



WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, August 22, 2017
5:30 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

None

V. New Business

Adult Businesses & Massage Parlors – Discussion of possible regulations to be added to Zoning Ordinance.

VI. Informational Items

1. Proposed retail center at 15th street and Whispering Pines Road
2. Proposed Putt-Putt Golf Center on Carolina Avenue

VII. Approval of minutes – May 23, 2017

VIII. Adjourn

WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, May 23, 2017
5:30 pm

Members Present

Jane Alligood
Dot Moate
Marie Freeman Barber
D. Howell Miller

Members Absent

Gillian Jones
John Tate

Others Present

Glen Moore
Jessica Green

I. Opening of the meeting.

The Chairman called the meeting to order.

II. Invocation

Jane Alligood led in prayer.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

None

V. New Business

1. Rezoning Request – East Carolina Farms, LLC 11.23 Acres located on US Hwy 17 N at its intersection with New Hope Road.

Glen Moore came forward and explained that the property is 11.23 acres of a larger tract of land and it is currently zoned O&I. He explained that the applicant is requesting to rezone it to B2 a commercial zoning. Mr. Moore stated that all adjoining property owners were notified. Mr. Moore showed the Board members the location of the property on a map and explained that the property in question is the 11.23 acre road front section of the large tract of property. He stated that the remaining property would remain O&I. Mr. Moore presented photos of the property and the current zoning map of the area. He also presented the City's Future Land Use Plan which does show the road frontage to be commercial with an O&I buffer to the rear.

The Chairman opened the public hearing.

Jason Briley of East Carolina Farms came forward. He explained his request further. Mr. Briley stated that he was looking at putting a utility vehicle retail store on the site or something similar. Glen Moore stated that when considering a rezoning the Board cannot get into the specifics of what the owner wants to put there, they have to consider all the uses allowed in the zoning class. Jane Alligood asked what kind of traffic a commercial site would generate in the area. Mr. Briley stated that he didn't see it generating any more than what is currently there and explained that the turnaround lanes help with traffic safety. Mr. Briley stated that he foresees the two lane road turning into a four lane in the future. Dot Moate questioned the size of the tract and its current zoning. She stated that she didn't have a problem with rezoning the strip of land along the road, but she does have some concerns with rezoning 11 acres. Mr. Briley stated that was one of the reasons why he didn't want to rezone the entire 23 acre tract of land, he decided to cut it in half and only do the 11.23 acres. He stated that he is leaving the other 11.801 acres as an O&I buffer, which is consistent with the Future Land Use Plan.

There being no others coming forward the Chairman closed the public hearing.

Mr. Moore came forward and presented the findings of fact. He state that with what had been said it seems like the only concern with the request is the size of the property and that would be up to the board to consider when granting the request.

Jane Alligood made a motion to recommend the rezoning the 11.23 acre tract located on US Hwy 17 N to B2. Her motion was seconded by Marie Barber. The motion carried.

VI. Informational Items

1. Property subdivision at entrance to Smallwood.

Mr. Moore explained the small subdivision at the entrance of Smallwood. Staff wanted to make it clear to the Board that the lot is not and never has been a part of Smallwood. Mr. Moore stated that the property had been subdivided into four lots 2 or 3 months ago. Mr. Moore stated that they will be four separate homes on the property. Mr. Moore stated that the property owner did come in and did go through the proper channels.

2. Proposed Putt-Putt Golf Center on Carolina Avenue.

Mr. Moore then explained that the site plan for the proposed putt-putt golf center has been approved and they have been working on the property. The Board questioned where the parking would be located. Mr. Moore stated that the parking would be behind the old Sears building and will be gravel. The owner stated that they hoped to be open in 3 to 4 weeks.

VII. Approval of minutes - February 28, 2017

D. Howell Miller made a motion to approve the February minutes. His motion was seconded by Jane Alligood and all voted in favor.

VIII. Adjourn

There being no other business the meeting was adjourned.