



**PLANNING BOARD**  
**January 12<sup>th</sup>, 2015**  
**7:00 PM**

**AGENDA**

- 1. Call Meeting to Order**
- 2. Approval of December 8th, 2014 PB Minutes**
- 3. PB/BOA Chair and Vice Chair Elections**
- 4. Discussion of Land Development Plan and Public Workshop Dates**
- 5. Other Business**
  - Upcoming Planning Board Training
- 6. Adjourn**



## *Memorandum*

**From:** Shelley Stevens, City Planner  
**Date:** January 7<sup>th</sup>, 2015  
**Subject:** **January Meeting**

Board Members,

We will meet as Planning Board on January 12<sup>th</sup> at 7:00 pm to elect a Chair and Vice Chair to the Planning Board/Board of Adjustment and to discuss Workshop dates for the Land Development Plan.

The text amendments to Claremont's Zoning and Subdivision Ordinances that were discussed at our last meeting were approved at the January 5<sup>th</sup> Council meeting.

Please contact me if you have any questions or cannot attend the meeting: [shelley.stevens@wpcog.org](mailto:shelley.stevens@wpcog.org) or 828-485-4238.



**PLANNING BOARD  
MINUTES  
DECEMBER 8<sup>TH</sup>, 2014**

*Members Present*

Nick Colson  
Jeff Barkley  
Rupert Little  
Robert Smith  
Gene Monday  
Todd Setzer

*Members Absent*

Larry Pannell  
Crystal Clark

*Staff Present*

Shelley Stevens, City Planner

Chairman Robert Smith opened with prayer.

***Called Meeting to Order & Approval of July 14<sup>th</sup>, 2014 PB Minutes***

Mr. Smith called meeting to order at 7 pm and attended to first item on agenda – approval of July 14<sup>th</sup> minutes. Rupert Little motioned to approve the July minutes with correction of the spelling of the word “said” in paragraph 7 of page 2. Nick Colson seconded, and the group unanimously agreed to approve the minutes.

***Discussion of City Code Revisions***

Shelley Stevens discussed potential revisions to the City’s Code. Small grammatical changes were proposed for the Watershed Protection Rules. The Planning Board Section has proposed amendments to the number of regular and extraterritorial jurisdiction members corresponding with changes that were made years ago. The Subdivision Ordinance has also been updated to reflect the City’s policy of accepting digital plats.

There was brief discussion regarding the revisions. Ms. Stevens discussed the digital plats and mentioned that they can be printed. The group agreed with all of the revisions.

Jeff Barkley motioned to accept the proposed changes, Mr. Little seconded, and the group unanimously agreed to make the changes.

***Other Business***

Ms. Stevens provided development updates (for business and residential projects).

***Adjourn***

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

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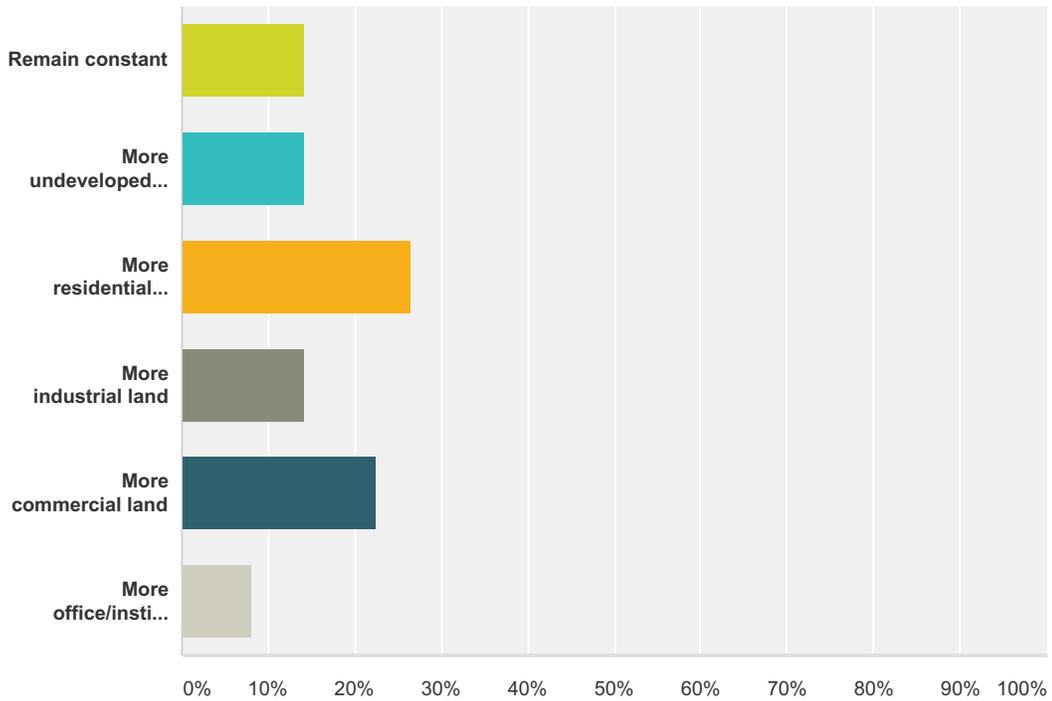
Robert Smith, Chairman

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Shelley Stevens, Planner

**Q1 The City's land use is 61% (2,395 acres) undeveloped land, 23% (919 acres) residential, 9% (344 acres) industrial, 5% (189 acres) commercial, 2% (100 acres) office/institutional. How do you envision this ratio in 20 years?**

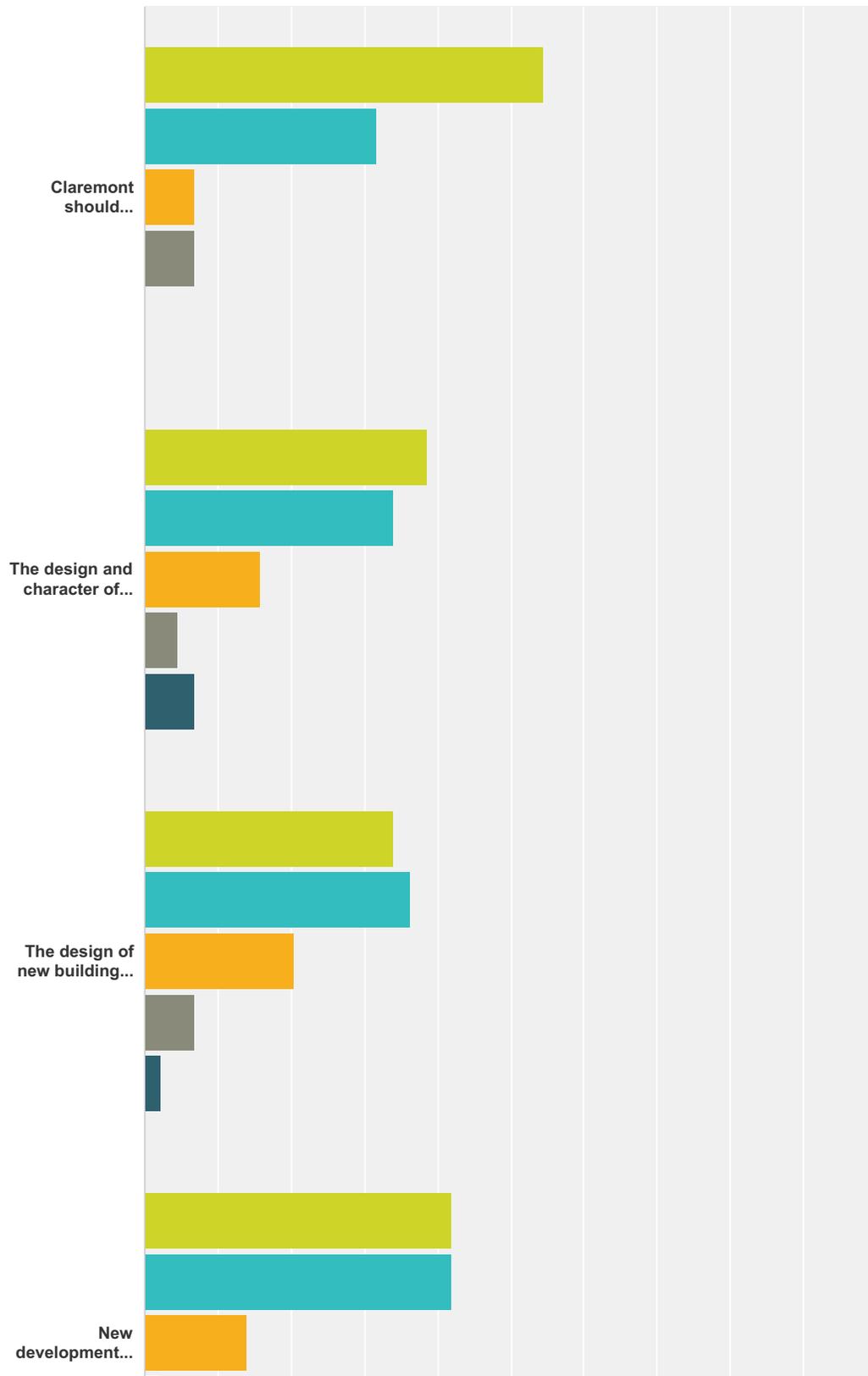
Answered: 49 Skipped: 0

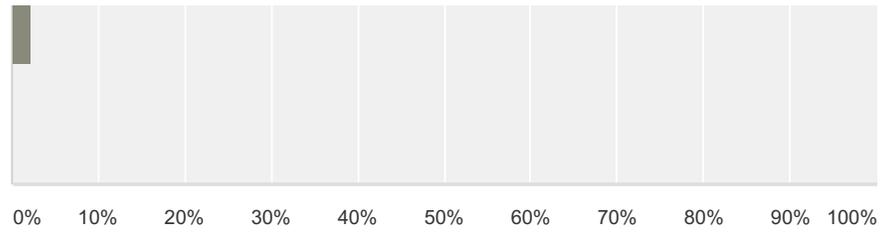


Answer Choices	Responses
Remain constant	14.29% 7
More undeveloped land/open space	14.29% 7
More residential land	26.53% 13
More industrial land	14.29% 7
More commercial land	22.45% 11
More office/institutional land	8.16% 4
<b>Total</b>	<b>49</b>

### Q2 How strongly do you agree or disagree with the following statements regarding the future use of land in the City of Claremont?

Answered: 44 Skipped: 5



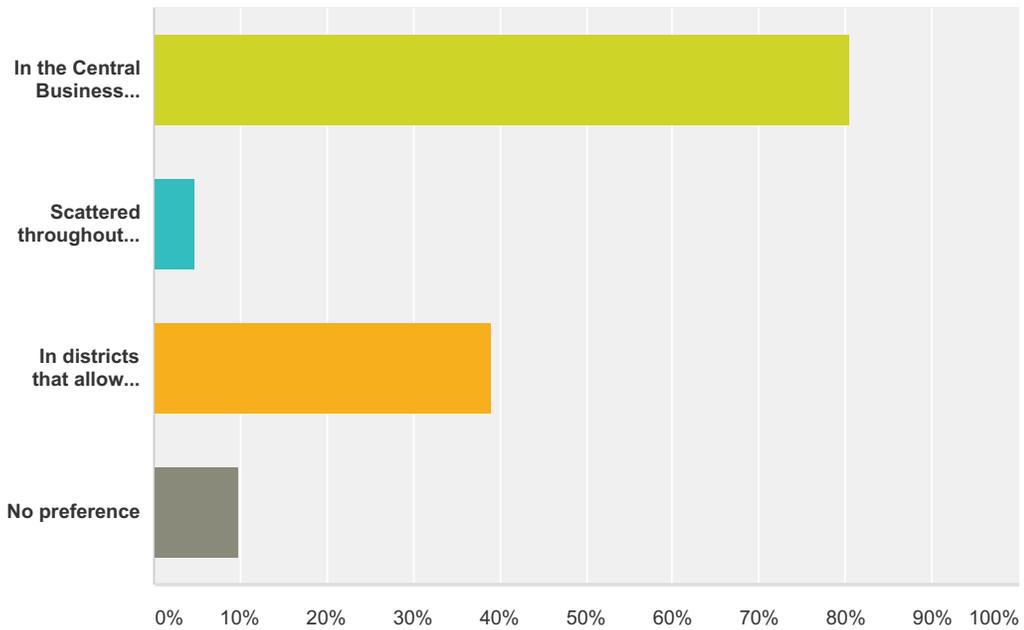


■ strongly agree   
 ■ agree   
 ■ neutral   
 ■ disagree   
 ■ strongly disagree

	strongly agree	agree	neutral	disagree	strongly disagree	Total
Claremont should encourage people who build new homes and businesses to provide for pedestrian facilities (sidewalks, crosswalks, etc) and transportation improvements.	54.55% 24	31.82% 14	6.82% 3	6.82% 3	0.00% 0	44
The design and character of new buildings should match the design and character of the existing buildings and neighborhood.	38.64% 17	34.09% 15	15.91% 7	4.55% 2	6.82% 3	44
The design of new buildings and the layout of buildings on a piece of land should be regulated so they meet the goals of the City and its Citizens.	34.09% 15	36.36% 16	20.45% 9	6.82% 3	2.27% 1	44
New development should be required to protect and enhance environmentally-critical areas.	41.86% 18	41.86% 18	13.95% 6	2.33% 1	0.00% 0	43

### Q3 Where in the city would you encourage commercial and employment growth over the next 20 years? (select up to 2)

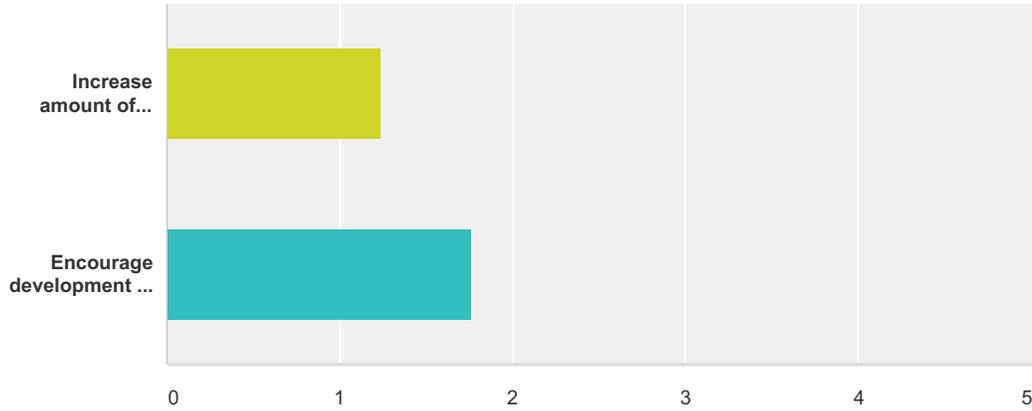
Answered: 41 Skipped: 8



Answer Choices	Responses
In the Central Business District, Community Business District, Highway Business District and Manufacturing District	80.49% 33
Scattered throughout Neighborhood Residential and Residential Agricultural Districts	4.88% 2
In districts that allow mixed-use development	39.02% 16
No preference	9.76% 4
<b>Total Respondents: 41</b>	

**Q4 How would you prefer to accommodate future population growth over the next 20 years? Please rank, 1 being your first preference.**

Answered: 37 Skipped: 12



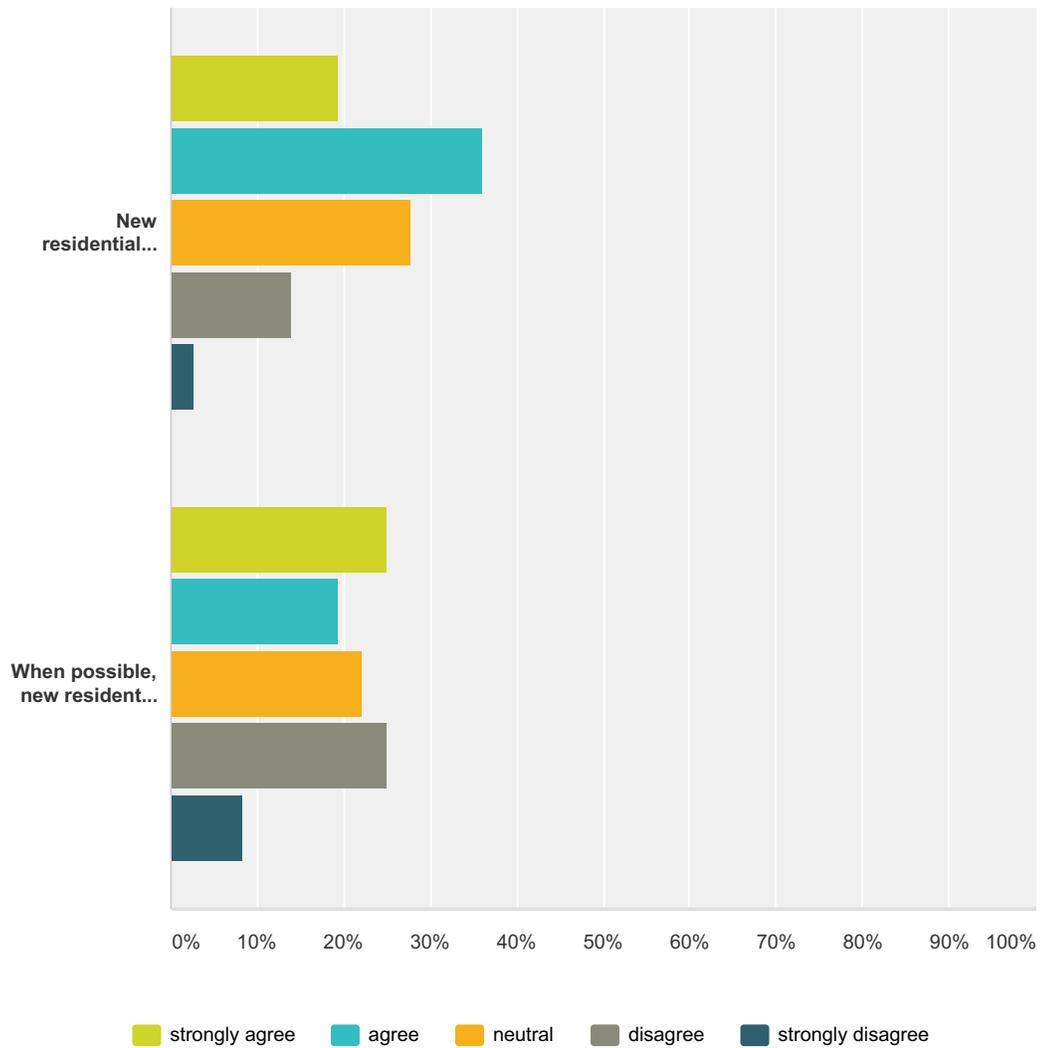
	1	2	Total	Score
Increase amount of multi-family-zoned property (places where apartment buildings or condos can be built).	24.32% 9	75.68% 28	37	1.24
Encourage development of vacant and under-utilized property.	75.68% 28	24.32% 9	37	1.76

**Q5 Please use the comment section to add any thoughts, comments, ideas or concerns that you think are applicable to land use and zoning in the City.**

Answered: 16 Skipped: 33

### Q6 How strongly do you agree or disagree with the following statements regarding housing in the City of Claremont?

Answered: 36 Skipped: 13



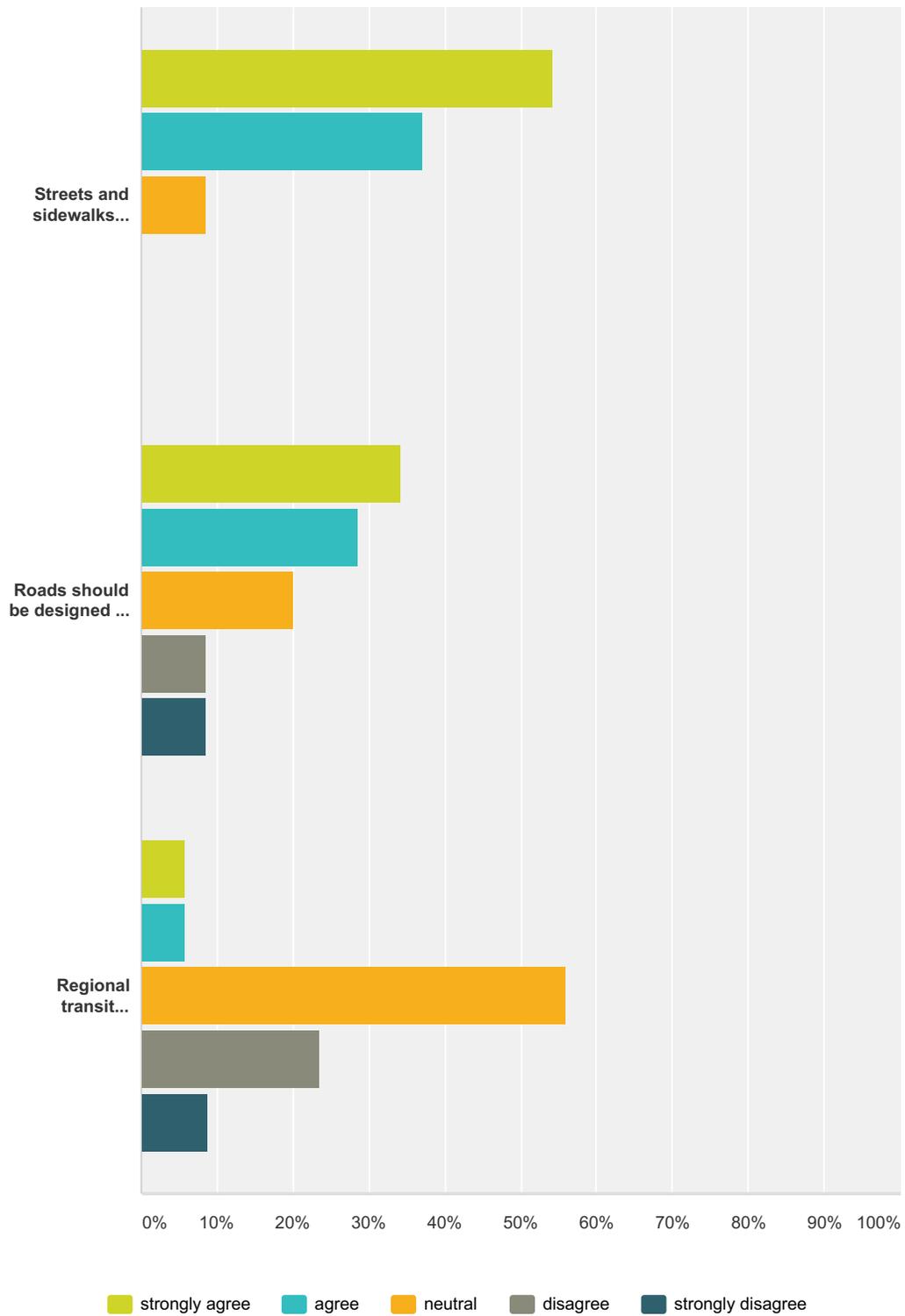
	strongly agree	agree	neutral	disagree	strongly disagree	Total
New residential development should match existing neighborhood design.	19.44% 7	36.11% 13	27.78% 10	13.89% 5	2.78% 1	36
When possible, new residential development should provide for connectivity within existing roadways, rather than forming large subdivisions with cul-de-sacs and dead-end streets.	25.00% 9	19.44% 7	22.22% 8	25.00% 9	8.33% 3	36

**Q7 Please use the comment section to add any thoughts, comments, ideas or concerns that you think are applicable to housing and development policies in Claremont.**

Answered: 11 Skipped: 38

### Q8 Please indicate your level of agreement on the statements below.

Answered: 35 Skipped: 14

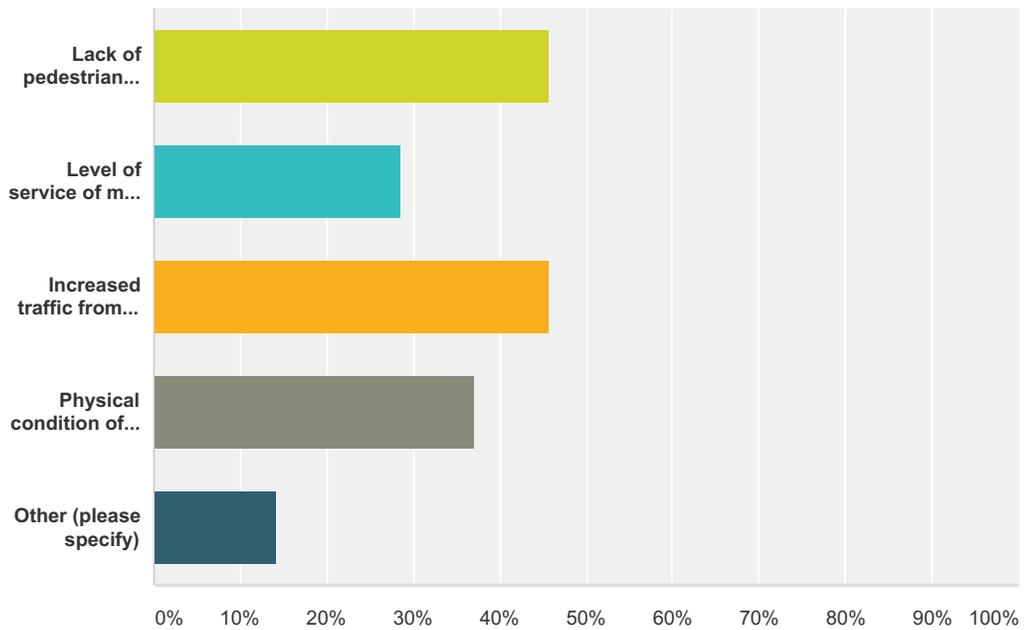


	strongly agree	agree	neutral	disagree	strongly disagree	Total
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Streets and sidewalks should be designed to protect pedestrians from traveling vehicles.	<b>54.29%</b> 19	<b>37.14%</b> 13	<b>8.57%</b> 3	<b>0.00%</b> 0	<b>0.00%</b> 0	35
Roads should be designed for pedestrians and bicycles, as well as cars.	<b>34.29%</b> 12	<b>28.57%</b> 10	<b>20.00%</b> 7	<b>8.57%</b> 3	<b>8.57%</b> 3	35
Regional transit (Greenway Transportation - demand response service) provides an adequate level of service to the City of Claremont.	<b>5.88%</b> 2	<b>5.88%</b> 2	<b>55.88%</b> 19	<b>23.53%</b> 8	<b>8.82%</b> 3	34

### Q9 What do you see as Claremont's most pressing transportation issues? (select 3)

Answered: 35 Skipped: 14



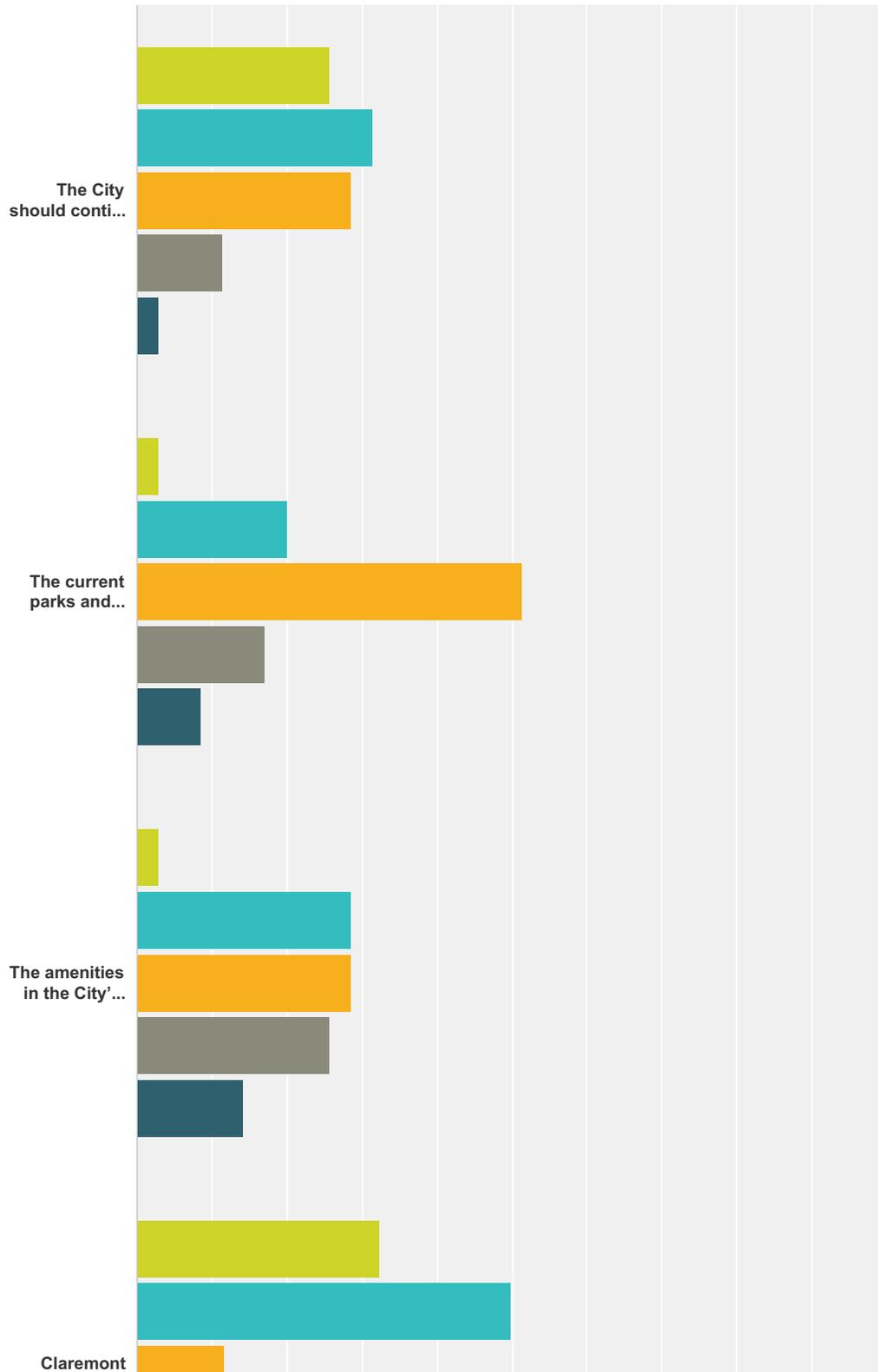
Answer Choices	Responses
Lack of pedestrian amenities	45.71% 16
Level of service of mass transit (Greenway Transit)	28.57% 10
Increased traffic from new development	45.71% 16
Physical condition of transportation infrastructure	37.14% 13
Other (please specify)	14.29% 5
<b>Total Respondents: 35</b>	

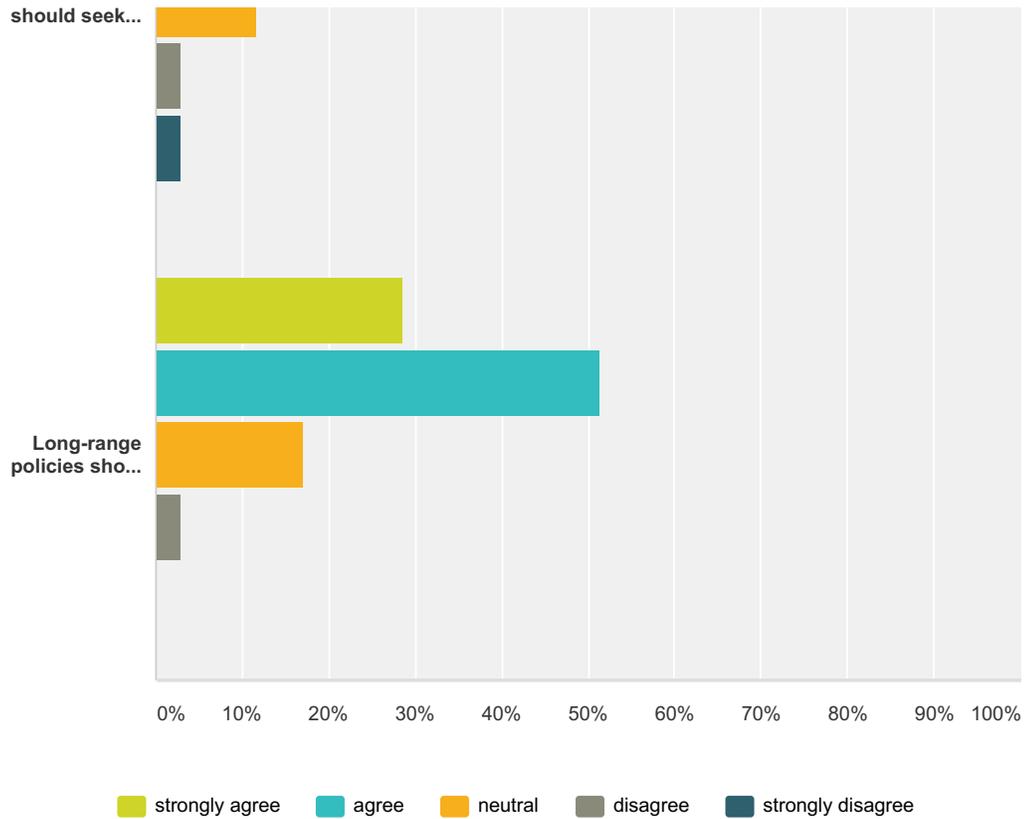
**Q10 Please use the comment section below to add any thoughts, comments, ideas or concerns, that you think are applicable to the transportation system of the City.**

Answered: 4 Skipped: 45

### Q11 How strongly do you agree or disagree with the following statements regarding environment, parks, trails, and open space in Claremont?

Answered: 35 Skipped: 14

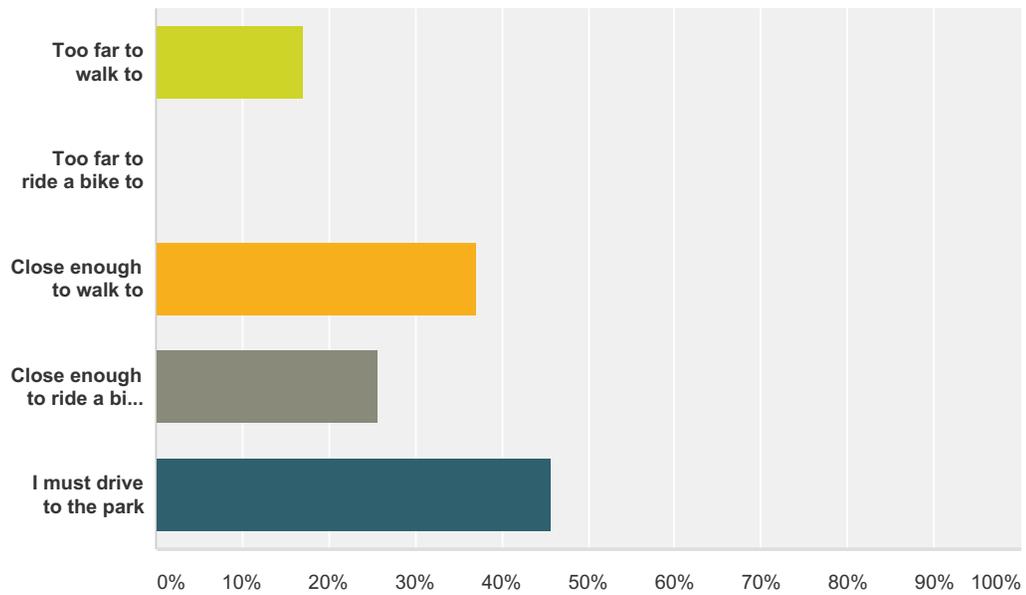




	strongly agree	agree	neutral	disagree	strongly disagree	Total
The City should continue to expand upon Carolina Thread Trail connections within Claremont, when possible.	25.71% 9	31.43% 11	28.57% 10	11.43% 4	2.86% 1	35
The current parks and Carolina Thread Trail connections in Claremont are adequate to meet the needs of the City.	2.86% 1	20.00% 7	51.43% 18	17.14% 6	8.57% 3	35
The amenities in the City's park are adequate for the needs of Claremont's citizens.	2.86% 1	28.57% 10	28.57% 10	25.71% 9	14.29% 5	35
Claremont should seek opportunities to restore and enhance environmentally-sensitive areas where possible.	32.35% 11	50.00% 17	11.76% 4	2.94% 1	2.94% 1	34
Long-range policies should focus on energy and natural resource sustainability.	28.57% 10	51.43% 18	17.14% 6	2.86% 1	0.00% 0	35

### Q12 How close is the City Park to your house? (select 2)

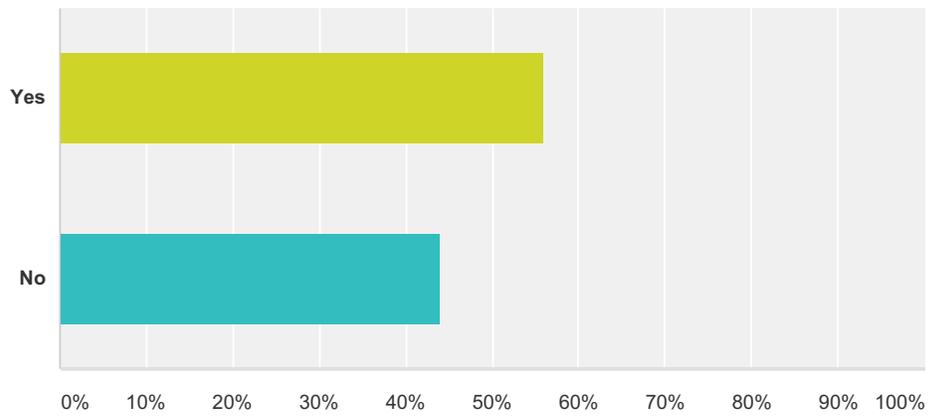
Answered: 35 Skipped: 14



Answer Choices	Responses
Too far to walk to	17.14% 6
Too far to ride a bike to	0.00% 0
Close enough to walk to	37.14% 13
Close enough to ride a bike to	25.71% 9
I must drive to the park	45.71% 16
<b>Total Respondents: 35</b>	

### Q13 Do you feel you can safely walk or ride a bike to the park?

Answered: 34 Skipped: 15



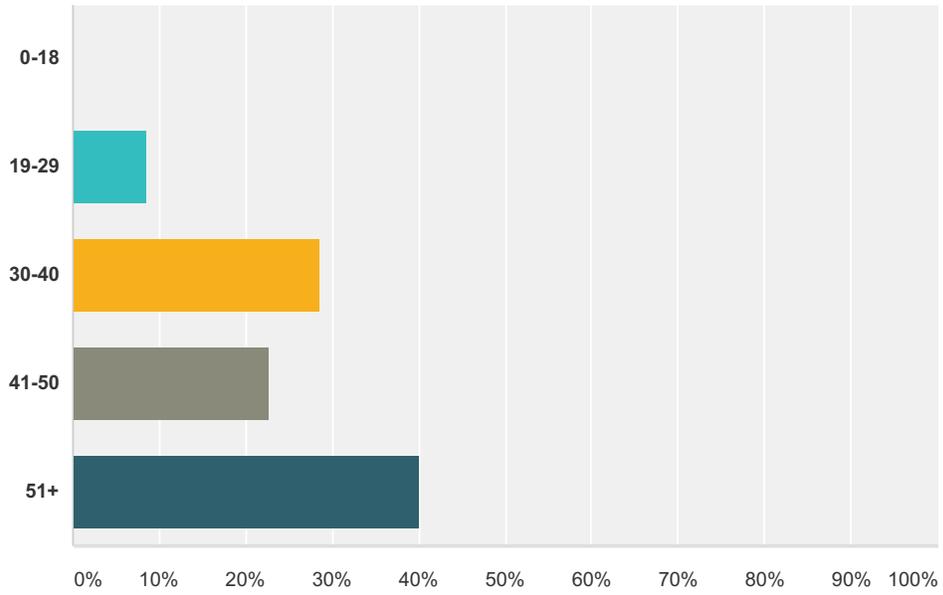
Answer Choices	Responses
Yes	55.88% 19
No	44.12% 15
<b>Total</b>	<b>34</b>

**Q14 Please use the comment section below to add any thoughts, comments, ideas or concerns that you think are applicable to the environment, parks, trails and open space in the city.**

Answered: 5 Skipped: 44

### Q15 What is your age?

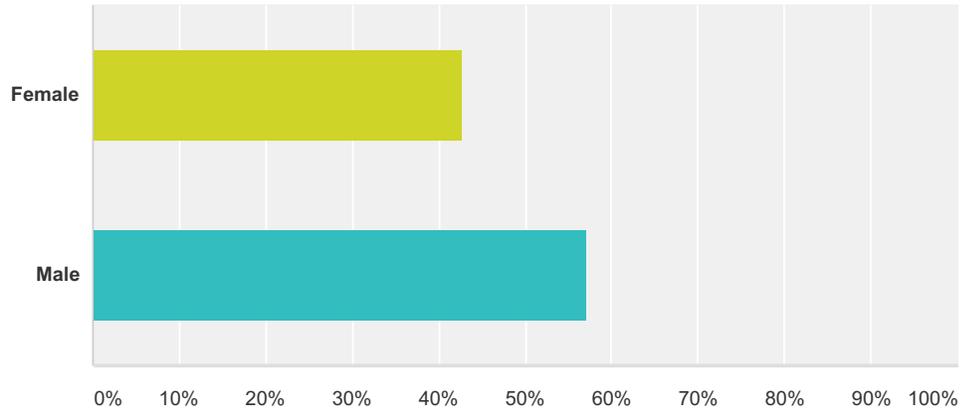
Answered: 35 Skipped: 14



Answer Choices	Responses
0-18	0.00% 0
19-29	8.57% 3
30-40	28.57% 10
41-50	22.86% 8
51+	40.00% 14
<b>Total</b>	<b>35</b>

### Q16 What is your gender?

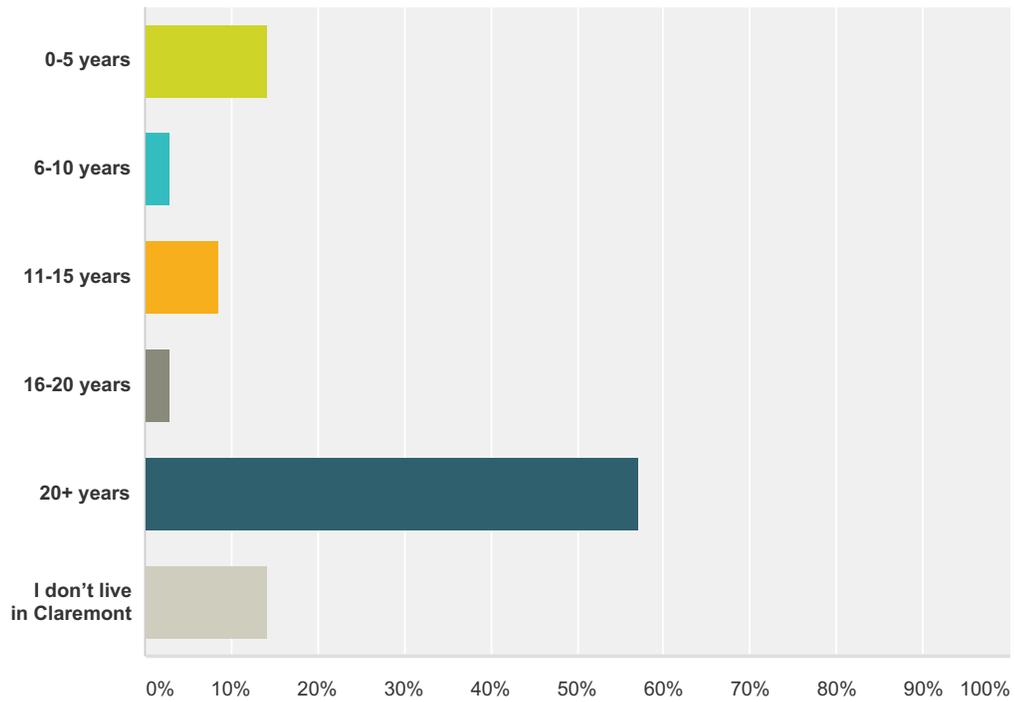
Answered: 35 Skipped: 14



Answer Choices	Responses
Female	42.86% 15
Male	57.14% 20
<b>Total</b>	<b>35</b>

### Q17 How long have you lived in Claremont?

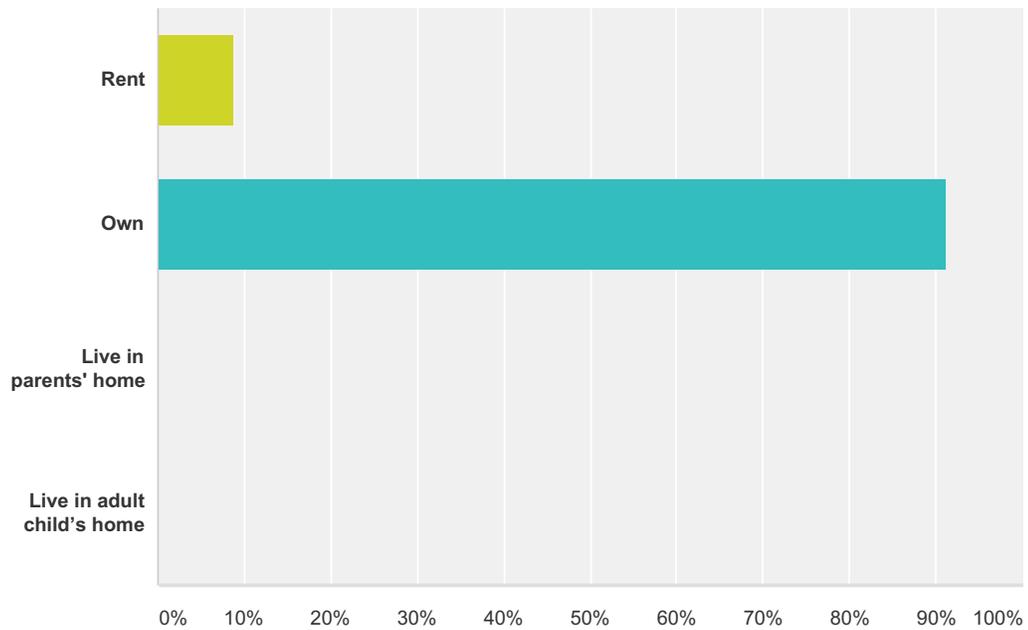
Answered: 35 Skipped: 14



Answer Choices	Responses
0-5 years	14.29% 5
6-10 years	2.86% 1
11-15 years	8.57% 3
16-20 years	2.86% 1
20+ years	57.14% 20
I don't live in Claremont	14.29% 5
<b>Total</b>	<b>35</b>

### Q18 Do you currently rent or own your home?

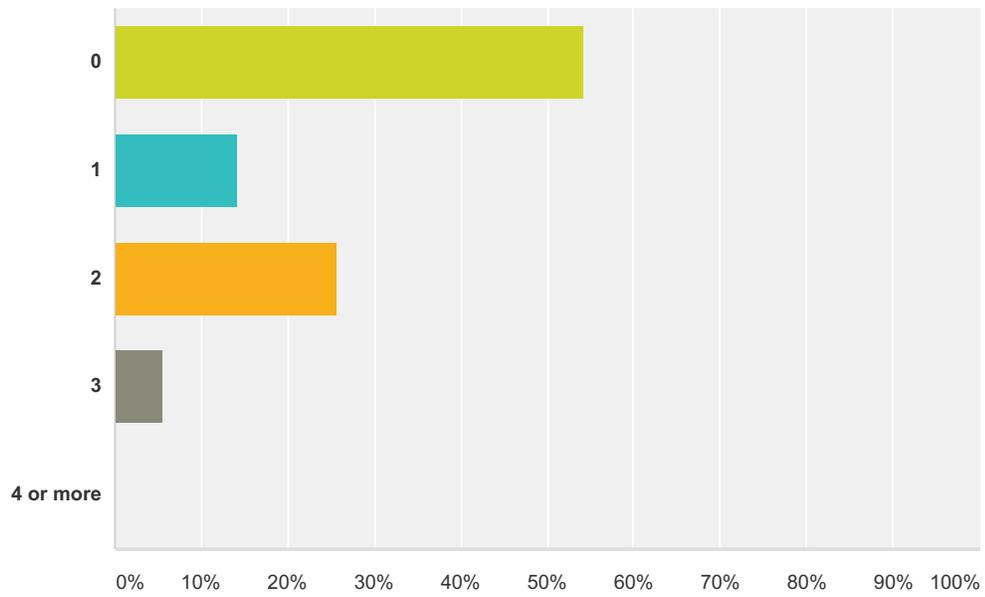
Answered: 34 Skipped: 15



Answer Choices	Responses	Count
Rent	8.82%	3
Own	91.18%	31
Live in parents' home	0.00%	0
Live in adult child's home	0.00%	0
<b>Total</b>		<b>34</b>

### Q19 Do you have children under 18 living at home?

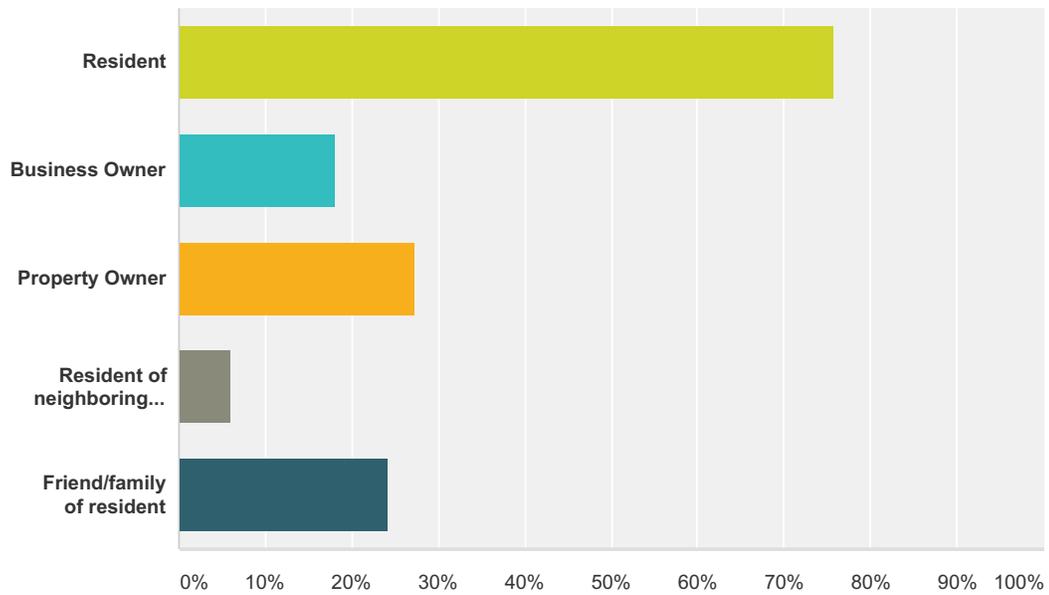
Answered: 35 Skipped: 14



Answer Choices	Responses
0	54.29% 19
1	14.29% 5
2	25.71% 9
3	5.71% 2
4 or more	0.00% 0
<b>Total</b>	<b>35</b>

### Q20 What is your relation to Claremont? (select all that apply)

Answered: 33 Skipped: 16



Answer Choices	Responses
Resident	75.76% 25
Business Owner	18.18% 6
Property Owner	27.27% 9
Resident of neighboring city	6.06% 2
Friend/family of resident	24.24% 8
<b>Total Respondents: 33</b>	