

Chatham County Planning Board Minutes November 3, 2014



The Chatham County Planning Board met in regular session on the above date in the Agriculture Building Auditorium, Pittsboro, North Carolina.

Members present were as follows:

Present:

B. J. Copeland, Chair
James Crawford
Bill Arthur
Philip Bienvenue
Karl Ernst
Gene Galin
Tom Glendinning
Donna Kelly
Cecil Wilson
Cathy Wright

Absent:

Mike Grigg

Planning Department:

Angela Birchett, Zoning Administrator
Lynn Richardson, Subdivision Administrator
Kimberly Tyson, Clerk to the Board

I. INVOCATION AND PLEDGE OF ALLEGIANCE:

Mr. Glendinning delivered the invocation and afterwards the Chairman invited everyone to stand and recite the Pledge of Allegiance.

II. CALL TO ORDER:

Chair Copeland called the meeting to order at 6:30 p.m.

III. DETERMINATION OF QUORUM:

The clerk stated that a quorum was present to begin the meeting (8 members present at opening, Mr. Galin arrived later, with 9 members present)

IV. APPROVAL OF AGENDA:

See Item V. below.

V. APPROVAL OF CONSENT AGENDA:

Minutes: Consideration of a request for approval of the October 7, 2014 Planning Board minutes.

Board members had no objections to above items IV. and V. and were considered approved as submitted.

VI. PUBLIC INPUT SESSION: No public input was received.

VII. SUBDIVISIONS:

1. Request by Brantley Powell on behalf of HBP Properties, LLC for a twenty-four month extension of preliminary plat expiration for the balance of The Estates at Legend Oaks, Phase III, consisting of 23 lots, to extend the preliminary plat expiration date from July 1, 2015 to July 1, 2017.

Ms. Richardson reviewed the agenda notes for the HBP Properties, LLC request for a 24 month extension of preliminary plat for The Estates at Legend Oaks, Phase III. Legend Oaks Subdivision is reviewed under the Subdivision Regulations and the Watershed Ordinance in effect prior to December, 2008. Legend Oaks consist of three (3) phases. Phase I consisting of 31 lots received final plat approval on 7/17/06 and Phase II, consisting of 27 lots received final plat approval on August 20, 2007. Board discussion followed. Phase III, consisting of 56 lots received preliminary plat approval on August 17, 2009. A portion of Phase III was sold to another developer, DR Horton. Phase 1A, consisting of 12 lots, received final plat approval on 12/16/13 from the Board of Commissioners and the final plat approval request for Phase 1B, consisting of 21 lots, received final plat approval from the BOC on 11/17/14. Homes are under construction in Phase 1A. There are 23 lots remaining in The Estates at Legend Oaks, Phase III that have not received final plat approval.

Based on the Permit Extension Act of 2009 and 2010, the preliminary plat approval for Phase III was scheduled to expire on July 1, 2013 unless a request for final plat approval for the entire phase had been submitted on or prior to said date, or an extension of time was granted by the Board of County Commissioners. In 2012, Brantley Powell, submitted a request for a twenty-four (24) month extension of the preliminary plat approval that extended the submittal deadline for a final plat for all of Phase III (56 lots) from July 1, 2013 to July 1, 2015. The request was approved by the Board of Commissioners.

Brantley Powell will be developing the balance of Phase III, consisting of 23 lots. As stated in attachment # 1, Mr. Powell plans to begin development of the remaining 23 lots in 2015, however, he does not expect to have sufficient work completed in order to meet the final plat submittal date of July 1, 2015. Mr. Powell is requesting a twenty-four month extension of the current preliminary plat expiration date of July 1, 2015 to extend the expiration date to July 1, 2017. If the request is granted, the final plat submittal date for the balance of Phase III will be July 1, 2017.

Trenton Stewart, PE, Arcadia Consulting Engineers, PLLC, has provided information on the expiration dates of the existing permits which are required for a preliminary plat approval. As stated in the letter from the engineer, dated October 17, 2014, the Soil Erosion and Sedimentation Control Permit will expire on December 31, 2014. Per the engineer, a new Soil Erosion and Sedimentation Control permit will be obtained after the expiration of the current permit. The NCDENR Public Water Supply Permit has been extended to October 17, 2016. If the extension request is approved by the Board of County Commissioners, it is staff's recommendation that the developer provide staff

with a copy of the new/renewed permits. Water availability fees of \$3500.00 per lot were paid to Chatham County prior to receiving preliminary plat approval.

Ms. Richardson informed the Board that the request is a policy procedure and the Planning staff does not make a recommendation.

Michael Birch was present and answered questions from the Board on behalf of Brantley Powell, Developer.

Motion to approve:

Mr. Galin made a motion; seconded by Mr. Glendinning to approve the twenty-four months extension from July 1, 2015 to expire on July 1, 2017 with the following condition:

The developer provides staff with copies of any new or renewed permits.

No further discussion and motion passed unanimously (10 members).

VIII. ZONING AND ORDINANCE AMENDMENTS:

Quasi-Judicial:

1. A request by F-L Legacy Owner, LLC for a Conditional Use Permit revision on the existing Planned Residential Development called The Legacy, located at Parcels 17378 and 89437, off Big Woods Rd., New Hope Township, to revise the site plan/sketch design to relocate the primary amenity area, relocate some residential lots, and to reconfigure some roads rights-of-way. This request will not be adding additional residential lots or new land areas.

Ms. Birchett reviewed the agenda notes on the revision of the Conditional Use Permit for The Legacy. The revision was on the site plan/sketch design to relocate the primary amenity area, relocate some residential lots, and to reconfigure identified roads rights-of-way. A quasi-judicial hearing was held on this request September 15, 2014. At the public hearing some concerns were raised by the residents, such as, moving the amenity area, adequate parking for the amenity, disrepair of the roads, construction traffic, and displeasure with the smaller lot configurations.

The Legacy was originally approved as a Planned Unit Development in March 2004. In the fall of 2005, an amendment was approved relocating the main amenity area to newly acquired property within the development. There are currently 463 lots in the 627 acre development. This amendment does not add any additional land to the project nor does it add any additional lots.

A conditional use permit revision must meet the required five findings as required by the Chatham County Zoning Ordinance. Those findings are addressed as follows:

FINDING #1 – The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

Planned residential developments continue to be an approved use within the R-1 Residential zoning district. This finding continues to be supported.

FINDING #2 – The requested conditional use permit is either essential or desirable for the public convenience or welfare. Although the original submission

shows a relocated amenity center, after an additional community meeting with the residents following the public hearing, the applicant has agreed to leave the amenity area where it is currently shown on the master plan. The revised site plan shows the area as currently approved. The revised plan does eliminate two stream crossings, reduces the total projected road length, and will create a development that meets the demands of the housing market. The revision does not otherwise change the support of this finding from the previous submissions and therefore continues to be supported.

FINDING #3 – The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community. Due to no change in density and no change in the location of the amenity, no negative impacts have been identified. The proposed changes will reduce the area of development and create less environmental impact in on the property. The project will continue to be developed within the existing conditions, as currently approved, with only the revisions as noted. The overall project is not changing. This finding continues to be supported.

FINDING #4 – The requested permit will be consistent with the objectives of the Land Use Plan. To further enhance the connection between this project and the Land Conservation and Development Plan, this revision will create less environmental impact and will continue to support balanced growth by providing more housing options. The project will continue to support and encourage rural character and protection of surface and ground waters. This finding continues to be supported.

FINDING #5 – Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the county's plans, policies, and regulations. No change to the wastewater requirements are needed. No additional lots are being proposed. The two approved access roads connected to Big Woods Road are unchanged. All other requirements will continue to be met. This finding continues to be supported.

The Planning staff recommends approval of this request with the following conditions:

Site Specific Conditions

1. All previously approved conditions shall remain in effect with the exception of modifications included with this revision. This modification includes the shifting of the lots closest to the amenity area to allow greater access to the open space noted on the site plan.
2. The revised site plan dated November 5, 2014 shall be the approved site plan for developing the project.

Standard Site Conditions

3. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as

stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.

4. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Stormwater Management, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.

Standard Administrative Conditions:

5. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
6. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
7. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
8. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

Board discussion followed.

Patrick Bradshaw, attorney was present on behalf of applicant. Mr. Bradshaw spoke briefly and answered questions from board and residents. Mr. Mark Ashness, P.E was present for questions from the board and residents.

Eileen Mc Kenna, 40 Rolling Meadows Lane, spoke about her concerns of the new plan and wanted to shift approximately four (4) lots one hundred foot (100) +/- to access the open space area and the applicant agreed to shift the lots. Ms. McKenna also had concerns of the location of the kiosk mailbox location.

Mary Ross, 493 Legacy Falls Drive, spoke of her concerns of the lot sizes.

Board discussion followed.

Motion to approve:

Mr. Glendinning made a motion; seconded by Mr. Bienvenue to approve the application as submitted with the modification of shifting the lots for the open space area.

No further discussion and motion passed with a vote of 9-1.

2. A request by Carolina Meadows, Inc. for a Conditional Use Permit revision to increase the size for the new Health Center located in Area B up to 130,000 sq. ft., an increase in the number of allowed beds from 100 to 120, and to construct 100 residential units in Area C where the current Health Center is located, Parcel Nos. 62114, 64734, 20033, and 74450, Williams Township.

Ms. Birchett reviewed the agenda notes for a Conditional Use Permit revision to increase the size of the Health Center located in Area B up to 130,000 sq. ft., increase the number of beds allowed from 100 to 120, and construct 100 residential units. A quasi-judicial hearing was held on October 20, 2014. Planning staff presented the request and Nick Robinson, attorney for the applicant, provided details of the project. No other persons spoke.

Carolina Meadows began in 1983 as a not-for-profit assisted living facility. There have been several modifications over the years needed to meet the demand for growth and services of those seeking to enter the facility. The last modification was in 2008, which was approved to move forward with a site plan redesign and the relocating of existing services. The project is limited to 750 total residential units and 526 have been constructed to date.

A conditional use permit revision must meet the required five findings as required by the Chatham County Zoning Ordinance.

FINDING #1 – The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located. The current use continues to be permitted and allowable as seen in Section 10.13 of the Zoning Ordinance. No changes noted.

FINDING #2 – The requested conditional use permit is either essential or desirable for the public convenience or welfare. The relocation of the current health facility and the additional independent residential units are needed in order to continue providing the level of care Carolina Meadows currently offers. It will continue to be a significant employer in the county and the revisions do not negatively impact the existing approved conditional use permit.

FINDING #3 – The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community. There is no additional property being added to the current footprint of the facility. All expansion will result in the relocation of the health care facility and reuse of the area for the residential units. The current vegetated buffers will remain and be maintained as needed. There will no increase in impervious surface and no adverse impacts on emergency services, traffic, visual, screening, or lighting.

FINDING #4 – The requested permit will be consistent with the objectives of the Land Use Plan. As this request does not add any additional land to the current footprint of the project, the use will continue to be in compliance with watershed protections, employment opportunities, and the continuation of a current business as encouraged by the Plan.

FINDING #5 – Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the county’s plans, policies, and regulations. The project is currently served by county water and Aqua NC for wastewater. This will continue. There will be no material increase in those demands beyond what the systems are already installed to handle. The project is impervious surface neutral and will continue to meet the applicable stormwater requirements.

Planning staff recommended approval of the request with the following conditions:

Site Specific Conditions

1. All previously approved conditions shall remain in effect with the exception of any modifications included with this revision.
2. The applicant shall follow the recommendations of the Chatham County Appearance Commission and install said plantings at the next optimal planting season following the issuance of the first building permit.
3. The first building permit shall be issued within two 4 years of the date of this approval or this revision becomes null and void.

Standard Site Conditions

4. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Stormwater Management, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.

Standard Administrative Conditions:

6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.

8. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.

Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

Planning staff explained that Site Specific Condition #3 has been modified and agreed to by the applicant, requiring the first building permit to be obtained within four years, rather than two years. Ms. Birchett explained that Planning Staff had no concerns about this extension of time.

Applicant was present for discussion. Board discussion followed.

Motion to approve:

Mr. Ernst made a motion; seconded by Mr. Arthur, to approve the application as submitted with the modification of Site Specific Condition #3.

Mr. Glendinning amended the motion to include within the Standard Site Conditions #5 requiring a Certificate of Need for the additional beds to the facility. Staff explained the Certificate of Need is required by the state prior to the operation and is covered by the language within Condition #5. The amended motion failed for a lack of second.

No further discussion and the original motion passed with a unanimous vote.

3. A request by Kunal Enterprises LLC c/o George Farrell, Jr., for a Conditional Use Permit revision to expand the uses currently on the property, Parcel No. 70029, located at 12820 US 64 E, and to deed restrict approximately 17.829 acres, Parcel No. 69707, located on Marshall Rd., as non-buildable to offset the impervious surface expansion on the commercial property.

Ms. Birchett presented the request and explained the statutory provision that allows an offset of impervious surface allotment within the same watershed. She stated expansion of current uses will be completely contained within the existing site. Ms. Birchett also mentioned the stormwater regulations will still apply to the expansion. Additionally, an underground pump station will be included for RV dumping, which is subject to approval by NCDENR.

The applicant was present to answer questions. Board discussion followed.

A conditional use permit revision must meet the required five findings as required by the Chatham County Zoning Ordinance.

FINDING #1 – The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located. The request for the expanded services are all listed as permissible uses within the zoning classification approved for the project site. The currently approved uses will continue as stated in prior approvals.

FINDING #2 – The requested conditional use permit is either essential or desirable for the public convenience or welfare. The current uses on the site have been successful and are in need of an opportunity to expand. Many of the applicant's clients come from nearby towns and adjoining counties due to its convenient location. This has also been one of the driving forces to approve other boat and RV storage locations in close proximity to this facility. Adequate services have already been supplied to the project site so no new road connections or public improvements will be needed.

FINDING #3 – The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community. The expansion of the current project site does not require the addition of any land. All expansion will take place within the existing perimeters of the site. In order to increase the impervious surface, the applicant has utilized North Carolina General Statute 143-214.5(d2) Water Supply Watershed Protection. This allows a landowner to shift the impervious surface allocation to another parcel that is located within the same watershed classification. In this case, the applicant has proposed to offset this project's impervious surface to Parcel No. 69707 located on Marshall Road. A deed restriction on that portion of the tract as "no build" will be required and must be recorded in the Chatham County Register of Deeds as such.

The Chatham County Appearance Commission has reviewed the revised landscape plan and made recommendations for perimeter landscape buffers to protect adjacent landowners. The applicant agreed with those recommendations. Lighting will comply with the adopted county regulations and existing signage will remain and any new building signage for new business will comply with the current CUP approval and county regulations.

FINDING #4 – The requested permit will be consistent with the objectives of the Land Use Plan. This finding remains unchanged and will continue to link to current and nearby infrastructure and build on the economic activity in western Wake County and recreational use of Jordan Lake.

FINDING #5 – Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the county's plans, policies, and regulations. An expansion of the current septic system has been approved by the Chatham County Environmental Health Division of the Health Department. The expansion will allow up to 49 employees verses the current 18 employee limit. County water will continue to be utilized with the current and any additional business that located in the site.

Planning staff recommended approval of the request with the following conditions:

Site Specific Conditions

1. All previously approved conditions shall remain in effect with the exception of modifications included with this revision.
2. The applicant shall follow the recommendations of the Chatham County Appearance Commission and install said plantings at the next optimal planting season following the issuance of the first building permit.
3. The first building permit shall be issued within two (2) years of the date of this approval or this revision becomes null and void.
4. A deed restriction on Parcel No. 69707, located on Marshall Road, being approximately 17.8 acres, will be labeled as a non-building lot to be used exclusively for the offset in impervious surface for Parcel No. 70029.

Standard Site Conditions

5. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
6. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Stormwater Management, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.

Standard Administrative Conditions:

7. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
8. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
9. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
10. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property

and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

Motion to approve:

Mr. Wilson made a motion; seconded by Mr. Glendinning, to approve the application as submitted. The motion passed unanimously.

Legislative Request:

4. A request to amend the Chatham County Zoning Ordinance Section 7, Definitions, to include a definition for minor utility and major utility, to modify the accessory dwelling unit definition; Section 10 Schedule of District Regulations, to exempt minor utilities from minimum lot size requirements and to remove existing public utility language and add minor and major utilities to the Zoning Table of Uses; Section 5 Conditional Zoning Districts, to include an additional required finding.
Board discussion followed.

Ms. Birchett presented the request the proposed amendments. Board discussion followed, focusing on the accessory dwelling unit definition as well as the utility lot amendments.

Amendments to the Zoning Ordinance must meet the required findings of Section 19 of the Chatham County Zoning Ordinance.

ITEM #1- The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed, reasons how the proposed amendment will correct the same. The amendments do not address any alleged error in the ordinance.

ITEM #2- The changed or changing conditions, if any, in the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and welfare. The proposed amendments address statutory changes regarding the Board of Adjustment. The additional amendments provide for consistency across four ordinances, which is both reasonable and promotes public health, safety and welfare.

ITEM #3- The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan. The amendments meet several goals of the adopted Land Conservation and Development Plan such as the offering a wide variety of housing options and plan policies such as the provision of infrastructure in ways that support the Land Use, Economic Development and Environmental Objectives.

If the Planning Board finds the amendment to be consistent with the Land Conservation and Development Plan, the Board may adopt a consistency statement and recommend approval to the Board of Commissioners. If the Board finds the amendment to not be reasonable and inconsistent with the Land Conservation and Development Plan, the Board must transmit a statement of inconsistency with the adopted plan and a recommendation of disapproval to the Board of Commissioners.

ITEM #4- All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The proposed amendments will create consistency among four ordinances and as a result will promote a more efficient application of said ordinances.

Ms. Birchett explained the background behind all proposed text amendments and Board discussion followed.

Motion to approve:

Mr. Glendinning motioned to recommend approval for the amendments to Section 18; seconded by Mr. Bienvenue. The motion passed unanimously.

Mr. Wilson motioned to approved the remaining amendments as presented; seconded by Ms. Wright. Mr. Glendinning amended the motion to increase the proposed accessory dwelling unit size to 1,800 sq. ft. and allow the principal structure to be built after the accessory dwelling unit. The amended motion failed for lack of second.

The original motion passed 7-3.

5. A request to amend the Chatham County Watershed Ordinance to include Sections 302 Watershed Areas Described to exempt minor utilities from minimum lot size requirements; Section 109, General Definitions, adding a definition for accessory dwelling unit.

Ms. Birchett presented the request the proposed amendments. Board discussion followed.

This amendment was presented as an informational item for the Board and no action was required.

6. A request to amend the Chatham County Subdivision regulations to add definitions for utility lots and accessory dwelling units to Section 2. The request also includes clarification to Section 3, Security for Completion and Maintenance of Improvements, Section 5, Procedure for Subdivisions, Section 6.2 Additional First Plat Information, Sections 7.4, Lots, and addition of plat notes to Section 11 Appendix A: Certification Forms for Initial and Final Approvals.

Ms. Birchett presented the request the proposed amendments. Board discussion followed.

Motion to approve:

The motion to approve the amendments to the Subdivision Regulations was made by Mr. Wilson and seconded by Ms. Wright. With no further discussion, the motion passed 7-3.

7. A request to amend the Chatham County Impact Fee Ordinance, Section II, Definitions, to modify the definition of accessory dwelling unit for ordinance consistency.

Ms. Birchett presented the request the proposed amendments. Board discussion followed.

Motion to approve:

The motion to approve the amendments to the Chatham County Impact Fee Ordinance was made by Mr. Wilson and seconded by Ms. Wright. With no further discussion, the motion passed 7-3.

IX. NEW BUSINESS:

Mr. Glendinning provided comment regarding zoning the unzoned areas of the county. Mr. Glendinning expressed concern for incoming development in the unzoned areas south of Pittsboro and east of 15-501. Board discussion followed. The Board agreed to continue the discussion at a later meeting.

Mr. Glendinning also discussed a past project and the concern for outdoor display regulation.

X. PLANNING DIRECTOR'S REPORTS:

Mr. Arthur stated concern for mailbox kiosk placement and asked for clarification on the applicable regulations.

- Minor Subdivisions / Exempt Maps – Provided in Planning Board packet.
- Reminder of November 17, 2014 Public Hearing meeting.
- Annual Planning Board Report reminder- Mr. Copeland explained the report is underway and the presentation is due in early 2015.

XI. BOARD MEMBER ITEMS:

1. Appointment discussion- Mr. Copeland discussed the appointment process and covered what members are subject to reappointment.
2. Set 2015 Planning Board Calendar- Board discussion ensued. The Board agreed to change the November 2015 meeting to Monday, November 2, 2015. The Board also agreed to meeting in the Agricultural Auditorium.

XII. ADJOURNMENT:

There being no further business, the meeting adjourned at 8:35 p.m.

_____/_____
B.J. Copeland, Chair Date

Attest: _____/_____
Kimberly Tyson, Clerk to the Board Date