

Planning & Zoning Meeting Minutes

27 July 2022

Roll Call

Members Present: Rebecca Marasco, Jilana Wilson, John Willard, James Fennemore

Absent: Luke Thomas

Town Staff: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager

Meeting called to order at 6:34 pm

Pledge of Allegiance

Moment of Silence

Adoption of Agenda: Motion by John, Second by Jim, all in favor

Adoption of Minutes: Motion by John, Second by Jim, all in favor

New Business: None

Old Business: Reviewed email from Barrett Edwards regarding state code for allowing Marijuana facilities into town. The town cannot explicitly deny these facilities from coming into town. Attached to email are two website links for reference.

Review Article 15. Procedures and Administration page 79 15-1. Zoning Certificate B. When Required sentence 3. Following Development Plan approval as called for in this Land Use and Development Code. D. Application Review and Approval. Sentence 3. No building permit shall be issued until Zoning Certificate has been issued by the Planning and Zoning Committee.

Sentence 4. The Planning and Zoning Committee may attach conditions to approval of Zoning Certificates. This section needs to be cleaned up. Clarification and better wording could be used. A definition of a Zoning certificate added. Page 81. 2. Preliminary Development Plan. C. Compliance with PLUS-No development plan, subject to review pursuant to the Preliminary Land Use Services (PLUS). Need correction made first part of sentence should have what PLUS stands for Preliminary Land Use Services first and then second part of sentence can refer to PLUS. Page 89. 2. B. Area Regulations. (1)-(4) Would like clarifications made lot area sizes.

Discussion on open space and what percentage of usable open space should be used. Currently code is ten percent. Reviewed how other municipalities go about dedication of open space. Committee agreed the higher the density the higher the percentage of open space should be dedicated. This should exclude retention ponds. Each phase of a development being constructed should have a certain percentage of open space. Would like to use some wording from three other municipalities and incorporate into the Land Use and Development Code to define percentage amounts more clearly. Need definition added for open space and usable space.

Tabled Article 16 Definitions until August meeting.

Next Regular Meeting:

August 24, 2022 @ 6:30pm

Public Comments: None

Adjourn: Meeting adjourned at 7:38 pm Motioned by Jilana Second by John, all in favor