Board members present: Bill Scheu

Bill Roberts

Mason Blake

Dan Dean

Allen Crawford

Wade Burns

Sally Stansill

David Holcomb

Board members absent: None

Town staff present: Adrienne Isenhower, Zoning Administrator

Angie Murphy, Town Clerk

Alex Carmichael, Town Administrator

Stuart Bass, Regional Planner, Land-of-Sky Regional Council

Three members of the public were present. Mr. Scheu called the meeting to order at 10:30 a.m., and led the group in a moment of silence.

**Agenda Approval**

Mr. Dean moved to adopt the agenda as presented. Mr. Blake seconded and the motion carried 8/0.

**Meeting Minutes Adoption**

Mr. Blake moved to approve the August 15th Meeting Minutes as presented. Mr. Dean seconded and the motion carried 8/0. Mr. Dean moved to approve the September 26th Meeting Minutes as presented. Mr. Blake seconded and the motion carried 8/0.

**Old Business**

A. Review of Zoning Ordinance – General Provisions: Mr. Scheu mentioned that in the packet there was a tentative rewrite of section 608 spearheaded by Dan Dean, Mason Blake and Adrienne Isenhower. Mr. Dean moved to approve section 608 as presented. Mr. Blake seconded and the motion carried 8/0.

**New Business**

A. Discussion of Greenspace Map, Zoning Map and Setbacks: The Committee and attendees reviewed the Greenspace Map. Mr. Carmichael answered a number of questions regarding the map. It was decided to reduce the setbacks to 10’ for properties abutting the Woodlands District.

Mr. Scheu mentioned that he and Mr. Bass were going to work on the idea of some conceptual changes rather than going line by line throughout the ordinance.

There was a rather lengthy conversation about conditional zoning. Mr. Scheu appointed a drafting committee including Bill Roberts, Mason Blake, Wade Burns and Stuart Bass.

In Section 613 Corner Lots it was decided to remove the first sentence of the paragraph and attach the second sentence to the first paragraph. In Section 614 Double Frontage Lots it was decided to leave this section alone and let the renewed section on conditional zoning address this situation. Section 619, 618 and Section 1400 are repetitive in nature. Mrs. Isenhower and Mr. Bass are going to work on combining them into one section. There was also a section (620) about untagged vehicles/derelict vehicles. Mrs. Isenhower pointed out there was a section that covered this in the general ordinances. Section 621 will remain in the ordinance. Section 628 deals with construction in the right-of-way and the biggest question was who should be in charge of allowing public property for private purpose. The Commission decided to remove Zoning Official as one of the signers of the document and leave it for the approval of the Town Administrator only. It was decided to leave Section 629 as written.

The next meeting will be held October 31st at 10:30 a.m.

**Adjournment**

Mr. Blake moved to adjourn the meeting. Mr. Dean seconded and the motion carried 8/0. The meeting was adjourned at 11:48 a.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk