

Town of Seven Devils
Planning Board Minutes
Regularly Scheduled Meeting
August 20, 2013

The Seven Devils Planning Board met on Tuesday, August 20, 2013, at Town Hall. Chair Butch McLean called the meeting to order at 5:30 p.m. Members present were Bob Haugh, George Ehlinger, Barry Isquith, Frank Sell, Barbara Williams, and Brady Sasse. Town Manager/Zoning Administrator Ed Evans was also present. The minutes were recorded by Sara Miller, Town Clerk.

Adopt Agenda

Member Sell made a motion to adopt the agenda. Member Isquith seconded the motion. The members agreed unanimously.

Approve Old Minutes – May 21, 2013 & June 4, 2013

Member Isquith made a motion to approve the May 21, 2013 minutes. Member Sell seconded the motion. The members agreed unanimously.

Member Williams made a motion to approve the June 4, 2013 minutes. Member Isquith seconded the motion. The members agreed unanimously.

Administrative Comments

Manager Evans gave the board a Town construction update, stating that there were a few new matters to report regarding zoning and construction in Town. He stated that the permits for a new house on Chestnut Ridge Trail were issued to Cash Custom Homes. Manager Evans also stated that Jeff Kattner, 120 Buckeye Lane, had contacted him to let him know that he planned to rebuild, instead of demolishing what remained of the home and selling the property. Other than the larger projects, several other small permits had been issued.

Old Business

Alternative Energy Resources—UDO—After discussion, Manager Evans stated he felt the matter should be tabled until the next meeting, so the Board would have time to review and make comments on the draft Ordinance presented. All members agreed. No action was taken. **~OPEN~**

New Business

Rezoning request—HDR to RB—4.79 acre, Town owned property located on Skyland Drive—After some discussion, Member Williams made a motion to recommend to the Town Council that the 4.79 acre Town owned property located on Skyland Drive be rezoned to Recreational Business from High Density Residential. Member Sell seconded the motion. The members agreed unanimously. **~CLOSED~**

Zoning request—Three parcels located on NC Hwy 105 and Aldridge Road (outside of Town Limits, with Annexation Petition pending)—After a brief discussion, Member Sasse made a motion to recommend to the Town Council to zone the three parcels located on NC Hwy 105 and Aldridge Road General Business, if the Town Council approved the requested annexation. Member Isquith seconded the motion. The members agreed unanimously.
~CLOSED~

Conditional Uses—Defining the conditions in our UDO—Manager Evans stated that Town Council Member David Hooper mentioned a concern during the last Town Council meeting. He was concerned that there were no established conditions listed in the Town UDO for uses that are stated to be conditional. He asked if the Board could begin the process of developing the conditions for the Town. Member Williams suggested that the matter be tabled until Manager Evans could send the members more resources to begin reviewing. The Board agreed. No action was taken. ~OPEN~

Citizen Comments—NONE

Board Member Comments

Member Williams stated that the Kattner house has become an eye-sore for the Town, and asked what the expected timeline would be for the continued demolition and rebuild. Manager Evans replied that he was hoping to hear from the engineers working with Mr. Kattner very soon and that they were working on determining if there was anything salvageable at the house site.

Chair McLean asked Manager Evans if he would be able to get resources regarding the Conditional Use conditions list to the members before the next meeting. Manager Evans stated that he hoped to and that it was a busy time at Town Hall. Chair McLean stated that the September 17, 2013 meeting would occur only if necessary, and that the October 15, 2013 meeting would be the next definite meeting.

Adjourn

Member Ehlinger made a motion to adjourn at 6:10 PM. Member Isquith seconded the motion. The members agreed unanimously.

Butch McLean, Chair

Sara Miller, Town Clerk