



**PLANNING BOARD
MINUTES
January 25, 2016**

Members Present

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

Members Absent

Nick Colson

Staff Present

Elinor Hiltz, Planner
Catherine Renbarger, City Manager

Call to Order

Chairman Robert Smith called the meeting to order at 7:03 pm.

Adopt Agenda

Jeff Barkley moved and Gene Monday seconded the motion to adopt the agenda. The agenda was unanimously adopted.

Approval of November 16, 2015 Planning Board Minutes

Larry Pannell moved and Rupert Little seconded the motion to approve the minutes. The minutes were unanimously approved.

4883 North Oxford St Rezoning

Elinor Hiltz presented the staff report for rezoning 4883 North Oxford St (Town and Country Tire) from Community Business (B-2) to Highway Business (B-3). The property was currently a car repair shop. The owner wanted to sell cars in addition to repairing cars on the property. Since the business is nonconforming, the owner needed to request a rezoning for the permission to sell cars. The planner read the new uses that would be allowed under Highway Business zoning in the future if the car repair shop were to close. The traffic count would rise by 10 trips per day if the entire property was converted to a car sales lot. Claremont's Future Land Use Map supported the change.

Chairman Robert Smith read the following statements "High-traffic areas such as North Oxford Street are appropriate for highway businesses because they are convenient to regional shoppers and residents." and the board "recommends approval because this amendment is consistent with the Land Development Plan".

Gene Monday moved to approve the rezoning and Jeff Barkely seconded. The rezoning was **unanimously recommended by the Board.**

Residential Architectural Standards Zoning Text Amendment

The State legislature recently passed a bill disallowing local governments to regulate architecture in single family houses and duplexes. Claremont needed to delete a number of architectural standards in order to comply with the new law. Planner Elinor Hiltz presented passages that were definitely not in compliance in red text and debatable passages in purple text.

As such, the Planning Board recommended deleting certain passages but they requested revisions on a number of other passages. The Planner will make changes and bring another proposal back to the Planning Board in February.

The Planning Board wanted to fit carports in the “garages and parking” section of the ordinance and allow carports of any material in sideyards. This would be a new allowance in Claremont. A section that said “a detached garage may be located only in the rear yard” was changed to say “rear or side yard”.

The Planning Board liked the rule that new buildings must match the “massing and scale” of existing buildings on the street and wanted to keep that regulation in all districts.

Elinor Hiltz was asked to research how to regulate “main pedestrian access” to a house and settle the question of which direction a house faces, legally and in practice. The Board wanted houses to be visually primarily oriented towards the streetfront and not be only oriented towards the parking areas (if the parking areas were not the streetfront).

After finding that this text amendment is not urgent to any citizens with pending cases, Crystal Clark moved to table this amendment until the next month. Jeff Barkely seconded the motion, and the Board **voted unanimously to table.**

Protest Petition Text Amendment

The state legislature also changed the “protest petition” statutes. A protest petition is petition that the opposition to a rezoning signs. With the new state law, if 5 percent of adjacent property owners sign a petition then a $\frac{3}{4}$ vote of Council is required to approve a rezoning (instead of a simple majority vote). Before the legislature changed the statute, 20 percent of adjacent property owners had to sign a protest petition for it to be valid.

Chairman Robert Smith read the statement of public interest and the consistency statement: “rezoning and protest petitions are useful tools for land-use planning and in the public interest” and “I move to recommend approval because this amendment is required by state law”.

The Planning Board voted **unanimously to recommend approval** of this amendment.

Election of Officers

Jeff Barkely nominated to keep Robert Smith as Planning Board Chair. Gene Monday seconded and the Board voted unanimously on the matter. Crystal Clark recommended that Larry Pannell remain as Vice-Chair and Jeff Barkely seconded. The vote to keep Mr. Pannell as Vice-Chair was also unanimous.

COMPREHENSIVE PLAN ACTIVITIES

Transportation Presentation

John Marshall, Transportation Coordinator for the Greater Hickory MPO, presented Claremont's current and future transportation projects to the committee. Compared to other municipalities in the region Claremont has a great proportion of proposed connectors. Mr. Marshall said those types of projects are likely to be built through public-private partnerships-the way the Centennial Extension is being built today. Mr. Marshall talked about congestion and turn lane projects at Exit 135.

Establish Transportation Objectives for the City

The committee indicated two sidewalk projects that are priorities to them and they commented on areas with drainage problems and areas that need traffic signals and turn lanes. The Planner will pursue the committee's ideas in the Comprehensive Plan and with City Administration.

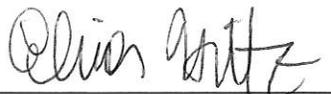
Next Meeting Date: February 15, 2016 at 7:00

Adjourn

The group officially adjourned at 8:38 before establishing transportation objectives for the City.



Robert Smith, Chairman



Elinor Hiltz, Planner