

MINUTES

Monday, July 1, 2019 Planning Commission Meeting Council Chambers-Glennon Center Lower Level 6:30 p.m.

<p>1. Call to Order</p>	<p>Chris Leonard, Chair, called the meeting to order at 6:31 pm.</p> <p>Present: Chris Leonard, Tom Fogerty, Jason Pitcock, Rod Thompson, Rebecca Richardson, Alicia Dasch (Council Liaison), and Susan Britt (staff)</p> <p>Absent: Kate Forbes, <i>Vacancy</i></p>
<p>2. Approval of Minutes a. June 1, 2019 – Regular Meeting</p>	<p><u>MOTION</u> Rod Thompson motioned to approve the minutes as presented.</p> <p>Jason Pitcock seconded.</p> <p>VOTES: AYES Unanimous</p>
<p>3. New Business a. Election of Vice-Chairman (to fill the unexpired term of Larry Franklin)</p> <hr/> <p>b. Discuss Annexation and Rezoning of a portion of TMS #6460000003 as an Addition to the Windhaven PDD</p>	<p><u>Vice Chair</u> Rod Thompson nominated <u>Tom Fogerty</u>. Mr. Fogerty declined the nomination.</p> <p>Rebecca Richardson then nominated <u>Jason Pitcock</u>. Tom Fogerty seconded.</p> <p>Ms. Richardson then motioned to close the nominations. Motion seconded by Mr. Thompson.</p> <p>VOTE FOR MR. PITCOCK: Ayes, Unanimous</p> <hr/> <p>Ms. Britt presented the Staff Report and Recommendation (attached to the official record). She reminded the Commission that no action would be taken at this meeting. A joint public hearing and special Commission meeting has been scheduled for August 19th at which time a formal recommendation will be voted upon. She then introduced representatives from CalAtlantic, AKA Lennar Homes. Representatives were Gil Squires and Zach Ducey.</p> <p>Mr. Fogerty asked if all the other property around the piece to be added was already owned by the developer?</p>

	<p>Ms. Britt responded that the already developed adjacent property was in the county’s jurisdiction. This piece adjoins the undeveloped portion of the PDD which is already within the City and is owned by the developer.</p> <p>Ms. Dasch asked the developer’s representatives what the time frame would be for construction of the homes to begin? Gil Squires responded that they were in the infrastructure phase and would soon begin demolition of the few existing structures on the property. He explained that the delay in the infrastructure completion was due to the need to coordinate with York County on the regional pump station. In addition, the City is also working on the water lines for the new water tower which will be adjacent to this development. Mr. Leonard asked if the infrastructure would be completed in the first quarter of 2020? Mr. Squires stated that it would. Ms. Britt stated that housing construction should start by the second or third quarter of 2020.</p> <p>Ms. Dasch asked if the developer planned any community outreach when housing construction starts. Mr. Squires stated that he was on the land development side and that he would ask the appropriate marketing staff to get in touch with Ms. Dasch about community outreach opportunities.</p> <p>There were no further questions. Mr. Leonard reminded the Commission again of the special meeting on August 19th.</p>
<p>4. Old Business a.2025 Comprehensive Plan Update Progress Report and Discussion</p>	<p>Ms. Britt provided the Commission with an update regarding the surveys and community input opportunities.</p> <p>The crowd sourcing tool and map for the Bicycle and Pedestrian data is ready to go and will be rolled out July 15th for a beta test by the Commission. Included will also be a community data survey that is planned to include a visual preference category that was discussed at the last meeting.</p> <p>Mr. Leonard asked if anyone had any questions for Ms. Britt. Mr. Fogerty asked about the photos for the visual preference survey. Ms. Britt stated that she and Kara were looking at various areas, including the Knowledge Park/Downtown Area in Rock Hill, and downtown Davidson, NC.</p> <p>There were no further questions.</p>

<p>b. Continued discussion regarding Minimum Standards for new Planned Development Districts</p>	<p>Mr. Leonard stated that he had not had time to take the photos as previously discussed for driveway locations standards. He knew the ones that he wanted to take and would do that next week and send them out to the members.</p> <p>He also stated that he thought language should be included that for single family developments the driveways must be able to contain two vehicles parked behind each other without encroaching on the sidewalk. Off-set garages instead of front-loaded could help address the issue.</p> <p>There was no further discussion.</p>
<p>5. Public Comments</p>	<p>None.</p>
<p>6. Commissioner’s Comments</p>	<p>Ms. Richardson asked for an update on Trinity Point. Ms. Britt stated that this development was still in the infrastructure phase. The City is continuing inspections on the silt fences and other erosion control measures.</p> <p>Mr. Thompson stated that he was in support of the developers conducting a community outreach opportunity when housing construction begins in Windhaven.</p>
<p>7. Chairman’s Comments</p>	<p>Mr. Leonard stated that he thought that we should codify the requirement for community outreach when the PDD Development Standards are updated. He asked if there was an opportunity to do this now for Windhaven since the developer was asking for a PDD Amendment. Ms. Britt stated that she did not think that it would be advisable to do so for this request as the amendment was only to add a small portion of additional property. No changes to the actual development standards had been requested or proposed.</p> <p>Mr. Leonard then distributed his annual Housing Analysis (attached to the official record) for review by the Commission. The analysis was by housing types, both built and proposed, and its purpose is to help the Commission to determine what housing types are deficient and where the City should focus growth.</p>
<p>8. Council Liaison’s Comments</p>	<p>Ms. Dasch informed the Commission that a special Council meeting would be held on July 2nd at 6:30 pm to approve the bid for the renovations at Runde Park.</p>

<p>9. Staff Comments</p>	<p>Ms. Britt distributed the monthly development report. In addition, she provided an analysis regarding the slowdown in plan review.</p> <p>Mr. Leonard asked if the Commission had any further questions for staff. There were no additional questions.</p>
<p>10. Adjournment</p>	<p>There being no further business Mr. Leonard asked for a motion to adjourn.</p> <p><u>MOTION</u> Rod Thompson motioned to adjourn the regular meeting.</p> <p>Tom Fogerty seconded.</p> <p>VOTES: AYES Unanimous</p>