

**Village of Misenheimer
Planning Board Meeting Minutes
Community Building
September 17, 2013 6PM**

Planning Board Present: Joel Rogers
Jon Byers, Alternate
Judy Hammill

Visitors: Mike Herron, Mayor Pro Tem
Jim Gulledge, Council Member
David Fencl, NC Dept. of Commerce
Staff: Pam Humphrey, Administrator/Clerk

Planning Board Absent: Ahren Burrage, Chairman
Nancy Henderson
Mark Stephenson, Vice Chairman

Call to Order: Rogers presided over the meeting as the Chair and Vice Chair could not attend. Rogers called the meeting to order at 6:14 PM with a quorum being declared present.

Introduction of Visitors: The Visitors and Staff as noted above were welcomed to the meeting.

Approval of September 17, 2013 Planning Board Agenda: Byers made a Motion to approve the Agenda as presented. Hammill seconded the Motion and it was approved by a vote of 3/0.

Approval of Minutes of the Planning Board Meeting held August 26, 2013: Byers made a Motion to approve the Minutes for the August 26, 2013 meeting as presented. Hammill seconded the Motion and it was approved by a vote of 3/0.

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

NC Department of Commerce (NCDOC)-Division of Community Planning-Village Planning Session: David Fencl, Senior Planner with the NCDOC, facilitated the planning session with the Village Planning Board members, staff, and meeting visitors to continue to discuss and evaluate the Village's current Land Use Plan and Map, and Zoning Ordinances.

The Planning Board reviewed, discussed, and revised the following items as presented by Mr. Fencl, NCDOC:

- Article 3-Establishment of Zoning Districts
- Districts/Minimum Lot Sizes, Minimum Yard Requirements (Front, Side, & Rear Setbacks)/Maximum Height

Mr. Fencl, NCDOC, suggested that the following zoning topics remain to be reviewed:

- General Requirements
- Zoning Administration
 - Planning Board Duties
 - Board of Adjustment Duties
 - Zoning Administration Duties
 - Variance Considerations
- Definitions
- Additional Conditions
- Subdivision Ordinance
- General Review of Entire Revised Ordinance

Other Business: Humphrey, Administrator, and Herron, Mayor Pro Tem, commented to the Board regarding the recent CONNECT Stanly County Regional Growth workshops held on September 10, 2013. The consensus by the planning

growth groups was that our area of the county would experience growth over the next forty (40) years. Our area's proximity to highways and to exceptional educational institutions comprises our assets to attract growth.

Adjournment: The Planning Board meeting was adjourned at 8:15PM.

The next Planning Board Meeting is scheduled for Thursday, October 10, 2013 at 6PM at the Community Building.

Chair/ Vice Chair/Presiding Officer	Date	Pam M. Humphrey, Administrator/Clerk	Date
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