruce Galloway - Code Enforcement

- Mayor Burhans did site visits in regards to the trash issue, and followed up by sending a town wide letter to all the residents informing them of the trash ordinance.
- There was a dump truck being stored in the historic district that was issued a letter.
- There was a fence and a patio installed without a permit. A letter was sent.

- The car sales man is still an outstanding violation that we are currently following up on with the next letter along with the citation.

Old Business:

Discussion on the Status of the Supplement to the 2010 Master Plan

Motion made by: Linda, to move the planning and zoning meeting to September 8, 2011, and also have the public hearing for the Supplement on September 8, 2011.

Seconded by: Donna

No public comment

All in favor

Update on Royal Oaks Road Ownership

No plat approvals will be issued until public works agreements have been executed for all the necessary elements in phase 1 and phase 2. The only element that has not been subject to a public works agreement is the roads in phase 1. Shawn Burnett has the public works agreement and cost estimates and he is reviewing them now.

Status report on:

- Miller & Smith – they are in the process of taking over Steve Seawright’s taps that he gave to the county. Shawn is reviewing PWA for sediment erosion control and storm water management.
- Burger King – has approval from the ARC for design. They need to provide us with public works agreements for sediment erosion control, storm water management, and we need a need landscape agreement. Their improvement plans are with the county.
- Marley Square – no activity to report.
- Food Lion Annexation – no activity to report.

New Business:

Discussion of the Land Use Map for the New 2011 Master Plan

Mayor Burhans presented the land use map for the new 2011 master plan to the board.

(To hear conversation, please refer to the tape back-up)

Public Comments:

Rick Fleshman – 2 W. Main St.

Ann Harrison – The Meadows

Adjourn meeting

Motion made by: Sandy, to adjourn the meeting.

Seconded by: Donna

All in favor