



**PLANNING BOARD
MINUTES
March 21, 2016**

Members Present

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

Members Absent

Nick Colson
Jeff Barkley

Staff Present

Elinor Hiltz, Planner
Catherine Renbarger, City Manager

Others Present

Scott Millar, Executive Director,
Catawba Economic Development
Corporation

Call to Order

Chairman Robert Smith called the meeting to order at 7:00 pm.

Approval of February 22, 2016 Planning Board Minutes

Gene Monday moved and Crystal Clark seconded the motion to approve the minutes from February. The minutes were unanimously adopted.

COMPREHENSIVE PLAN ACTIVITIES

Claremont Economic Development Presentation: Scott Millar, Catawba Economic Development Corporation (EDC)

The Catawba EDC helps communities grow tax bases by recruiting industries and large employers. Over the years the EDC has had a hand in drawing many former and current businesses to Claremont: Heart Manufacturing, Gulf States/Rock Tenn/West Rock, Substance Inc, Poppelmann, Prysmian, Commscope, USConnect, Bed Bath & Beyond, Progressive Furniture, Carolina Foam, JC Penney, Shatterproof Glass, Mirandex, and many more. In Mr. Millar's opinion a community can never have enough industrial land and industrial buildings available.

Some prospective industry will be drawn to the excellent rail site at Phase II of the business park. Mr. Millar recommends reserving the rail site for a rail user. The Planning Board and Mr. Millar agree that the type of heavy manufacturing that requires rail usually also can use large amounts of water and wastewater-for fire suppression among other reasons. The Planning Board directed the Planner to investigate water capacity at the next meeting.

ZONING ACTIVITIES

Landscaping Discussion

The Planning Board instructed Planner Elinor Hiltz to deliver a landscaping text amendment proposal at next month's meeting. The Board wants to make sure that the City's landscaping code does not cause bushes and trees to obstruct buildings and signs.

Next Meeting Date: April 18, 2016 at 7:00

Adjourn


Robert Smith, Chairman


Elinor Hiltz, Planner