**PLANNING AND ZONING MEETING**

**MINUTES**

**MAY 30, 2023**

**PLANNING AND ZONING COMMITTEE**: Duane Beck Valerie Dugdale

 Ronald Hall John Wright

**TOWN EMPLOYEES:** Cheryl Lynch

**OTHERS:** Bobby Horsey Greg Welch

 Priscilla Schoolfield Chuck Coleman

 Edward Ash

**MEETING CALLED TO ORDER:**

Duane called the meeting to order at 6:30pm

**MOTION TO APPROVE THE AGENDA WITH ANY ADDITIONS OR DELETIONS:**

John made the motion to approve the agenda and seconded by Valerie

**PRESENTATION AND APPROVAL OF MINUTES:**

April 19, 2023- moved minutes for approval at the next meeting

**NEW BUSINESS:**

Discuss Preliminary Site Plan for Cress Farm, Tax Map Parcel 533-1.00-38.00,533-4.00-28.00,

533-4.00-28.01

Zack the engineer for Vines Creek Crossing presented the preliminary plans of the development

and noted there would be single family homes, town homes and Villas.

Zack noted they would submit a separate plan for the amenities for the development.

Zack noted they would be putting a 20 foot buffer around the cementary

Zack noted they have completed the traffic study and they would submit the survey

to the town.

The Cress home would be used for gatherings and this is pending on the study of the home.

Mr Horsey noted they want to replica the Chandler house and bring history to the development.

There will be six ponds in the development used for stormwater management.

There will be a seventy foot entrance and 12to 18 foot travel lanes.

Mr Horsey would like to have no rear access parking to the townhomes and villas to the

owners could have a backyard.

Mr Horsey is asking for a waiver on the rear access change to the townhomes and Villas.

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Zack noted there will be a walking trail along the flood plains which is allowed in the flood plains.

Duane noted concern for overflow parking.

Zac noted can change one open space to over- flow parking.

John noted in the development the trees need to be planted differently so a fire truck can

get in the development and not damage the fire truck or tree.

Zac noted individual fee simple hook ups for sewer and water.

Zac noted the street, sidewalks are maintained by the

AMEND MINUTES:

Zac noted the street, sidewalks are maintained by the HOA’S

Duane noted would the development handle their own trash/recycle service or will the town

invoice the resident?

John noted the town should invoice the residents of the development.

Valerie made the motion for a recommendation to Town Council on June 5, 2023, a Waiver to change the rear access parking to a rear yard and recommend the Preliminary Site Plan was seconded by Ronald Hall for Vines Creek Crossing.

Motion was unanimous

AMEND MINUTES:

Valerie made the motion for a recommendation to Town council on June 5, 2023, a Waiver not requiring rear access parking 10-1-D (2A) and a recommendation approval of the Preliminary Site Plan seconded

by Ronald Hall for Vines Creek Crossing.

Mr Horsey noted LENNAR will be the builder for Vines Creek Crossing.

John noted the Vines Creek walk path is in the Comprehensive Plan.

**DISCUSS STORAGE FACILITY FOR CHUCK COLEMAN, TAX MAP PARCEL 433-6.00-101.00**

Chuck Coleman would like to rezone Tax Map Parcel 433-6.00-101.00 from residential to

Commercial to build an opened Storage facility for boats and Recreational Vehicles.

Kyle noted the town would have to change the Future Land Use Map change and would need to be approved by the state then the process would be sent to PLUS for processing and hold a Public Hearing.

Chuck noted the entrance to the facility would be off of Frankford School Road.

Chuck noted there would be an eight foot high fence around the perimeter and lighting.

Chuck noted we would not go back to residential zoning.

Chuck noted they will need to dig another small pond.

Chuck noted he has talked with the neighbors adjoining the property and they were on board

with the project.

Chuck agreed to get letters of approval from the adjoining neighbors and submit to Planning

and Zoning.

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Chuck noted the lighting would dim a night.

**ADJOURN:**

John made the motion to adjourn at 7:23pm and seconded by Ron

Motion was unanimous.

**RESPECTFULLY**

**CHERYL A LYNCH**

**TOWN CLERK**