

PLANNING & ZONING COMMISSION
6:00 P.M. JUNE 1, 2009
EDGEWOOD COMMUNITY CENTER
26 E. FRONTAGE ROAD
MINUTES

1. Call to order.

Commissioner Fulwiler called the meeting order at 6:00 P.M.

Commissioners Present: Bassett, Turner, Fleming, and Wilhite.

Commissioners Absent: None.

Staff Present: Ms. Mahalick

2. Approve agenda

Action: Commissioner Fleming made a motion to approve the Agenda as presented. Commissioner Wilhite seconded the motion. The motion carried unanimously.

3. Approve minutes of 05/18/09

Action: The Commission requested that some clarification and corrections be made to the Minutes of 5-18-09 and then returned to the Commission for approval.

Ms. Mahalick certified that public notice of this hearing had been posted as required.

At this time all the parties giving testimony were sworn in.

All Commissioners certified no conflicts of interest or ex-parte communication.

4. Subdivision request for Starquest Investments, LLC., at the Northeast corner of Horton & Nugent Road, 320.216 acres zoned MP. Request will create 2 lots, one of 80 acres and one of 240.216 acres zoned Master Plan-MP.

Ms. Mahalick stated that the representative for Starquest was not present and she recommended that the Commission table this item until the next hearing and she would notify the representative.

Action: Commissioner Fleming made a motion to table this item until the next Regular Planning & Zoning Meeting scheduled for June 15, 2009. Commissioner Turner seconded the motion. The motion carried unanimously.

Out-of-public hearing

5. Wind Ordinance Discussion.

Ms. Mahalick reviewed this item for the Commission updating them on some of the research she had done regarding noise and flicker issues with the wind turbines. She added that she will ask the attorney to look at some of the aesthetic issues with wind turbines and cell towers.

Commissioner Turner stated that one of the issues that she would like direction from Council on would be regarding the size of the wind turbines.

Ms. Mahalick stated that she would provide a variety of information and website links for the Commissioners to review before their next discussion. She also discussed some of the environmental impacts that were mentioned in the articles she had read.

Mr. Kim Mc Duffy expressed concern over the issue of the Town allowed wind turbines on lots as small as one acre.

Mr. Arthur Cravens discussed one acre lots and fall zone issues.

Commissioner Bassett suggested that the property owners look to their homeowners association to uphold the covenants as a means to prevent unwanted turbines.

Commissioner Turner asked if there would be a statement in the Ordinance that the Town would respect any existing covenants with regard to wind turbines.

Ms. Mahalick responded stating that this had been the recommendation all along but that the Energy Committee had asked that it be removed.

Mr. Reed Jackson asked that the Commission not discourage entire classes of energy possibilities. He expressed concern over unexpected and unintended effects on individual property owners.

6. Public Comments.

None.

7. Calendar Update.

Ms. Mahalick reviewed this item for the Commission stating that the Regular Council Meeting scheduled for Wednesday June 3, 2009 had been canceled and that the Campbell appeal would be heard at the July 1, 2009 Council Meeting. She also discussed the first Green House for HGTV that would be built on the Campbell Master Plan.

The Commission and Staff discussed the possibility of major arterial at Horton Road. Ms. Mahalick stated that she would bring some information regarding the transportation element of the Comprehensive Plan to the next Planning & Zoning Meeting.

8. Adjourn.