

**COMMUNITY DEVELOPMENT
AGENDA
January 14th, 2019
10:00 A.M.**

- I. Agenda Changes

- II. Adoption of Minutes
1 November 5th, 2018

- III. Comprehensive Plan Update

- IV. SUP2018-01/ Lou Johnson

- V. Farmers Market Plan of Development

- VI. More Than One Main Building of a Lot

- VII. Meeting Calendar

- VIII. General Information

- IX. Town Council Agenda

- X. Next Meeting: February 14th, 2019 @ 10:00 a.m.

- XI. Adjournment

**ECONOMIC AND COMMUNITY DEVELOPMENT
COMMITTEE MEETING
January 14th, 2019**

Jack Lawson called the meeting to order at 10:00 A.M. Committee members present included Jack Lawson, Chairman and Gail Nichols.

Also present: Jim Hudson, Mayor; John Edwards, Town Manager; Karen Barrow, Town Clerk; Jon Morr, Building Inspector and Holly McGowan, Director of Community Development.

I Agenda Changes

There were no changes made to the agenda.

II. Adoption of Minutes

October 11th 2018

Jack Lawson made a motion to adopt the minutes as presented, seconded by Robert Lawrence. Upon a unanimous vote, the motion was approved.

III. Comprehensive Plan Update

Holly McGowan advised that the final rough draft of the Comprehensive Plan is scheduled for a public hearing at Planning Commission on April 3rd 2019. If Planning Commission submits a recommendation to Town Council, it would be ready for a Town Council public hearing in May.

Mr. Edwards advised that Town Council can hold a public hearing when they want after a recommendation is received from Planning Commission.

IV. SUP2018-01/Lou Johnson

Holly McGowan advised that the Town has received a request from Lou Johnson to operate a Bed and Breakfast at 100 Main Street, apartment #3. Planning Commission held a public hearing and is recommending that Town Council approve the request with 2 conditions. The town has approved two other bed and breakfast establishments recently, the 2 conditions are the same for all bed and breakfasts.

Mr. Edwards advised that Ms. Johnson is requesting that Town Council change one of the recommendations and to change the recommendation would make the recommendation different than two previously approved B&B's.

Mrs. Ball asked what changes Ms. Johnson wants.

Holly McGowan advised that Ms. Johnson would like the option of being able to rent the apartment out on a lease when she is unable to rent it out as a bed and breakfast.

Mr. Edwards advised that a public hearing at Town Council will be advertised for the February meeting.

V. Farmers Market Plan of Development

Mr. Edwards presented a revised draft plan for the Farmers Market that would include a walking trail, pavilion and overlook of the creek. The parking area will be a paving system that would allow drainage and it would be less expensive than asphalt. Mr. Edwards asked if Town Council had any questions and how Town Council wanted to proceed with the project.

Jamie Pruett described the process and materials that would be used for the parking area.

Mr. Edwards stated that there are funds left in the budget for the planning phase of the project and that town staff are working on obtaining a price for the budget to proceed with the planning for next year. Boring test will need to be done as part of the planning process.

The consensus of the Committee is for the Town Manager to proceed with the build out plans for the Farmers Market.

VI. More Than One Main Building on a Lot

Ms. McGowan advised Town Council asked town staff to review the Town Ordinance regarding more than one main building on a lot. Ms. McGowan presented draft changes to the Town Ordinance.

Mr. Edwards advised that he does not see in the Town Code how a permit can be issued for an In-law suite or a living area over a garage. The property with two homes on it was approved by a former Town Manager.

The consensus of the Committee is to send the proposed draft changes to the Planning Commission for review.

VII. Meeting Calendar

Mr. Edwards presented the meeting calendar for the Community Development Committee and Town Council for 2019. Mr. Edwards also stated that the December Town Council meeting would be on New Year's Eve.

The consensus of the Committee is to change the December Town Council meeting to December 17th 2019 at 6:30 pm.

VIII. General Information

1 David Vranian

Mr. Hudson advised that David Vranian will be talking with Town Council at the Town Council Work Session via phone conference to discuss the erroneous tax assessment for his parents' house.

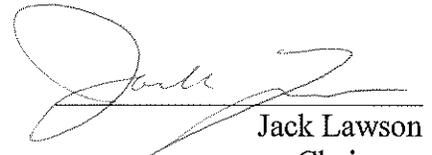
IX. Town Council Agenda

Mr. Lawson advised there were no items for the Town Council agenda.

X. Next Meeting Date: February 14th, 2019 @ 10:00 a.m.

XI. Adjournment

There being no further business, the meeting was adjourned at 10:58 A.M.



Jack Lawson
Chairman

ATTEST:



Karen M. Barrow
Town Clerk