

**MINUTES
PLANNING AND ZONING BOARD
JANUARY 21, 2009
5:30 P.M.**

CALL TO ORDER:

Chairman Percy called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE:

Board Member Burt led the Pledge of Allegiance.

ROLL CALL:

BOARD MEMBERS PRESENT:

Board Member Percy
Board Member Brooks
Board Member Burt
Board Member Davidson
Ex-Officio Member Luce

BOARD MEMBERS ABSENT:

Board Member Hall (Joined the meeting at 5:50 p.m.)

STAFF PRESENT:

Planner Marisa Barmby
Interim Town Clerk Markae Rupp

TAB 1: APPROVAL OF MINUTES

OCTOBER 20, 2008 MEETING MINUTES

MOTION made by Board Member Burt, seconded by Board Member Brooks, to approve the minutes of October 20, 2008.

AYE: Percy, Brooks, Burt, Davidson
NAY: None

NOVEMBER 19, 2009 MEETING MINUTES

Marisa Barmby asked that a change be made to the November 19 minutes, stating that Doug Leonard, not Marisa Barmby, made presentation.

MOTION made by Board Member Burt, seconded by Board Member Davidson , to approve the November 19 minutes with suggested correction.

AYE: Percy, Brooks, Burt, Davidson
NAY: None

TAB 2: ELECTION OF OFFICERS

A. CHAIR

Board Member Percy nominated Board Member Burt to serve as Chairman. Board member Brooks seconded the nomination.

AYE: Percy, Brooks, Burt, Davidson
NAY: None

B. VICE-CHAIR

Board Member Percy nominated Board Member Brooks to serve as Vice-Chairman. Board Member Davidson seconded the nomination.

AYE: Percy, Brooks, Burt, Davidson

The chairmanship of the meeting was turned over to newly elected Chairman Burt.

TAB 3: PUBLIC HEARING - FUTURE LAND USE AMENDMENT REQUEST

A. PETITION FOR FUTURE LAND USE AMENDMENT, HIGHLAND CASSIDY, LLC, REQUEST FOR LOW DENSITY RESIDENTIAL (LDR) FUTURE LAND USE FOR APPROXIMATELY 69.83 LOCATED ON THE SOUTHEAST CORNER OF STATE ROAD 17 (N. SCENIC HIGHWAY) AND DEKLE ROAD.

The Board concurred to hold the Public Hearing on this item at 6:30 as posted.

At 6:30 p.m. Rennie Heath, Director of Development with Highland Cassidy, reported he was at the meeting to answer any questions. Upon being questioned as to the anticipated time frame for doing anything with the property, Mr. Heath stated right now the housing market is not the best business to get into, but they do have a builder that is interested in coming in once the market turns.

Rennie Heath explained to the Board that by voting on a Land Use Change tonight it does not allow him to start construction immediately.

Chairman Burt opened the Public Hearing. Seeing no one, Chairman Burt closed the Public Hearing.

MOTION made by Board Member Davidson, seconded by Board Member Percy, to recommend approval of the Highland Cassidy, LLC request for Low Density Residential future Land Use classification for 69.83 acres located at the southeast corner of State Road 17 and Dekle Road.

AYE: Percy, Brooks, Hall, Burt, Davidson

NAY: None

TAB 4: PUBLIC HEARING - ZONING REQUEST

- A. PETITION FOR ZONING, HIGHLAND CASSIDY, LLC, REQUEST FOR MODERATE DENSITY SINGLE FAMILY RESIDENTIAL (RSF-3) ZONING DISTRICT FOR A 69.83 LOCATED ON THE SOUTHEAST CORNER OF STATE ROAD 17 (N. SCENIC HIGHWAY) AND DEKLE ROAD.**

The Board concurred to hold the Public Hearing on this item at 6:30 as advertised.

Marisa Barmby reported the applicant has decided to withdraw this request at this time.

TAB 5: STATUS REPORTS

- A. REPORT ON STATUS OF ITEMS THAT HAVE BEEN HEARD BY PLANNING AND ZONING BOARD AT PREVIOUS MEETINGS.**

Marisa Barmby reviewed the status report of items previously heard by the Planning and Zoning Board. She explained that six items on the list will be included in the next Comprehensive Plan Amendment package that needs to have a transmittal hearing to be sent to the Department of Community Affairs.

She briefly summarized the other items on the list and their corresponding actions to date.

Ms. Barmby reviewed the new Zoning and Land Use Maps with the Planning and Zoning Board.

Chairman Burt called a short recess at 6:28 p.m., and reconvened the meeting at 6:31 p.m.

DELEGATIONS- QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

None.

REPORTS FROM OFFICERS

- **PLANNING DEPARTMENT COMMENTS**

Marisa Barmby reported the Town Council has tasked the Regional Planning Council (and her) with coming up with a Downtown Development District, basically a Zoning Overly Category.

Ms. Barmby explained she will ask the Town Council several questions, and suggest they set a joint meeting with the Planning and Zoning Board to work on this project. One of the things she needs the Town Council to do is define their perception of the Downtown Area.

- **TOWN ATTORNEY COMMENTS**

None.

- **BOARD MEMBER COMMENTS**

Ex-officio Board Member Luce reminded the Council that when these particular projects reach that particular stage, they are subject to school concurrency.

Board Member Hall asked the election vote taken earlier this evening before he arrived be amended to include his consent. Interim Town Clerk Rupp reported she would notate his consent in the minutes.

- **CHAIRPERSON COMMENTS**

Chairman Burt asked about the expiration of terms for each Board Member. Marisa Barmby stated she would make sure the Board got that information.

Chairman Burt commented that the signs which are posted on property that will be considered by the Planning and Zoning Board states a Public Hearing will be held at Town Hall, but does not specify which Town. Marisa Barmby reported she will check the signs to make sure "Town of Dundee" appears on them.

Chairman Burt reported the City Limit sign for the Town of Dundee is about a mile and a quarter north of the actual city limits. He asked if the City Limit sign could be relocated. Marisa Barmby reported she is aware this has been brought to the attention of the Town Manager, but she is not sure where it is in the process. She will check with the Town Manager on this project.

ADJOURNMENT

MOTION made by Board Member Hall, seconded by Board Member Davidson to adjourn the meeting.

AYE: Percy, Brooks, Hall, Burt, Davidson

NAY: None

Chairman Burt adjourned the meeting at 6:45 p.m.

CHAIRMAN BOB BURT

ATTEST:

INTERIM TOWN CLERK MARKAE RUPP