



## **City of Mount Airy Planning Board Meeting Minutes**

February 24, 2020 – 5:30 PM  
First Floor Conference Room, City Hall  
300 S. Main Street – Mount Airy, NC 27030

*Members Present:* David Jones (Chair)  
Jeannie Studnicki  
Gray Trotter  
Jim Cavallo  
Dwight McAlexander  
Randal France  
Paul Madren

*Member(s) Absent:* Tami Springthorpe  
Calvin Vaughn

*Staff Present:* Andy Goodall, Jr., CZO – Planning Director  
Ben Barcroft – City Planner

### **I. Call to Order**

David Jones called the meeting to order at 5:30PM.

### **II. Determination of a Quorum**

With seven (7) members present, David Jones determined there was a quorum.

### **III. Approval of Minutes**

David Jones asked the board for approval of the December 9, 2020 minutes with corrections. Jeannie Studnicki made a motion to approve the minutes. Randal France seconded the motion, which passed unanimously (6-0).

### **IV. Approval of Agenda**

David Jones asked the board for approval of the agenda. Paul Madren made a motion to approve the agenda as presented. Dwight McAlexander seconded the motion, which passed unanimously (6-0).

### **V. New Business**

Mr. Goodall addressed Paul Madren's question on how items are placed on the agenda. He explained that the board will mostly hear map or text amendments that are applied to by an

applicant. He said they must apply by the first day of the month to be on that month's agenda. He also explained how he meets with the applicants before they apply and lets the applicant know if there were a very high change, it would be turned down. Mr. Goodall said staff generally work on text amendments then, present them to the Planning Board.

Mr. Goodall explained that they will have a project here soon where quite a few text amendments will need to be made to the zoning ordinance. He went over past major projects that the planning staff have worked on. He informed them of a rezoning that they will probably see next month. There is an area up off North Main where several houses have been torn down. The property owners are proposing constructing 10 duplexes on the 3-acre site with a small cul-de-sac street. He said they would be similar to Greystone Condominiums.

Randal France asked about the construction behind the Scenic dealership. Mr. Goodall explained that it was a parking expansion for fleet vehicles at dealership. He said the property was annexed and rezoned this past fall.

Mr. Goodall briefly went over text amendments that would need to be changed throughout the ordinance. He said that state statutes are being changed to combine the zoning power sections for municipalities and counties. This will require changing some of the terminology and will go into effect January 1.

Mr. Goodall gave the board an update on construction projects currently going on around town. The major new projects included Urgent Care/T-Mobile, Circle K, Aspen Dental/Mattress Warehouse, and Hobby Lobby. He also gave a few updates on the Mayberry Mall. Mr. Goodall said that carport companies are doing quite well and expanding. Mr. Goodall said there are also a lot of remodeling and additions being done. There was a discussion on the NCDOT's rework of SR601 and other new projects.

Mr. Goodall went over several new project ideas he had for the Planning Board. The first project is to clean up the zoning map, mainly by rezoning several industrial lots to lower intensity business districts. He used a couple maps to show the board a couple examples. Mr. Goodall explained the process works and how all the property owners would be informed.

The second project is to rewrite the landscaping ordinance. Mr. Goodall said he has learned from technical reviews that some of the planting densities are excessive to the point there can be issues with trees and shrubs dying early on. He said that it should reduce the plantings requirements in some areas and increase other areas. 44.48

David Joes asked about the progress on the spencer apartments. Mr. Goodall said they planned to start moving in tenants in March.

The last possible project is to rewrite the future landuse map. Mr. Goodall said was written to go allow with a new UDO that was never written. He said the new ordinance was going to use intensity categories rather than the typical zoning categories. Mr. Goodall asked the planning board if they felt it was worth going through the process of rewriting the landuse map or if he should ask the BOC to pay for the wriing of a new ordinance that would fit with the landuse map. He also suggested that the landuse map categories cover general area, rather than specific parcels. He also said he would go to the board before starting this project however; he wanted feedback from the planning board first.

Susan Seattle spoke on behalf of the West Lebanon Historic District. She explained that it would be great if the City Commissioners could have access to Dan Pezzoni's work for each historic district. Mr. Barcroft explained that all of Mr. Pezzoni's draft work was available on the city website. Mr. Goodall then went on to explain how the city had received a grant to update the architectural study of the city. The city then hired Dan Pezzoni to conduct the work. They commoners then elected to rehire Mr. Pezzoni to update the National Historic District and add a significant amount of areas. He said the work had been submitted to the State Historic Office for review, which would take from 6 months to 1 year to review.

## **VI. Adjournment**

At 6:30 PM, Randal France made a motion to adjourn the meeting, with Dwight McAlexander seconding. Motion passed unanimously (6-0).