

**Village of Misenheimer**  
**Planning Board Meeting Minutes-Community Building**  
**June 29, 2017 6PM**

**Board Members Present:** Jeff Watson, Vice Chairman  
Jon Byers  
Lane Peeler

**Staff:** Anita Blair, Administrator  
Erik McGinnis, Chief of Police

**Board Members Absent:** Mark Stephenson  
Ahren Burrage

**1. Call to Order:** Jeff Watson called the meeting to order at 6:03 pm.

**2. Introduction of Staff and Visitors:** None were present

**3. Oath to be Given (if Appointee Present):** Jeff Watson and Lane Peeler both took their Oaths of Office. Jeff Watson's terms on the Planning Board and Board of Adjustment will expire on 6/30/20. Lane Peeler's term on the Board of Adjustment will expire on 6/30/20.

**4. Approval of 06/29/17 Planning Board Agenda:** Jon Byers made a Motion to accept the Meeting Agenda as presented. Lane Peeler seconded the Motion and it was approved by a 3 /0 vote.

**5. Approval of 04/06/17 Planning Board Minutes:** Jon Byers made a Motion to accept the Minutes as presented. Lane Peeler seconded the Motion and it was approved by a vote of 3/0.

**6. Public Comment Period:** No comments were made.

**7. Elect Chair and Vice Chair:** The consensus of the Board was to move the election of chair and vice-chair to the October meeting since two members were absent.

**8. Review Zoning Public Hearing Results –** Vice-Chairman Jeff Watson updated the Planning Board of the Public Hearing results that took place at the Council Meeting.

- a. **Voluntary Annexation –** The Planning Board was made aware that the Wangler Property located at 48780 US 52 North, Misenheimer NC was now a part of the Village.
- b. **Governmental Sign Amendment to Zoning Ordinance –** The recommendation from the Planning Board to allow Governmental signs in all zoning districts with a maximum height of 6 feet tall, maximum of 3 per property and area of signs 8 square feet in R zones, 32 square feet in all other zones was approved.
- c. **Zoning Ordinance regarding Free Standing Signs, and Off-Premise Sign definition –** Council approved to allow Free Standing (Pole) signs in zoning districts M-1 and HB by permit only with a maximum sign height of 5 feet, 1 sign per zoning area, and a maximum area of 18 square feet. A correction to the Off-Premise sign definition was approved to read: A sign that directs attention to a business, commodity, or service, conducted, sold, or offered off the premises on which the sign is erected.
- d. **Rezoning Consideration – Public Hearing Continued –** Council continued the Public Hearing on 6/26/17 until the Planning Board could make a recommendation to consider potential rezoning of 48723 US Hwy 52 and/or 49690 Glenmore Road, or a text amendment to allow self-storage on M-1 zoned properties.

**9. Consider Rezoning and /or Text Amendment to Zoning Ordinance –** Jon Byers moved to allow self-storage on M1 zoned property. Lane Peeler seconded the Motion and it was approved 3/0.

Jon Byers moved to change the zoning on the property located at 48723 US Hwy 52 from CB to HB. Lane Peeler seconded the Motion and it was approved 3/0.

**10. Approve 17/18 Meeting Calendar** – A Motion was heard by Jon Byers to approve the meeting calendar as presented. Lane Peeler seconded the Motion and it was approved 3/0.

**11. Other Business** – No other business was heard.

**12. Adjournment:** The Planning Board meeting was adjourned at 6:33 pm.

**The next Planning Board meeting is scheduled for Thursday, October 5, 2017 at 6PM at the Community Building.**

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Chairman or Vice Chairman

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Date

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Anita E. Blair, Administrator/Clerk

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Date