

Town of Pleasant Garden
Zoning Board
January 26, 2009
Kirkman Municipal Building

Minutes
Regular Meeting

Attendance

Alan Carroll
Wade Norman
James Sealy, Jr.
Ron Surgeon
Henry Tripp

Also in Attendance

Town Administrator/Clerk Carmany
Councilmember Chris Johnson, Council Liaison
Mayor Hice

Audience

2

Call to Order

The Council Liaison/ Councilwoman Johnson called the meeting to order at 7:00pm. She welcomed everyone to the meeting.

Alan Carroll delivered the invocation

Mr. Carroll led the Pledge of Allegiance.

Direction from Council for 2008

Councilwoman Johnson said she had not been given anything to present at this time. It may be suggested that Zoning Board members be charged to enforce the sign ordinance by removing illegal signs from the road right-of-way.

Oath of Office

Town Administrator/Clerk Carmany administered the Oath of Office to Alan Carroll, Wade Norman, James Sealey Jr., Ron Surgeon, and Henry Tripp. Board members signed their oaths and liability waivers. She congratulated them on becoming official members of the Zoning Board.

Mrs. Carmany reported that Rene Aldridge was unable to attend the meeting.

MOVED by Mr. Tripp to excuse Rene Aldridge, seconded by Ron Surgeon. Councilwoman Johnson conducted the vote. **APPROVED 5-0.**

Election of Chairman

Councilwoman Johnson asked for nominations for the election of the Chairman. Mr. Tripp nominated Alan Carroll. There were no further nominations. Councilwoman Johnson conducted the vote. **Mr. Carroll was elected as chairman of the Zoning Board, 5-0.**

Election of Vice Chairman

Councilwoman Johnson asked for nominations for the election of the vice chairman. James Sealey Jr. nominated Ron Surgeon for the position of Vice Chairman. There were no further nominations. **Mr. Surgeon was elected as Vice Chairman of the Zoning Board, 5-0.**

Approval of Minutes

MOVED by Mr. Tripp to approve the minutes of September 15, 2008 meeting, seconded by Mr. Surgeon. APPROVED 5-0.

Unfinished Business

Zoning Board 2008 year in review: Chairman Carroll said 2008 was an uneventful year due to the economy; very little building was going on. There is not usually a lot of controversy on the Zoning Board, and most cases are fairly clear. He expressed appreciation for the board members and their service.

Mr. Surgeon added that the flood damage prevention ordinance approval was good for the Town. Town Administrator/Clerk Carmany explained the recent action by the Town Council to amend it to resolve a dispute between state and FEMA officials regarding the date of the flood maps referenced in the ordinance.

Councilwoman Johnson said when we lost Greg Niles, we lost our right arm; he always had everything prepared and everything in order. His replacements are still learning the routine and the Town's needs; therefore the chairman may have to work harder to find needed information.

New Business

Discussion of goals for 2009: Chairman Carroll observed that this board is usually driven by development, building and cases and in addition to that, direction given by the Town Council. If individual board members have a particular interest, they should make suggestions.

James Sealey said he would be interested in the development of small businesses within Pleasant Garden such as restaurants, gas stations, etc. He was not looking to redo the land use plan but would like to foster small entrepreneurial efforts in town. There was discussion about the Business District Overlay completed in 2003 or 2004 and limiting factors such as lack of water and sewer, bad soil conditions, and lack of enough people and traffic to sustain businesses. Mr. Surgeon requested a copy of the business overlay district map and said the Town should do what it can to assist small businesses that will enhance the quality of life in Pleasant Garden. Chairman Carroll said the Town should be friendly to business, but "the tail cannot wag the dog."

Town Administrator/Clerk Carmany reminded the board that the temporary waivers for the town's soccer fields will expire on February 15, 2010. The process may come to the Zoning Board to deal with towards the end of the year.

Mr. Surgeon said an applicant for a subdivision plat was pleased with the pleasant way the Zoning Board handled the case. He hoped the board would continue that practice. Councilwoman Johnson and

Chairman Carroll noted that the General Statutes and provisions in the Development Ordinance provide the framework for the decisions to be made by this board.

Public Comment

Mayor Hice thanked board members for their service. She has asked councilmembers to submit goals at the February Town Council meeting for all three boards. Some property owners still believe a minimum of two acres is needed before building although the requirement applies only to major subdivisions. Clarification is needed for the public. There was discussion about how the two-acre provision would be interpreted and applied to specific scenarios. Town Administrator/Clerk Carmany will contact the Guilford County Planning and Development Department and ask them to prepare a simple explanation to be included in an upcoming Town newsletter. Mr. Surgeon said the ordinance could be amended if necessary. Chairman Carroll noted that the Board of Adjustment is a means to make exception to the letter of the law when implementing such is not within the spirit of the law. Mr. Surgeon said he thought every request for variance brought before the council had been approved.

Mayor Hice noted that the county is still working with a nuisance on Pleasant Garden Road. The paperwork has not been submitted to the Town for action yet.

Mr. Tripp asked if the land purchased by Duke Power for the new substation would have to be rezoned. Town Administrator/Clerk Carmany responded that the Town has not received any notification of an application at this time.

Staff Comment

Town Administrator/Clerk Carmany reported that Mayor Hice and she attended another meeting on the Jordan Lake rules explanation to approve strategies to change the rules to make them similar to the regulations in the Neuse and Tar-Pamlico river basins. There was discussion about the effect of the rules; they may trigger more restrictions on new development and require retrofitting in existing developments. The Town Council will be asked to approve a resolution in opposition to the rules at their next meeting.

Board Comment

There were no additional comments.

Adjournment

MOVED by Mr. Tripp to adjourn the meeting, seconded by Mr. Surgeon. **APPROVED 5-0.**

The meeting was adjourned at 8:12pm.

Clerk

Date

Chair