

**Village of Misenheimer  
Planning Board Meeting Minutes  
Community Building  
October 11, 2012 7PM**

**Planning Board Present:** Ahren Burrage, Chairman  
Joel Rogers  
Nancy Henderson

**Visitors:** Michael Riemann, Mayor  
Mike Herron, Mayor Pro Tem  
Darren Rhodes-NC Dept of Commerce  
David Fencl, NC Dept of Commerce

**Planning Board Absent:** Mark Stephenson  
Donnie Day, Vice Chairman

**Staff:** Pam Humphrey, Administrator/Clerk

**Call to Order:** Chairman A. Burrage called the Planning Board meeting to order at 7:00 PM declaring a quorum present.

**Introduction of Visitors:** Chairman A. Burrage welcomed the visitors and staff attending the meeting as named above.

**Approval of October 11, 2012 Planning Board Agenda:** Chairman A. Burrage made a Motion to accept the Meeting Agenda with no revisions. Henderson seconded the Motion and it was approved by a vote of 3/0.

**Approval of Minutes from the Joint Council and Planning Board Meeting Held August 13, 2012:** Chairman A. Burrage made a Motion to accept the Minutes with no revisions. Henderson seconded the Motion and it was approved by a vote of 3/0.

**Public Comment Period:** No comments were requested to be heard.

**NC Department of Commerce (NCDOC)-Division of Community Planning-Village Planning Session:** Darren Rhodes, Chief Planner, and David Fencl, Senior Planner, facilitated a planning session with the Village Planning Board and meeting visitors to develop an approach and plan to discuss and evaluate the Village's current Land Use Plan and Map, and Zoning Ordinances. In preparation for the initial planning meeting, the NCDOC was provided numerous Village planning materials (Meeting Minutes, current Land Use Plan and Map, current Zoning Ordinances, the Carolina Thread Trail Corridor Design Report issued Fall 2012, and the Sewer Study Report issued Spring 2012). Sharing these planning materials was intended to assist the NCDOC in gaining a perspective of where the Village vision and long-term planning was headed. NCDOC has been working with the town of New London to develop their Land Use Plan and Ordinances.

The NCDOC provided a meeting Planning Agenda that included the following:

- I. Introductions
- II. Overview of Process for Land Use Ordinance Updates
- III. Discussion of Current Land Use Goals and Ordinances
- IV. Discussion of Desired Outcomes
- V. Next Meetings and Schedule
- VI. Additional Questions/Comments
- VII. Adjourn (NCDOC Planning Session)

Mr. Rhodes advised that a Land Use Plan should include the principles and vision for the Village. In turn, the Ordinances should be a good reflection of the Land Use Plan.

Mr. Rhodes and Mr. Fencil asked the meeting attendees what their major desires, concerns, and fears were for the Village. A recap prepared by the NCDOC regarding the discussion is as follows:

**Planning Issues/Concerns:**

- Discussion of the benefits of working on the land use plan vs. working on land development ordinances.
- Whether or not to sewer the Village is the BIG issue.
- Desire for the Village to have a front porch, green community, and pedestrian friendly feel.
- Recognition that growth is needed for the Village to survive but that growth must be managed.
- Village's Zoning Ordinance was patterned after Stanly County's and was developed in a rush following incorporation to avoid the Village being left unzoned.
- Ordinance is not well-organized.
- Due to the poor soils present in the Village lots of land is necessary to develop property which makes development expensive and very difficult.
- Concerned about State's new Billboard laws and the overall fear of losing local control over land use issues.
- There are concerns about how large commercial or industrial development could impact the Village.
- Many citizens would like to have more small businesses and restaurants in Village.

**Desired Outcomes:**

- Village needs a Subdivision Ordinance that requires sidewalks, paved streets, curb and gutter, etc.
- Need to examine the I-U Institutional Use District.
- Village has a lighting ordinance it has added to ordinances that it likes.
- Section on signage needs to be examined – could be easier to use.
- Add Permitted Use Table to Zoning Ordinance.
- Need to spend some time thinking about how to create the Village's "front porch feel".
- Need to discuss the possibility of minimum acreages for keeping livestock and certain agricultural uses.
- Examine use of streams by permitted private use livestock on small acreage agricultural uses.
- Study the possibility of adding conditional/special uses to Ordinance.
- Need to examine development fees.
- Look at the possibility of adding landscaping, screening, and buffer requirements.

The Planning Board agreed to meet again on Thursday, November 15, 2012 at 7PM at the Community Building with the NCDOC to continue planning discussions.

**Other Business:** The Council members present asked the Planning Board members present to assist in exploring sewer development. The Planning Board members present unanimously concurred that they were in favor of exploring sewer development for the Village.

**Adjournment:** The Planning Board meeting was adjourned at 8:45PM.

**The next Planning Board Meeting is scheduled for Thursday, November 15, 2012 at 7PM at the Community Building.**

---

Ahren Burrage, Chairman	Date	Pam M. Humphrey, Administrator/Clerk	Date
-------------------------	------	--------------------------------------	------