



**PLANNING BOARD  
MINUTES  
May 18<sup>th</sup>, 2015**

Members Present

Robert Smith  
Nick Colson  
Todd Setzer  
Jeff Barkley  
Rupert Little  
Gene Monday  
Larry Pannell  
Crystal Clark

Members Absent

Staff Present

Shelley Stevens, City Planner  
Catherine Renbarger, City Manager

Chairman Robert Smith opened with prayer.

***Call Meeting to Order & Approval of January 12<sup>th</sup>, 2015 PB Minutes***

Mr. Smith called meeting to order at 7 pm and tended to first item on agenda – approval of January 12<sup>th</sup> meeting minutes. Jeff Barkley motioned to approve the January minutes, Rupert Little seconded, and the group unanimously agreed to approve the minutes.

***Discussion of Garage and Parking Standards in Claremont's Zoning Ordinance***

Shelley Stevens discussed with the group potential text amendments to allow garages in front of houses. Mr. Colson, Mr. Little, Mr. Smith and Larry Pannell commented that they are for the code amendments since garages have been built in front of houses in Claremont for years (Mr. Smith cited examples). Mr. Smith also noted that it may be very costly for citizens to situate garages level with the façade of a house or behind it, depending on lot shape and size. Ms. Stevens also noted that the housing stock in Claremont is quite diverse. Recently, a house that did not show a garage on the aerial site plan submitted by the application was built with a garage attached as part of the main building, which caused the City to ask the planner to discuss with the Planning Board their thoughts on amending the Zoning Ordinance. The board stated that they are in favor of text amendments that allow front-facing garages level with or in front of houses.

Ms. Stevens also discussed with the board parking standards. An applicant is interested in creating his parking lot in front of his new business and wanted the idea brought before the Planning Board. The Planning Board discussed the idea and decided that parking in front of businesses should be allowed, given that that has also has been allowed in the past. Text amendments for this portion of the Code will be drafted.

***Discussion of Text Amendments to Claremont's Minimum Housing Ordinance***

A City Council member is interested in incorporating language in the City's Code to allow for abatement of dilapidated accessory structures. Ms. Stevens discussed options for incorporating this type of language into the City's Code. The City attorney has recommended amending the Minimum Housing Ordinance to incorporate accessory structures in the language. This option was discussed among the Planning Board, and Mr. Barkley commented that Conover's Nuisance Code has a section on tearing down dilapidated accessory structures and that he will send that to Ms. Stevens for reference. Ms. Stevens discussed this option with the Planning Board; the Planner will look at Conover's Code example and draft text amendments for the nuisance section of the Code to share with the Planning Board.

***Discussion of Land Development Plan Davidson Site Visit and Public Workshop***

Shelley Stevens discussed with the group the Davidson site visit and public workshop held for the Land Development Plan. Many good comments on subdivision development and downtown development in Davidson were gathered from Planning Board members on the trip. Ms. Stevens discussed with the group the pros and cons the Board noticed in the development seen in Davidson.

The public workshop gathered some citizen input, and many Planning Board members were in attendance. The stations at the public workshop were briefly reviewed.

***Other Business***

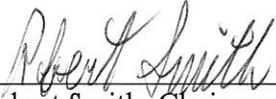
Ms. Stevens provided development updates for Oxford Crossing. The site is set to be under construction in the near future, and the developers have agreed to install a fence adjacent Jackie Delvin's property before work begins.

Catherine Renbarger and Ms. Stevens discussed the upcoming joint Council and Planning Board Land Development Plan Workshop, which may be held in July; and Ms. Renbarger made an announcement that the City's Touch-a-Truck event would be held Jun 20<sup>th</sup> from 11 am – 2 pm.

Mr. Smith announced that New Life Baptist Church will host Singing in the Park, Saturday, May 30<sup>th</sup> from 12 pm to 5 pm.

***Adjourn***

Mr. Colson motioned to adjourn, Mr. Pannell seconded, and the group unanimously approved.

  
Robert Smith, Chairman

  
Shelley Stevens, Planner  
Elinor A. Hiltz