

TOWN OF MCADENVILLE, NC
MCADENVILLE PLANNING BOARD
REGULAR MEETING AGENDA
THURSDAY FEBRUARY 24, 2022 @ 6 PM
VIA ZOOM

CALL TO ORDER

- 1. WELCOME NEW BOARD MEMBER:** Sara Gilbert-Kay
- 2. APPROVAL OF PREVIOUS MEETING MINUTES:** January 27, 2022
- 3. OLD BUSINESS:**
 - Discussion: Rezoning of Parcel # 213448-5103 Wilkinson Blvd.
 - Review: Recommendations from N-Focus regarding the rezoning
- 4. NEW BUSINESS:**
 - Amendment to Planning Board's Meeting Schedule:
Staff request the Board to vote to amend the current meeting schedule for March 2022. Asking to move Thursday March 24th meeting to Thursday March 31st.
- 5. OTHER BUSINESS AND GENERAL DISCUSSION:** This is an opportunity for the Board to ask questions for clarification, provide information to staff, or place a matter on a future agenda.

ADJOURN

The McAdenville Planning Board meets on the 4th Thursday of each month at 6 PM when agenda items are present. Questions or comments related to this agenda should be directed to the Kim Carver, Board Secretary at 704-824-3190 or k.carver@townofmcadenville.org.

McADENVILLE PLANNING BOARD
REGULAR MEETING MINUTES
Thursday January 27 @ 6:00 P.M.
Via Zoom

PRESENT:

Chairman, Kevin Lamp, Vice-Chair David Elkins, and Board Members: William Clark and Andy Westmoreland. Also, present: Town Administrator/Clerk, Lesley Dellinger, Board Secretary, Kim Carver and Guest Sara Gilbert-Kay, Board Applicant.

CALL TO ORDER:

Chairman Kevin Lamp called the meeting to order at 6:04pm.

APPROVAL OF MINUTES:

David Elkins motioned to approve the minutes from the Regular Meeting of May 27, 2021. William Clark seconded the motion, and the vote was unanimous.

OLD BUSINESS:

Lesley Dellinger provided an update on the adoption of a Comprehensive Land Use Plan, (CLUP), for the Town. N-Focus, whom the Town contracted for the CLUP will be delivering a draft for review by April 2022. Lesley also relayed the results of the Monkey Survey from the community. There were eighty-six responses from the public. The survey was a required part of the CLUP process to engage the community and plan for the Town's future growth.

Lesley Dellinger also gave an update on the cell tower located on Lakeview Drive. She stated the carriers are now offline and to expect the tower completely down by the end of April 2022.

NEW BUSINESS:

The Board was given a copy of Sara Gilbert-Kay's application for appointment to the planning board. Following discussion, Kevin Lamp motioned to recommend Sara for appointment to the open seat for the remainder of the 5/20-5/23 term. William Clark seconded the motion, and the vote was unanimous. The recommendation will go to Town Council for appointment consideration at the Feb. 8th Council meeting.

BOARD GENERAL DISCUSSION:

Town Administrator, Lesley Dellinger, provided information of a rezoning application the Town received for parcel # 213448. The subject property is located at 5103 Wilkinson Blvd and is currently zoned C-2 with a proposal for rezoning to RMF/CZ. The developer, WDT Development, LLC, is proposing to develop an affordable age-restricted rental community for seniors over the age 55. WDT Development will be holding a Public Information Meeting (PIM) on Feb. 10, 2022, from 4pm-7pm at the Pharr YMCA in McAdenville. There will also be a second meeting(virtual) hosted on ZOOM February 15, 2022, at 5pm. Lesley encouraged Board members to attend one of these meetings, ask questions and hear the adjacent property owners' concerns. Lesley stated she will send all the plans and details to the Board via email before the PIM.

William Clark informed staff that he received an email regarding a Proposed Telcom Facility at 900 Pinhook Loop Road. The email was an invitation to comment on the proposal. Lesley verified the location is outside of the McAdenville Zoning District, therefore, no reply comment would be necessary.

ADJOURN:

There being no further business to come before the Board, Andy Westmoreland made a motion to adjourn at 7:12 PM, seconded by David Elkins, and unanimously passed.

NEXT SCHEDULED MEETING:

Next meeting is scheduled to be virtually on February 24, 2022, via ZOOM.

Kevin Lamp, Chairman

Kim Carver, Planning Secretary