

**MINUTE BOOK XXVI, PAGES 35-38
SPECIAL MEETING OF THE TROUTMAN TOWN COUNCIL
MARCH 13, 2017**

A Special Meeting of the Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Monday, March 13, 2017 at 4:00 p.m. with the Mayor Teross W. Young, Jr. presiding.

Council Members Present: Paul Henkel, Sally Williams, Judy Jablonski, James Troutman, Paul Bryant

Council Members Absent: None

Staff Present: Justin E. Longino, Town Manager; Kimberly H. Davis, Town Clerk; Erika G. Martin, Planning Director

Press Present: Debbie Page, SVL Free News

ITEM 1. MAYOR YOUNG CALLED THE MEETING TO ORDER

ITEM 2. AMENDMENT REQUEST (CZ-HB-16-01), Applicant: Rick and Lisa Otto, 2.60 acres located between 512 & 532 Autumn Leaf Road, PIN 4730893119, *(Martin)*

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Erika Martin presented the rezoning request stating that almost a year ago the Otto's were approved for a conditionally zoned highway business district on a 2.6 acre property located off of Autumn Leaf Road. The Callard's now have the property under contract and are seeking an amendment to the district to allow for metal fabrication as a permitted use. An official neighborhood meeting was held on January 21st with only one neighbor (adjacent property owner Keri Bates) in attendance and was okay with adding metal fabrication to the list of permitted uses. Ms. Bates had commented at the meeting that she liked the parking lot being located next to her property as she felt it pushed the building even further from her home and thus served as an additional buffer to the 30' required buffer. She also commented that the already adopted conditions and requirements of the UDO are satisfactory. The addition of metal fabrication would allow metal fabrication to occur on both site one and/or site two. Staff and the Planning Board recommend approval.

Mr. Danny Ervin, resident of Autumn Leaf Road addressed the Council with concerns of long range planning going out the window and not looking far enough ahead. A once Planning and Zoning Board member, Mr. Ervin stated that industry and manufacturing should be located between Hwy 21 and I-77 and west of Hwy 21 remain residential. He asked Council would there not be a better place suited for the proposed use". In naming surrounding properties that are currently for sale and the development of the proposed Falls Cove subdivision, Mr. Ervin asked "why not a golf course and nice high end residential area". He asked if it is really reasonable to put a manufacturing plant in the middle of residential homes.

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

b. Adoption of Ordinance 05-17 Titled: “An Ordinance Amending Ordinance 05-16 The Conditional Zoning District Known As (CZ-HB-16-01)”

Council member Henkel asked how many people will be employed at the proposed business. Ms. Martin responded that she did not know and that she was surprised that no one was present to speak. She contacted the applicant, Rick Otto via cell phone text who advised that Mr. Callard (proposed buyers of the property) was on his way.

Ms. Martin stated that construction of the building is only proposed on site 1 and will be a live/work type unit. She suggested that Council table their decision until the end of the meeting giving Mr. Callard an opportunity to arrive.

Upon motion by Council member Bryant, seconded by Council member Henkel, and unanimously carried, approved to table adoption of Ordinance 05-17 to the end on the meeting to see if representatives of the request arrive.

AGENDA ITEM 3. REZONING REQUEST (RZ-17-02), Applicant: Third Wave Housing LLC, PIN’s 4741056770, 4741054357, and 4741056971, 8.61 acres from Town Residential (RT), Mixed Residential (RM) and Highway Business (HB) to Central Business (CB), *(Erika Martin, Planning Director)*

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Erika Martin stated that Third Wave Housing is requesting rezoning of approximately 8.61 acres from Town Residential, Highway Business, and Mixed Residential to Central Business. The site is located on the corner of South Eastway Drive and Winecoff Street. The districts of Mixed Residential and Highway Business already allows for the proposed use of multifamily. However, Staff recommended rezoning to Central Business because of Town Council’s continued desire to create a more defined downtown. The area is currently a mix of single family residential, undeveloped land, and non-residential uses. The site sits across from Troutman Elementary and is comprised of a commercial structure, old landfill, mobile home, and undeveloped land. The Town’s Future Land Use Plan envisions this area as a transition between high density, office and institutional, and town center. The Downtown Lytton Street Plan envisions high density options to support commercial properties. The Town’s current 5 Year Plan has goals to clean up Main Street and attract talented people. Therefore, the proposed rezoning to Central Business would complement these efforts. Although, the proposed use is multi-family, this is a straight rezoning, therefore numerous uses would be allowed by right or with a special use permit. However, most uses are already allowed on the site due to the numerous zoning districts currently in existence. Staff and the Planning Board recommend approval.

Mr. Layton Ostwalt, property owner of two of the parcels for the proposed site spoke in favor of the rezoning request stating that the proposed development of the site would be a great asset to the Town.

Mr. James McNiff voiced support in favor of the rezoning request relaying that multi-family development is proving to be vital real estate components for large cities and small towns and presented its advantages.

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

b. Adoption of Ordinance 06-17 Titled: “An Ordinance Changing the Zoning Classification from Town Residential (RT), Mixed Residential (RM), and Highway Business (HB) to Central Business (CB) (RZ-17-02)”

Upon motion by Council member Jablonski, seconded by Council member Bryant, and unanimously carried, Ordinance 06-17 titled: “An Ordinance Changing the Zoning Classification from Town Residential (RT), Mixed Residential (RM), and Highway Business (HB) to Central Business (CB) (RZ-17-02)” was approved.

c. Adoption of Statement of Consistency

Upon motion by Town Council member Bryant, seconded by Town Council member Jablonski, and unanimously carried, approved RZ-17-02 is consistent with the 2035 Future Land Use Plan Downtown Development Goal. The rezoning is reasonable and in the public interest because it will assist in creating a healthy environment for a diverse mix of uses that builds upon downtown Troutman.

(Copied in full, Ordinance 06-17 is filed in Ordinance Book 8, Page 143)

(Copied in full, rezoning application, Public Hearing Notice, P&Z Board recommendation is attached to and made part of these minutes)

(Copied in full, staff report, Ord. 06-17, rezoning application and owner documentation, vicinity map, land use and zoning maps, adj. property owner notification, Public Hearing Notice, and P&Z Board recommendation, and permitted uses is filed on CD titled: “Town Council Supporting Documents” dated March 13, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

TABLED AGENDA ITEM 2(b). Adoption of Ordinance 05-17 Titled: “An Ordinance Amending Ordinance 05-16 the Conditional Zoning District Known as (CZ-HB-16-01)”

No representatives of the request were present to speak.

Council member Henkel made the following motion based on the Town’s Planning and Zoning recommendation and adjacent property owner Keri Bates approval of the use.

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, Ordinance 02-17 titled: “An Ordinance Amending Ordinance 05-16 The Conditional Zoning District Known As (CZ-HB-16-01)” to allow metal fabrication as a permitted use was approved.

c. Adoption of Statement of Consistency

Upon motion by Town Council member Williams, seconded by Town Council member Henkel, and unanimously carried, approved CZ-HB-16-01 is consistent with the 2035 Future Land Use Plan Residential Development Goal. The amendment is reasonable and in the public interest because it preserves, enhances, and/or creates satisfying living environments that generate and maintain strong neighborhoods.

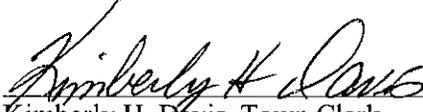
(Copied in full, Ordinance 05-17 is filed in Ordinance Book 8, Page 141-142)

(Copied in full, rezoning application, Public Hearing Notice, P&Z Board recommendation is attached to and made part of these minutes)

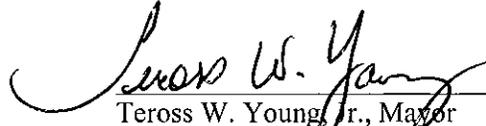
(Copied in full, staff report, Ord. 05-17, rezoning application, vicinity map, updated concepts from Callards, adj. property owner notification, Public Hearing Notice, and P&Z Board recommendation, permitted uses, and is filed on CD titled: “Town Council Supporting Documents” dated March 13, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

AGENDA ITEM 4. ADJOURNMENT

Upon motion by Council member Troutman, and seconded by Council member Henkel, and unanimously carried, the Special Meeting of March 13, 2017 was adjourned at 4:28 p.m.



Kimberly H. Davis, Town Clerk



Teross W. Young, Jr., Mayor