

Notes on Planning and Zoning Workshop

August 17, 2022 6:30 pm Penney Farms Town Hall

Present: Steve Bradfield, Chr.: Ken Anderson, Rosemary Gilson. David Cooper, Town Manager; Anita Cooper, Town Clerk. Faith and Jim Jones, observers.

Absent: Don Cimino and Steve VanderKamp

The chairman opened the Workshop at 6:32 pm.

The Clerk reported on the action taken by the Town Council at its meeting August 16, 2022 regarding the recommendation from the Planning and Zoning Commission regarding the Hunters Ridge Estates Subdivision. The recommendation to approve moving ahead with the development, including the ten (10) conditions that must be met, was adopted. (See the minutes of the July 20, 2022 meeting of the Planning and Zoning Commission.)

The Secretary asked that the next meeting of the P&Z Commission be publicized as both an official meeting, and also as a Workshop. This would allow for the approval of the minutes of the July 20, 2022 meeting. The Chair and the Town Clerk agreed.

Schedules were set for the completion of the required Ethics Training by members of the Commission.

The notes for the P&Z Workshop of 6/22/22 were addressed. The list defines the items in the Comprehensive Plan that were either changed or retained after conferring with Consultant Janis Fleet.

Discussion followed on a definition of the words "developer/development". The expectation is that the study/evaluation of the Land Development Regulations will help to bring a better understanding of the terms. Some definitions used are extremely well defined; others are not so specific. Some guidelines may be meant to be more general in order to avoid being

locked into a description. A certain amount of ambiguity can cause some difficulty in understanding. (Note: page 2-7 in Land Development Regulations: "Parcel"...note the use of the word 'absurd'.)

Attention was given to the LDR, beginning with Article I. It was noted that Mr. Groff, the developer for the Hunters Ridge Estates Subdivision, will have six months to fulfill the requirements of the approval granted by Council at their August 16, 2022 meeting.

P. 1-5, H: Protection on Cultural Resources – identifies again the significance of historic sites, and past generations of the community.

The Town Manager indicated that because we do not have agricultural/farming sites in our town, the Town cannot qualify for grants to "rural areas". However, due to our location and style we are indeed considered "rural".

P. 2-2 Article II: Definitions – Discussion centered on "Developer" and "Development Activity". We need to address #s 1-8, and "Development Order, Final and Permit." We need to consult with Janis Fleet re: how the Replat procedure fits into Development.

P.2-5: Home Occupation – use of the word "stock" does not refer to animals, but to any materials being sold. Is there better terminology?

P. 2-6: Remove "minor" from "replat", and move Replat to page 2-8 in order to be alphabetically correct between "Rate" and "Retention."

P. 2-8: Discussion of PUD: Planned Unit Development. The definition needs to be worked on to be more helpful. The Commission needs to understand the difference between a PUD and "development".

Noted: Page 2-10 "Trailer Park" item has already been removed by earlier action of the P&Z.

Article III: Land Use p. 3-i – remove 3.01.02 Rural Residential. We do not have that description included in our density definitions. Also page 3-1, remove 3.01.02 Rural Residential. This necessitates all the following numbers be changed accordingly on the listings 3-i and 3-1.

P.3-2: B-7 Commercial and Services, and also on p. 3-3 14 regarding alcoholic beverages. This issue will be decided by the Town Council. No change at present to the LDR.

P. 3-3 F. Mixed use: These numbers have already been changed by prior action to correlate with the CP: 75%-25% under Mixed Use.

P. 3-8 Further discussion regarding Planned Unit Development. This section describes development involving a mix of land uses – possibly commercial, institutional, and residential.

The Chairman assigned Articles IV, V, and VI in the LDR for the next meeting.

The dates of September 21 and 28th were noted as possibilities for our next meeting. Anita will confer with Don Cimino and Steve VanderKamp and notify the Commission as to the best choice.

The Workshop ended at 8:03 pm.

Notes taken by

Rosemary Gilson



An after thought: On page 1-1, Article I, General Provisions -- Title: I was interested in the use of the word "code" and/or "regulations". During my time on the Commission, I do not recall using the word *Code* for the LDR. If it is to be used, it should be either capitalized or not throughout the printing. At present it appears both ways. Anita concurs that at Penney Farms we refer to the "LDR", not "the Code." Just to think about...