

**Town of Pleasant Garden**  
Long Range Planning Board  
February 19, 2008  
Kirkman Municipal Building

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**Minutes**  
Regular Meeting

**Attendance**

Melvin Hinshaw  
Donald Jones  
Wayne Kirkman  
Alan Marshall, Vice Chairman  
Scott May  
Glenn Morgan, Chairman

**Others in Attendance**

Mayor Anne Hice / Council Liaison  
Sandy Carmany / Interim Town Clerk

**Audience**

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All members were in attendance and a quorum was present.

Chairman Morgan called the meeting to order at 7:00 pm.  
Donald Jones presented the Invocation.  
Chairman Morgan led the Pledge of Allegiance.

**Approval of Minutes**

**MOVED** by Mr. Jones to approve the minutes of the January 15, 2008 meeting, seconded by Vice Chairman Marshall. **APPROVED 6-0.**

**Unfinished Business**

- A. *Strategic Long Term Land Use Plan:* Chairman Morgan said that the Town Council had selected both options of the Strategic Long Term Land Use Plan to be presented for public comment. The Board's review this evening would be for discussion only; no action would be taken. The timeline for adoption of the Plan is as follows:
- February 28, 2008 at 6:30pm – a Public Workshop for the public to study both plans. Chairman Morgan suggested that the Long Range Planning Board members be there as a group. Mayor Hice stated that Richard Smith of Benchmark CMR will be present to answer questions.
  - March 11, 2008 at 6:00pm (immediately before the Town Council meeting at 7:00pm) – a Public Hearing to receive comments both for and against each plan. This hearing will be advertised in the *News & Record*, the *Pleasant Garden Post*, and on the Town Bulletin Board. April 8, 2008 at 7:00pm – the Town Council will vote on a final plan.

Mayor Hice explained that Richard Smith from Benchmark CMR will be present at the workshop to answer questions. Chairman Morgan asked how the workshop will be advertised. Interim Clerk Carmany responded it will be in the Guilford Record, Pleasant Garden Post, on the Town Bulletin Board, and the sign at the Fire Department. Chairman Morgan stated that the Board has little work to do with the Plan at the moment and they are “going with the flow,” but things are likely to get heavy after the April vote.

*B. Master Plan/contract with Paul Kron:* Chairman Morgan informed the Board of the Town Council’s vote to approve the first two phases of Mr. Kron’s proposal that include a GIS data base and base map along with research and site analysis. Mr. Kron hopes to have this work completed by the May Town Council meeting, and the entire plan could be complete by the end of the year.

Chairman Morgan suggested that someone on the Long Range Planning Board volunteer to serve as the lead person/point man and to communicate regularly with Mr. Kron. Vice Chairman Marshall said the Board should invite Mr. Kron to attend all of the meetings to report on progress. Extensive discussion occurred focusing on the desire of all Board members to be kept fully informed, the fact that Mr. Kron might need more frequent interaction than the once-a-month Board meetings, and not putting one person on the spot to have to make decisions without input from others. It was finally agreed that Interim Clerk Carmany would serve as the contact person for Mr. Kron and locate information and/or materials that he might need; Mr. Jones volunteered to help out when needed.

Chairman Morgan noted that no one has been able to find the updated site plan map drawn to scale that was prepared by Alley, Williams, Carmen and King last year. Vice Chairman Marshall said he had helped organize all the existing maps and put a list of all of them on a CD. Interim Clerk Carmany was asked to contact Ken Stafford at Alley, Williams, Carmen and King to get another copy of the map.

*C. Jordan Lake Rules:* Chairman Morgan noted that the Jordan Lake Rules have not yet been passed and that they may never pass. Although the Town Council assigned this issue to the Long Range Planning Board, there is nothing on which to act at this time. He suggested this item be tabled until something is adopted and confirmed.

Mayor Hice gave a short explanation of the issue. Although Jordan Lake was never intended to be a source of drinking water, proposed regulations to clean up the water in Jordan Lake would require retrofits to existing development such as additional retention ponds that could mean taking existing houses down to build the ponds. “Nonpoint” sources of fertilizers and run-off from farms will be hard to quantify. Cities and towns with sewage treatment plans will have to make expensive upgrades. There is no scientific data to justify the proposed Rules. The Haw River watershed in which Pleasant Garden is located is not the source of the problem; the New Hope River is. Areas east of the railroad through Pleasant Garden are the affected ones. Excellent information about the Rules is available on the Piedmont Triad Council of Government’s website.

Mr. Jones noted that many of the new environmental regulations are based on “don’t know” data. He owns the biggest retention pond in town due to regulations.

Interim Clerk Carmany stated that the City of Greensboro is prepared to challenge the Rules in the General Assembly which could tie up the process for a long time. Mayor Hice said she would provide additional information as it becomes available.

## **New Business**

*A. Soccer Field Safety Fence:* Scott May expressed concern about the split-rail fence at the soccer fields next to Alliance Church Road. Kids have been crawling under that fence and the Town needs to do something before something bad happens. Chairman Morgan agreed and said this issue died on the table last year.

Vice Chair Marshall stated that this will open a can of worms; if the Town accepts responsibility for this issue, it will face potential liability lawsuits. This is an issue for the Recreation Board and the Soccer Committee. We are already in trouble now for bringing up the issue and acknowledging it.

Interim Clerk Carmany told the Board that Greg Niles of Guilford County Planning and Development has informed the Town that the waivers for the temporary fields have expired and need to be renewed. Permanent structures may not be placed on these temporary fields.

Mayor Hice noted that since the plan for the YMCA have now been dropped, permanent plans for the site and fields can now be made. Temporary measures such as attaching plastic mesh or chicken wire to the fence could be used to address the safety issue.

The Board directed that this issue to be sent to the Recreation Board for their consideration and that the Long Range Planning Board be informed if the Recreation Board does not act on it.

## **Public Comment**

*Councilmember Chris Johnson of 1700 Sparrow Drive* stated she was pleased to see a civil, well-organized, well-run meeting. She noted that the extension of the soccer field temporary variances would be on the next Zoning Board agenda.

*Mark Wilcox of 2503 Ridgpoint Circle* stated he agreed with the fence issue and suggested that NCDOT be asked to erect signage saying "Slow down" or "Busy Area." The Recreation Board and Soccer Committee should also talk with parents and ask them to do a better job of monitoring their children. In response to the question "Could the Town erect those signs?" Interim Clerk Carmany responded it would depend on where the signs are placed: if they are placed in the public right-of-way, NCDOT would have to approve it; if it is on Town property, the Town could do it; if on private property, permission would have to be obtained from the property owner. Chairman Morgan noted all this is a Recreation Board issue.

## **Staff Comment**

*Interim Clerk Carmany* reminded Board members of the Town Council policy that any items coming from one of the Boards requiring immediate action or response at a Town Council meeting should be placed on the Town Council meeting agenda along with any supporting information. She also pointed out the updated contact list in their folders. There is no Financial Report this month since there have been no expenditures from the Long Range Planning Board.

## **Council Comment**

*Mayor Hice* reported on the February 13 meeting of the Regional Solid Waste Committee that was held at Pleasant Garden Town Hall. She learned of a recent well-attended Town Hall meeting sponsored by the Town of Oak Ridge and presented by Tobin Shepherd of Guilford County Environmental Health on groundwater monitoring/wells, geology, and weather. Mr. Shepherd does all the preparation, supplies the posters and flyers, and facilitates the meeting. She suggested this would be a good program for the Long Range Planning Board to sponsor for Pleasant Garden citizens to learn

about the drought and effects on their water/wells. She asked if Mr. Shepherd should be invited to the next Board meeting. After a short discussion, the Board agreed there was no need for a “dry run” and this proposal should go straight to the Town Council.

**Board Comment**

*Mr. Jones* thanked Interim Clerk Carmany for her professionalism.

*Chairman Morgan* asked if Hanson Brick is closing. Interim Clerk Carmany responded she had been contacted by a TV reporter the previous week seeking comment on this and the closing was reported on WFMY News2 that night. Chairman Morgan expressed concern on the negative effects such a closing would have on the Bargain Box and other Town businesses; the Long Range Planning Board should make efforts to support our businesses.

**Adjournment**

**MOVED** by Mr. Kirkman to adjourn the meeting, seconded by Mr. Jones. **APPROVED 6-0.**

The meeting was adjourned at 8:40 pm.

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Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chair

*The next scheduled regular meeting is March 18, 2008 at 7:00 pm.*