

PLANNING BOARD

The Planning Board of the Town of La Grange, NC met Monday, May 18, 2015 at 7 pm in the Town Hall Council Chamber for a Regular Session with the following present:

Present: Chairwoman, Christi Wilhelm; Vice-Chairman, John T. Miller; Members; Edward Moore, Carolyn Ellis, Penny Dawson, Julia Wooten, and Dorothy Sutton arrived at 7:15pm, Planner, Nathan A. Rhue, CZO; Town Clerk, Wendy S. Morton, MMC.

Absent: 0

Guest: 6

Speaker: None

Chairwoman Christi Wilhelm called the meeting to order and thanked the guests for attending. She then asked John Miller to open the meeting with prayer.

Chairwoman Christi Wilhelm asked if everyone had a chance to look over the April minutes as they needed to be approved. Motion was made by Ms. Julia Wooten and seconded by Ms. Carolyn Ellis to approve the April 2015 minutes. Motion carried 5-0.

Meeting turned over to Planner, Nathan Rhue.

Planner, Nathan Rhue thanked everyone for attending the meeting. He then stated that we have a Rezoning Application from Keith Mozingo and Henry Edwards to rezone two (2) properties located at 106 & 108 Dunn Street from R-10 (Medium-Density Residential) and AR (Agriculture-Residential) to R-5 (High-Density Residential). He then went on to explain that a couple of non-conformities exist on the properties as they are currently zoned. A single-wide manufactured home already exists at 106 Dunn Street and, being the property is zoned R-10, is non conforming. Currently, 108 Dunn Street is zoned AR but nonconformity exists in that the AR district requires a minimum lot area of 20,000 square feet; the property is approximately 15,000 square feet.

Planner, Nathan Rhue stated that Planning Staff recommends Approval of this request to rezone the properties located at 106 and 108 Dunn Street to R-5 (High-Density Residential).

After further discussion, Motion was made to rezone properties 106 & 108 Dunn St from R-10 (Medium-Density Residential) and AR (Agriculture-Residential) to R-5 (High-Density Residential) by Mr. John Miller and seconded by Mr. Edward Moore. Motion carried 6-0.

Planner, Nathan Rhue stated, as directed by Town Council, Staff is presenting options to the Planning Board in order to obtain a recommendation pertaining to storage in the downtown district. He presented 5 options for their consideration as follows:

- Option 1: Text Amendment to add "Storage" as a Permitted Use in Downtown District
(As a Permitted Use, it would be allowed without any restrictions)
- Option 2: Text Amendment to add "Storage" as a Conditional Use requiring a permit
(A permit is required that would be attached to the property. As a Conditional Use, each case is considered individually and requirements are in place for both the Planning Board and Town Council to review each case and determine the conditions. Conditions may be imposed as deemed necessary in order for the development to comply with the spirit and integrity of the ordinance and the Town including but not limited to being essential and desirable to the public welfare, not impairing character of surrounding districts, etc.). A public hearing is required.

- Option 3: Text Amendment to add "Storage" as a Conditional Use requiring a permit same as above except to provide a list of conditions that would need to be met prior to Planning Board and Town Council review. Conditions could include:
 - Attention to exterior appearance (painting, windows, etc.)
 - Windows to be decorated or covered so interior is not seen;
 - Approved Fire Inspection signed by the County Fire Marshall
 - Only 25% of the rear building may be limited to storage use and sectioned off by a walled partition from the remaining sections of the building.
 - Other
- Option 4: Not to Allow "Storage" within the Downtown District
- Option 5: Other

Planner, Nathan Rhue stated with these suggestions and direction, he would submit to the board a formal recommendation at the next meeting scheduled for June 22 followed by a public hearing with Town Council at their scheduled meeting in August.

After further discussion, the Planning Board Members agreed that Option 3, with the exception of limiting 25% of the rear building being limited to storage and sectioned off by a walled partition, is the direction they wanted to go. It was also agreed upon that a neutral window covering should be required in order to block the view of the interior from outside. Also, compliance with Option 3 would need to be achieved by December 31, 2015. No motion is needed at this time.

Chairwoman Christi Wilhelm asked that a motion be made to adjourn. With no further business to discuss, motion was made by Ms. Penny Dawson and seconded by Mr. Edward Moore to adjourn the meeting at 8:10pm.


 Christi Wilhelm
 Chairwoman

Date
 6/22/15


 Wendy S. Morton, MMC
 Town Clerk

Date
 6/22/15