



Cabarrus County Government

Cabarrus County Planning and Zoning Commission Meeting

June 15, 2006

7:00 P.M.

County Commissioners Chamber
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval/Correction May 2006 Minutes
3. New Business – Board of Adjustment Function:

A. Conditional Use Application C-114
Water & Sewer Authority of Cabarrus County
232 Davidson Highway (Hwy 73)
Concord, NC 28027

Request: The applicant is seeking permission to upgrade an existing public service facility.

4. Director's Report
5. Adjournment

FINDINGS OF FACT

Final Decision

Application: C-114

Motion	To Grant	To Deny
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Applicant: WSACC
232 Davidson Highway
Concord, N.C. 28027

Vote	For	Against
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Owner:: William & Kay Smith
2921 Mt. Pleasant Rd. S.
Mt. Pleasant, N.C. 28124

Zoning: Countryside Residential (CR)

Granted	Denied
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Location: 4001 Cold Springs Road
Concord, N.C. 28025

Size: 68.03 acres

PIN: 5569-85-8310

Request: The applicant is seeking permission to upgrade an existing public service facility.

Advertisement Info.:

A. Sign Requested 5/30/06

B. Newspaper Sent 5/31/06

C. Adjacent Property Mailed: 5/30/06

Additional Facts:

1. The applicant has submitted a complete application form and the additional information required by the Cabarrus County Zoning Ordinance for a Conditional Use.
2. The adjacent property owners have been notified by mail. The letter and a list of those contacted are included in your packets.

3. The notice of public hearing was published on June 4th and June 11th in the Cabarrus Neighbors.
4. As per section 3-8 (Table of Permitted Uses) of the Cabarrus County Zoning Ordinance, **Public Service Facilities** are allowed as a Conditional Use in the CR (Countryside Residential) zoning district.
5. A zoning public hearing sign has been placed on the property advertising the time and place of the public hearing.
6. The Water & Sewer Authority of Cabarrus County has maintained the existing “public waste water transmission” facility since 1982. An upgrade to this facility is needed in order to provide short-term storage of wastewater during periods of peak flow.

The upgrade would consist of a 48 ft. diameter tank with necessary piping. The tank would be mostly below ground, covered, and contain a passive odor control system (no chemicals) in an effort to minimize odor emissions.

The applicant has agreed to comply with all local and state requirements. These requirements include: roadway accesses, prevention of sediment erosion and landscaping.



CABARRUS COUNTY
 PO BOX 707
 CONCORD, NC 28025
 704-920-2137
 www.co.cabarrus.nc.us

Application Number <u>C-114</u>
Date <u>6-15-06</u>

CONDITIONAL USE APPLICATION FORM
 Circle Jurisdiction That Applies:

Cabarrus County Town of Midland Town of Mt. Pleasant Town of Harrisburg

The Conditional Use Process:

A conditional use is necessary when a proposed land use may have some consequences that may warrant review by the Board of Adjustment. This review is to insure there will be no detrimental effects to surrounding properties nor will it be contrary to the public interest.

In order to apply for a for a conditional use a completed application along with the application fee is required to be turned in to the Zoning Office, 30 days prior to the scheduled public hearing. In order for the Board of Adjustment to grant approval of the conditional use, the applicant must provide the requested information in the following application.

If the Board finds that all approval criteria have been met, they may impose reasonable conditions upon the granting of any conditional use to insure public health, safety, and general welfare. If the application is approved the applicant then may proceed with securing all required local and state permits necessary for the endeavor. Failure to follow conditions set in the approval process would result in a violation of the Zoning Ordinance.

If there are additional questions concerning this process, please call the Zoning Office at (704) 920-2137.

TO THE BOARD OF ADJUSTMENT:

I, HEREBY PETITION THE BOARD OF ADJUSTMENT TO GRANT THE ZONING ADMINISTRATOR THE AUTHORITY TO ISSUE A CONDITIONAL USE PERMIT FOR THE USE OF THE PROPERTY AS DESCRIBED BELOW.

Applicant's Name <u>Water & Sewer Authority of Cabarrus Co</u>	Property Owner's Name <u>same</u>
Applicant's Address <u>232 Davidson Highway (Hwy 73)</u> <u>Concord, N.C. 28027</u>	Property Owner's Address <u>same</u>
Applicants Telephone Number <u>(704) 786-1783</u>	

Parcel Information

Existing Use of Property	<u>Easement - wastewater pump station</u>
Proposed Use of Property	<u>" " " "</u>
Existing Zoning	<u>CR</u>

Property Location	<u>4001 Cold Springs Road</u>
Property Acreage	<u>Easement acreage - 1.00 acres</u>
Tax Map and Parcel Number (PIN)	<u>Map 556904 PIN 5569-85-8310</u>

Land Use of Adjacent Properties

(Provide Plat Map if Available)

NORTH	<u>RL</u>
SOUTH	<u>CR</u>
EAST	<u>AO</u>
WEST	<u>CR</u>

General Requirements

1. The Zoning Ordinance imposes the following general requirements on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to the attached plans, where applicable, how the proposed use satisfies these requirements.

The Board must find that the uses(s) as proposed "are not detrimental to the public health, safety or general welfare."

Proposed facility is generally described as follows: below grade 48 foot diameter concrete covered tank, to be located within the existing MT. Pleasant Pump Station easement; tank is to be utilized as a means of flow equalization/storage during periods of high flows; tank will be fitted with an odor control system.

The Board must find that the use(s) as proposed "are appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, etc."

Proposed facility is a modification / improvement to an existing public wastewater transmission facility, within an existing easement.

The Board must find that the use(s) as proposed "will not violate neighborhood character nor adversely affect surrounding land uses."

Proposed facility is a modification / improvement to an existing public wastewater transmission facility.

The Board must find that the use(s) as proposed "will comply with the general plans for the physical development of the County or Town, as embodied in the Zoning Ordinance or in the area development plans that have been adopted."

Proposed facility is a modification / improvement to an existing public wastewater transmission facility.

2. The Zoning Ordinance also imposes SPECIFIC REQUIREMENTS on the use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Board, the proposed use(s) will comply with specific requirements concerning the following:

Nature of use (type, number of units, and/or area):

Modification / improvement to an existing public wastewater transmission facility, within an existing water / sewer easement.

Accessory uses (if any):

None

Setback provisions:

Principle Use

Front: N/A

Side: N/A

Rear: N/A

Accessory Use

Front: N/A

Side: N/A

Rear: N/A

Height provisions:

Principle Use N/A

Accessory Use N/A

Off street parking and loading provisions: (include calculations)

No additional accesses, parking, etc. are proposed at / for the site.

Sign provisions: (include sketch drawing with dimensions)

N/A

Provisions for screening landscaping and buffering: (if required add to site plan)

Screening / landscaping will be installed as directed, and/or per applicable standards/ordinances.

Provisions for vehicular circulation and access to streets: (provide NCDOT permit if necessary)

N/A

Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm waters, prevent erosion, subdue dust:

No proposed changes to existing grades, curb/gutter, drainage systems, etc.;

sedimentation / erosion control measures and devices will be installed per all applicable standards.

An adequate amount and safe location of play areas for children and other recreational uses according to the concentration of residential property:

N/A

Compliance with overlay zones including but not limited to the Thoroughfare Overlay and the River/Stream Overlay Zones:

N/A

Compliance with the Flood Damage Prevention Ordinance:

N/A

Other requirements may be requested by the applicant or specified by the Board for protection of the public health, safety, welfare, and convenience:

Predefined Standards

Each individual Conditional Use listed in the Zoning Ordinance may have specific standards imposed. Refer to the Conditional Use section of the Zoning Ordinance for these requirements. Each standard should be addressed in the site plan submitted along with this application.

Required Attachments/Submittals

1. Printout of names and addresses of all immediately adjacent property owner, including any directly across the street.
2. Scaled site plan containing all requested information above on legal or ledger sized paper. Larger sized copies will be accepted if copies for each Board Member is provided for distribution.

Certification

I hereby confirm that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are to the Zoning Department.

Signature of Applicant

WSACC G.H. Rowell

Date

6/5/2006

Signature of Owner

G.H. Rowell

Date

6/5/2006

WSACC ENGINEERING DIRECTOR.

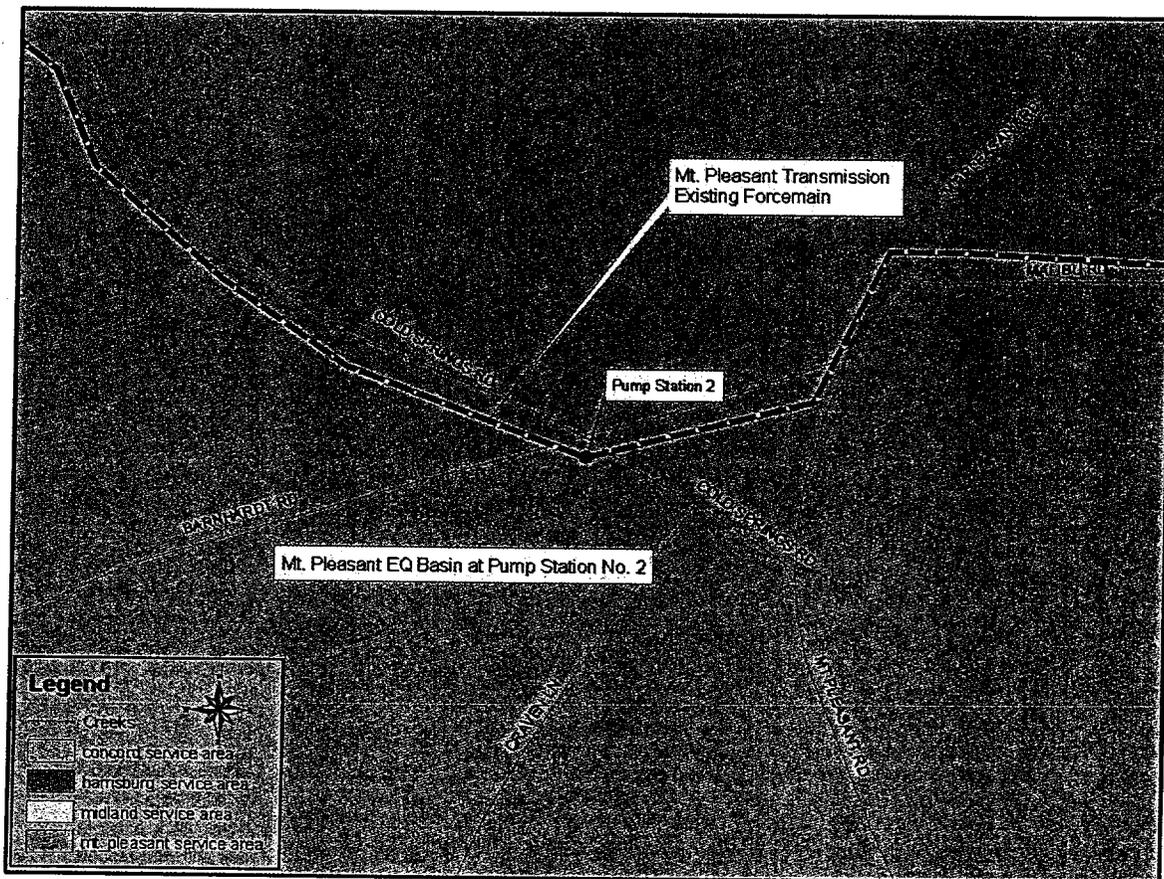
**FISCAL YEAR 2007 – 2012 CIP
PROJECT CHARACTERISTICS – CIP PROJECT NO. 1**

PROJECT NAME: Mt. Pleasant Transmission – Equalization Basin

DESCRIPTION OF PROJECT: This project consists of an approximate 120,000-gallon equalization basin that will provide additional wastewater storage in the Mt. Pleasant Transmission System. The proposed equalization basin will be mainly utilized during wet weather events.

JUSTIFICATION: This project will provide additional storage especially during wet weather events and reduce required pumping rates at the Mt. Pleasant Pump Station. Without the proposed storage, the Mt. Pleasant Transmission System facilities will not support the additional growth in the service area.

PROJECT STATUS: The Preliminary Engineering Report (PER), final design plans and technical specifications are complete. The equalization basin will not require additional right-of-way or land acquisition. An Environmental Assessment (EA) is not required for this project. The final step will be the submittal of the Fast-Track Application to NCDENR for the Authorization to Construct. Bidding of the project will follow.





May 24, 2006

Dear Adjacent Property Owner:

This letter is to inform you that the Water & Sewer Authority of Cabarrus County has petitioned the Cabarrus County Board of Adjustment for a Conditional Use Permit. If granted, the applicant would upgrade their existing public waste water transmission facility located at 4001 Cold Springs Road, Concord, N.C. 28025.

The upgrade would consist of constructing a 48-foot diameter covered concrete tank with necessary piping. The tank would be mostly below ground, covered, and contain a passive odor control system (no chemicals) in an effort to minimize odor emissions.

The existing facility has been in place since 1982. The addition of the storage tank is needed to provide relief of the existing facility by providing short-term storage of wastewater during periods of peak flow.

The applicant will have to comply with all local and state requirements. These requirements include: roadway accesses, prevention of sediment erosion, and landscaping.

There will be a public hearing to decide this matter on June 15th, 2006 at the Cabarrus County Governmental Center, located at 65 Church Street, Concord, N.C. 28026 (2nd Floor). The meeting time will be at 7:00 p.m. The Conditional Use Application is on file in the Cabarrus County Zoning Department. If you have any questions or would like to view the application, please contact our office at 704/920-2137.

Sincerely,

Jay Lowe
Zoning Inspector

JL/mpf

CASE C-114WSACC - Cabarrus County

William B. & Kay Smith (Applicant)
2921 Mt. Pleasant Rd. S
Mt. Pleasant, NC 28124
5569-85-8310

James D. & Althea Wellman
8519 Circle Drive.
Mt. Pleasant, NC 28124
5569-94-5329

John Eric Canup
7910 Malibu Road
Mt. Pleasant, NC 28124
5569-95-3397

Joanna S. & Mickey L. Farmer
5589 Cold Springs Rd.
Concord, NC 28025
5569-85-2910

Terry Leon & Daniene G. Cofield
3984 Cold Springs Road
Concord, NC 28025
5569-75-3589

Michael Edward & Diane G. Helms
7900 Malibu Road
Mt. Pleasant, NC 28124
5569-95-4543

Beatrice B. Colerider Trustee
178-8 Union Street
Concord, NC 28025
5569-74-4537

Honeycutt Chad A. & Tina C.
3975 Cold Springs Road
Concord, NC 28025
5569-75-5870

S.W. Colerider III
P.O. Box 507
Mt. Pleasant, NC 28124
5569-75-5218

Thomas H. & Susan M. Meyers
7850 Malibu Road
Mt. Pleasant, NC 28124
5569-95-2875

Elizabeth Anne Polk Dellinger
4050 Cold Springs Rd. E
Concord, NC 28025
5569-85-1125

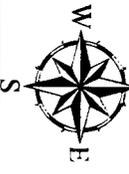
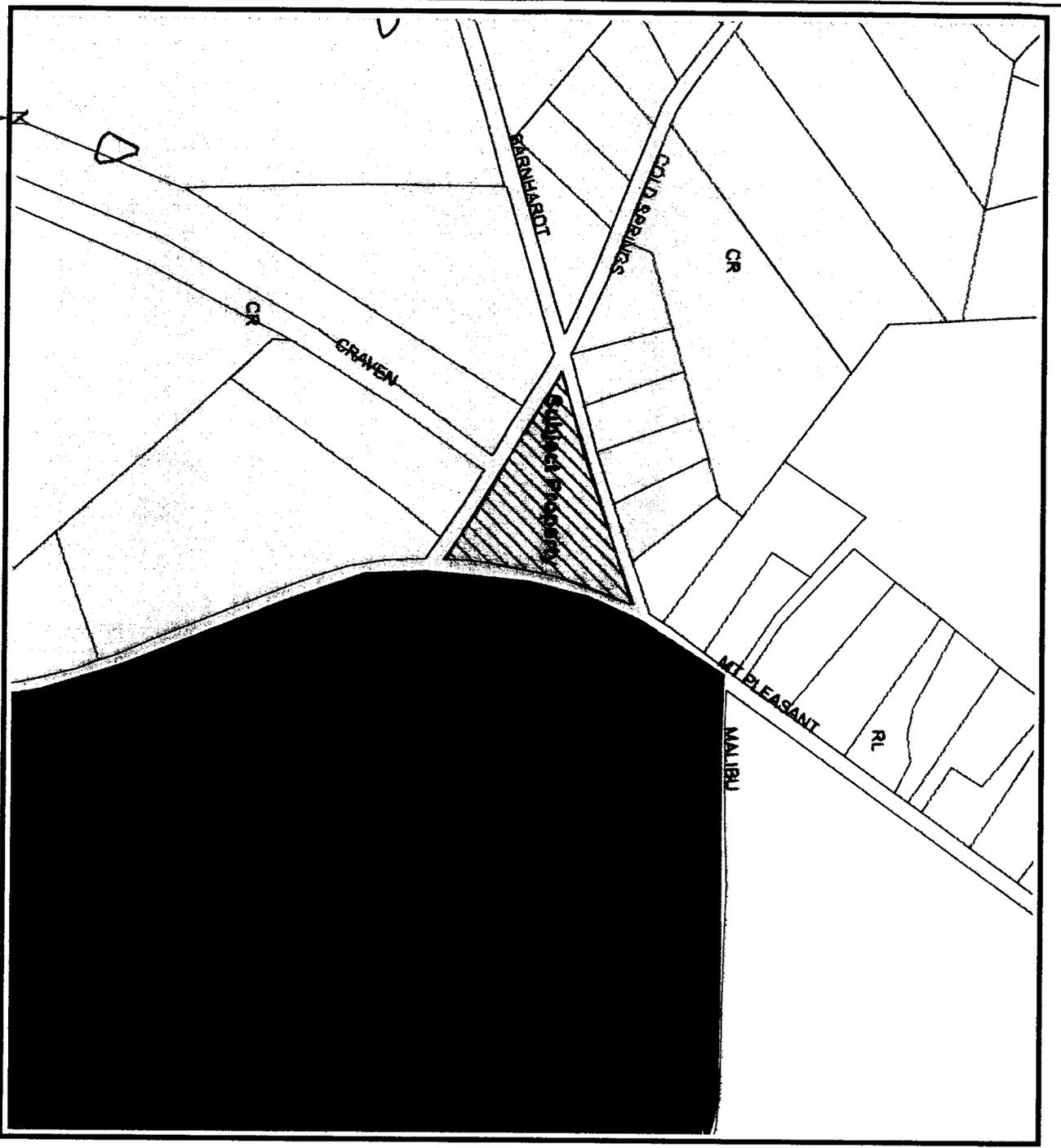
Dennis D. & Beverly A. Patterson
2950 Barnhardt Rd.
Mt. Pleasant, NC 28124
5569-85-0886

James D. & Jennifer Dixon
2960 Barnhardt Road
Mt. Pleasant, NC 28124
5569-75-7789
5569-75-9823

William B. & Kay Smith
2921 Mt. Pleasant Rd. S
Mt. Pleasant, NC 28124
5569-85-9970
5569-85-7636

Johnny G. & Peggy L. Smith Drye
3250 Mt. Pleasant Rd. S.
Mt. Pleasant, NC 28124
5569-84-3600

Danny Wayne & Barbara Taylor
P.O. Box 385
Mt. Pleasant, NC 28124
5569-85-3967



Case C-114

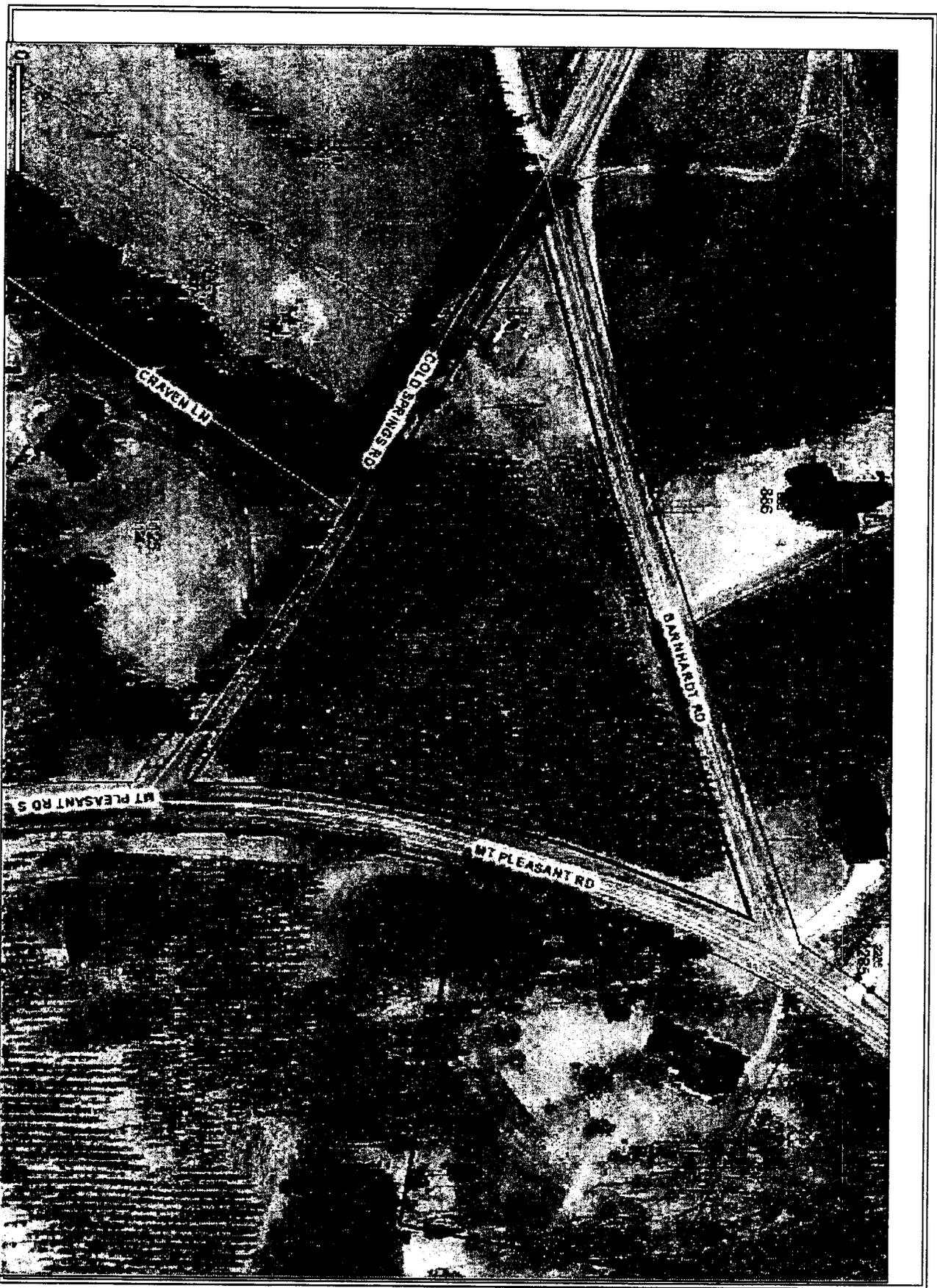
William and Kay Smith

PIN P/O 55669-85-8310

Request for upgrade to
existing public utility
service facility



Cabarrus County shall not be held liable for any errors in these data. This includes errors of omission, commission, and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification and information contained in the data.



CABARRUS COUNTY
Post Office Box 707
Concord, North Carolina 28026

Application Number 114-C

COUNTY OF CABARRUS
STATE OF NORTH CAROLINA

ORDER GRANTING A CONDITIONAL USE PERMIT

The Board of Adjustment for the County of Cabarrus, having held a public hearing on June 15, 2006, to consider application number 114-C, submitted by Water and Sewer Authority of Cabarrus County (WSACC), a request for a conditional use permit to use the property located at 4001 Cold Springs Road, Concord, NC, for the purpose of up grading an existing public service facility, and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. The Board FINDS as a FACT that all of the specific requirements set forth in section 9 of the Ordinance for the proposed use (will) be satisfied if the property is developed in accordance with the plans submitted to the Board. (Specify which requirements, if any, are not satisfied by the proposed development).

SEE ATTACHED SHEET

2. It is the Board's CONCLUSION that the proposed use (does) satisfy the first general standard listed in the ordinance, namely, General Standard (A): The use will promote the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted.

SEE ATTACHED SHEET

3. It is the Board's CONCLUSION that the proposed use (does) satisfy the second general standard listed in the ordinance, namely, General Standard (B): The use will maintain or enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not maintain or enhance the value of the contiguous property).

SEE ATTACHED SHEET

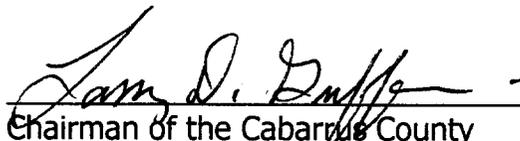
4. It is the Board's CONCLUSION that the proposed use (does) satisfy the third general standard listed in the ordinance, namely, General Standard (C): The use is in compliance with the general plans for the physical developments of the County as embodied in these regulations or in the Comprehensive Plan, or portion thereof, adopted by the Board of County Commissioners.
5. The Board makes the following additional FINDINGS OF FACT:

SEE ATTACHED SHEET

Therefore, because the Board concludes that all of the general and specific conditions precedent to the issuance of a CONDITIONAL USE PERMIT (have) been satisfied, it is ORDERED that the application for the issuance of a CONDITIONAL USE PERMIT be (GRANTED), subject to the following conditions:

- (1) The applicant shall fully comply with all of the specific requirements stated in the Ordinance for the proposed use, as well as any additional conditions stated below:
- a. If any of the conditions stated above shall be held invalid, then this permit shall become void and of no effect.
 - b. The land and/or structures must be developed in accordance with the site plan submitted and approved.

Ordered this 15th day of June 2006.


Chairman of the Cabarrus County
Planning and Zoning Commission

6-20-06

Date


Secretary

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Cabarrus County within thirty (30) days after the date of this order. See Section 8.10 of the Ordinance.

WATER AND SEWER AUTHORITY OF CABARRUS COUNTY (WSACC)
CONDITIONAL USE APPLICATION 114-C

FINDINGS OF FACT:

1. The applicant has submitted a completed application form and the additional information required by the Cabarrus County Zoning Ordinance for a Conditional Use.
2. The adjacent property owners have been notified by mail.
3. The public hearing notice was published in the Cabarrus Neighbors.
4. A zoning public hearing sign has been placed on the property advertising the time and place of the public hearing.
5. As per section 3-8 (Table of Permitted Uses) of the Cabarrus County Zoning Ordinance, **Public Service Facilities** are allowed as Conditional Use in the CR (Countryside Residential) zoning district.
6. The Water & Sewer Authority of Cabarrus County has maintained the existing "public waste water transmission" facility since 1982. An upgrade to this facility is needed in order to provide short-term storage of wastewater during periods of peak flow.

The upgrade would consist of a 48 ft. diameter tank with necessary piping. The tank would be mostly below ground, covered, and contain a passive odor control system (no chemicals) in an effort to minimize odor emissions.

The Applicant has agreed to comply with all local and state requirements. These requirements include: roadway accesses, prevention of sediment erosion and landscaping.



Planning and Zoning Commission Minutes
June 15, 2006
7:00 P.M.

Mr. Roger Haas, Vice-Chairman called the meeting to order at 7: 01 p.m. Members present in addition to the Vice-Chair were Mr. Todd Berg, Ms. Brenda Cook, Mr. John Cuff, Mr. Danny Fesperman, Mr. Thomas Porter and Mr. Ian Prince, Mr. Barry Shoemaker. Attending from the Planning and Zoning Division were Ms. Susie Zakraisek, Planning and Zoning Manager, Mr. Jay Lowe, Senior Zoning Officer, Ms. Arlena Roberts, Clerk to the Board.

There being no corrections to the May 18, 2006 Minutes, Mr. Fesperman **MOTIONED, SECOND** by Mr. Berg to approve the minutes as mailed. The vote was unanimous.

New Business

Board of Adjustment Function:

The Chair introduced the first item on the agenda Conditional Use Application C-114

1. Applicant: Water and Sewer Authority of Cabarrus County
Request: Permission to upgrade an existing public service facility.

This was a request to the Cabarrus County Planning and Zoning Commission from the Water and Sewer Authority of Cabarrus County for a Conditional Use. The applicant is requesting permission to upgrade an existing public service facility.

Mr. Jay Lowe stated that there would need to be sworn testimony and since we only have 8 board members here tonight there would need to be an 8 out of 8 vote. Mr. Lowe said he has explained to the applicant what the process would be and the applicant wants to proceed.

The Chair swore in Mr. Jay Lowe, Senior Zoning Officer, Mr. Mark Lomax, Construction Project Manager for Water and Sewer Authority of Cabarrus County, and Mr. John W. Mitchem, resident.

Mr. Lowe said that he was given some pictures late by the applicant and he would like to present to them board. He said the pictures are not the actual facility; it is to give you an idea of what they are putting in on the property.

Mr. Jay Lowe, Senior Zoning Officer addressed the board presenting Application C-114 – Conditional Use and staff report. He stated that the applicant is the Water and Sewer Authority of Cabarrus County and the owner of the property is William and Kay Smith of Mt. Pleasant. Mr. Lowe said the applicant does have right of way on this property and

has since 1982 and that it is an existing facility. The zoning on the property is Countryside Residential (CR) and the location is 4001 Cold Springs Road, Concord, NC. He said the applicant has submitted a complete application form and the additional information required by the Cabarrus County Zoning Ordinance for a Conditional Use. The adjacent property owners have been notified by mail and that to this point there has been no opposition to the request. The notice of the publication was published on June 4th and June 11th in the Cabarrus Neighbors and a zoning public hearing sign was placed on the property advertising the time and place of the public hearing.

Mr. Lowe said as per Section 8, Table of Committed Uses of the Cabarrus County Zoning Ordinance, public service facilities are allowed as a conditional use in the Countryside Residential (CR) zone.

Mr. Lowe said the Water and Sewer Authority of Cabarrus County has maintained this existing public waste water transmission facility since 1982. He said an upgrade to this facility is needed in order to provide short term storage of waste water during periods of peak flow. He said the upgrade would consist of a 48 ft diameter tank with necessary piping. The tank would be mostly below ground, covered, and contain a passive odor control system (no chemicals) in an effort to minimize odor emissions. The applicant has agreed to comply with all local and state requirements. These requirements include: roadway accesses, prevention of sediment erosion and landscaping.

Mr. Lowe said the applicant is here and can get into the specifics on how this facility works if there any questions.

The Chair asked if there were any questions.

The Chair said he had two completed cards one from Mr. Lomax and one from Mr. Mitchem. He asked if either would like to give any additional information.

Mr. Prince asked what a passive ordor control system is.

Mr. Mark Lomax, Construction Project Manager with the Water and Sewer Authority of Cabarrus County, addressed the board stating what a permanent passive odor control system would be. He said if you have a displacement in the tank, you take up volume inside this tank, air is forced out and air is pulled in on the same accord, primarily when the air is forced out, it would go through an odor control system which would have something like activated charcoal system which would reduce or capture the odors that exit the particular tank or exhaust the tank.

Mr. Prince asked if the state controls what type of filter media is used.

Mr. Lomax said not to his knowledge, this tank does not qualify for an air permit issue, primarily they do not mandate particular types of odor control facilities at this time.

The Chair asked if there were any more questions and if Mr. Mitchem had a statement that he would like to make.

Mr. John Mitchem, Resident, asked if this would eliminate the odor that is experienced now.

Mr. Lomax said as far as elimination of the odor that is now experienced, it would probably help, but he cannot guarantee 100% elimination of the odor.

Mr. Mitchem said they are continuously working all the time. He said it runs over during heavy rains and runs down the ditches. He said it is a problem and he was hoping they would move the thing out and put a service station out there. He said it is a big problem.

Mr. Lomax said they are presently working on a chemical feeding system, an upstream pump station. He said their operations staff is working on getting their control station right and the feeder system right.

Mr. Mitchem said he is opposed to it and would like to see it moved out, but he knows that is not going to happen. He said he wanted it to be on record that something needs to be done to correct the situation we have now.

Mr. Shoemaker said in reference to Mr. Mitchem's comments about over flow; would part of this upgrade prevent some of the issues that he is currently experiencing with overflow and that type of thing during heavy rains, would this basically eliminate that in most cases?

Mr. Lomax said yes that is the primary intent of this structure at this time; to handle the peak flows that come into the system.

Mr. Shoemaker asked how much variance would the tank experience during these times, because that would be when the odors would probably be the most.

Mr. Lomax said typically in a down time, in other words, minimal flow; you have a greater potential for odor then because you are not moving as much waste water. He said as far as a variance and flow that is a very good question as far as when it would be activated, when the tank would actually fill up and then with draw it is pretty much going to be an every day basis. He said as far as it going to peak capacity or full tank, he cannot tell at this particular time.

Mr. Fesperman asked what the cost was going to be.

Mr. Lomax said the estimated cost for the upgrade is \$600,000.

Mr. Cuff asked if this is under the authority of the Water and Sewer Authority. He asked if it is a regularly visited sight, if there is a schedule for maintenance and checking up on

this, and if there is an alarm system in case the system does malfunction and we avert the possibility of something bad happening.

Mr. Lomax said presently the regulations require that you visit a pump station at least once per week. He said we as the Water and Sewer Authority visits this particular pump stations twice a week. He said as far as automation or alarms, they do have alarms on the system and they also have a radio telemetry connect which basically says you will call us or telephone connect it will call us and place an alarm condition, it will also contact the upstream pump station and shut it down for a period of time to allow for a response to those particular pump stations until the problem can be resolved and resume operation.

Mr. Cuff asked if this is maintained and repaired exclusively by government employees.

Mr. Lomax said yes by Water and Sewer Authority of Cabarrus County. He said the construction for this particular EQ Basin will not be by WSACC staff but by contract services.

There being no further discussion Mr. Berg **MOTIONED, SECOND** by Mr. Cuff to approve the Conditional Use Application C-114. The vote was unanimous, Conditional Use Application C-114 **APPROVED**.

Directors Report

Ms. Zakraisek, Planning Manager said she did not have any thing to report this evening except that the large subdivision is still moving forward and that it may be on the agenda next month.

Mr. Fesperman asked if the county planning department required developers to do a charrette.

Ms. Zakraisek said we have not added that at the county level, we strongly encourage people to have a neighborhood meeting and our other jurisdictions are required to have neighborhood meetings. She said we have discussed that and as we make some of those text amendments to clean up some of the conflicting information with the last adoption of the new standards, we will probably add it in there to make it a formal requirement.

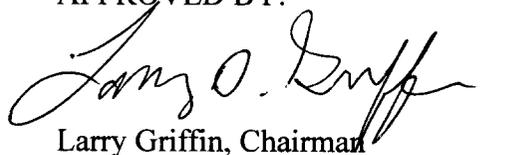
Mr. Fesperman said it is pretty much everywhere. He was with the city a couple of years, what ever happened to the city planning department when they hear the word charrette and run from it, don't get involved with it he knew that it was coming. He said they dealt with it in Mecklenburg County and every where else it seems like all the municipalities are putting that in. He said it works and it gives the citizens a chance to come in with a developer before anything is concrete to sit down a look and make their suggestions.

Ms. Zakraisek said we would strongly encourage a neighborhood meeting if someone is trying to do a conditional use application or a conditional district rezoning, like the Wayne Brothers project that you heard a couple of months ago. Those are the places

where we would strongly encourage neighborhood meetings. She said we actually mediated a meeting with Wayne Brothers that was at the school with the commissioners, so we are encouraging that but right now it is not required and even if it was it would be up to that particular developer/applicant as to how they would like to handle it. She does not think we would place any type of specific restrictions on them except that they needed to have it and they could provide us with some type of minutes from that meeting or if they wanted to go to door or something like that.

There being no further discussion Mr. Berg **MOTIONED, SECOND** by Mr. Porter to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:18 p.m.

APPROVED BY:



Larry Griffin, Chairman

SUBMITTED BY:



Arlena B. Roberts

ATTEST BY:

Susie Zakraisek
Planning and Zoning Manager