

Town of Pleasant Garden
Zoning Board
September 15, 2008
Kirkman Municipal Building
4920 Alliance Church Road

Minutes
Regular Meeting

Attendance:

Rene Aldridge
Alan Carroll
James Sealey
Ron Surgeon

Also in Attendance

Councilmember Chris Johnson, Council Liaison
Don Vaughan, Town Attorney
Sandy Carmany, Town Administrator/Clerk
Tiki Bigelow, Guilford County Planning and Development

Audience

Mayor Hice

Call to Order

Chairman Alan Carroll called the meeting to order at 7:10.

Ron Surgeon gave the invocation.

Chairman Carroll led the Pledge of Allegiance.

Roll Call

Town Administrator/Clerk Carmany called the roll, and four members were in attendance. She reported that Steven Bullis and Henry Tripp had informed her they would be absent; David Lewis had not contacted her. A quorum was present.

**MOVED by Chairman Carroll to excuse Mr. Bullis and Mr. Tripp, seconded by Mr. Surgeon.
APPROVED 4-0.**

Approval of Agenda

No action was taken.

Approval of Minutes

MOVED by Mr. Surgeon to approve the July 21, 2008 minutes as written, seconded by James Sealey. APPROVED 4-0.

New Business

Subdivision Case #08-08-PGPL-04386: Wayne and Jo Ann Davis. Located at 5916 and 5918 Westdale Acres Drive in Fentress Township consisting of 2 lots of approximately 1.61 acres: Tiki Bigelow of Guilford County Planning and Development noted that eight individual one-half acre lots were created at

one time in this old subdivision and are lots of record prior to the incorporation of the Town and are currently zoned RS-40. It is a recorded plat, and the owner wishes to create two lots from one existing lots. The request was submitted by surveyor Joseph Moore.

Chairman Carroll asked if this request was necessary since these are lots on record. Ms. Bigelow responded that the owner was not required to go through the process but wanted to do it right, but could build on this lot without taking this action.

Councilwoman Johnson asked if the figures on the plat included or excluded the right- of- way footage. Ms. Bigelow responded no, and Councilwoman Johnson noted that the additional footage would bring the lot size into compliance.

In response to a question about drainage, Ms. Bigelow noted that she was seeking conditional approval under watershed and environmental health reviews are met.

MOVED by Mr. Surgeon to grant the small request of Jo Ann and Wayne Davis for the two-acre subdivision which will equal two RS-40 lots, seconded by Rene Aldridge. APPROVED 4-0.

Public Comment

None

Staff Comment

Town Administrator/Clerk Carmany asked Ms. Bigelow about the Woodlake Baptist Church case approved at the July meeting. She responded that it had passed the environmental review and would be platted.

Board Comment

None

Adjournment

MOVED by Mr. Surgeon to adjourn the meeting, seconded by Chairman Carroll . APPROVED 4 - 0.

The meeting was adjourned at 7:15pm.

Clerk

Date

Chair