

CITY OF ROXBORO, NORTH CAROLINA
Planning Board

May 4, 2020
6:00 p.m.

MEMBERS PRESENT: Margaret Kay, David Bradsher, Julie Jeffreys, Myra Booker, Tony Cole, Danny Cultra, and Robert Trotter.

STAFF: Lauren Johnson, Planning Director

MEETING CONDUCTED VIA ZOOM CONFERENCE – DUE TO COVID 19

MINUTES

Chairman Trotter called the meeting to order at 6:00pm.

APPROVAL OF MINUTES

Board Member Tony Cole motioned to approve the minutes from the December 2, 2019 meeting. Board Member Margaret Kay seconded. Chairman Trotter asked each member to state their name when casting their vote for the motion. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Rezoning request for 1029 N Madison Blvd, TM 38 7: Chairman Trotter asked Ms. Johnson to present the request. Ms. Johnson advised that those individuals on the call that would like to speak to each of the agenda items would be given the opportunity to do so during the public comment period.

Ms. Johnson began by outlining the location and current zoning of the parcel, as outlined in the staff report. She also directed the board members to the map provided, which shows the zoning of the parcels surrounding the lot. Ms. Johnson continued by outlining the strategic goals and map classification as pertained to the request for the rezoning of the parcel and finalized her presentation of the material by stating the staff recommended approval of the request. She directed the board to the supplemental documents including the notices mailed, the proof of the sign posting, etc. and then the floor was given to any individuals that wished to address the board.

Mr. Fuller spoke up to say that he was having trouble hearing Ms. Johnson and wanted to be sure that the board could hear him. He continued by saying that he

was hoping the board would grant his request so that he could move forward with opening his business.

Ms. Johnson stated that there were no additional callers/viewers online for the meeting, so she said it was now the board's opportunity to ask questions of the applicant and deliberate the matter.

Chairman Trotter asked if there was anyone opposed to the matter. No one spoke up. Chairman Trotter asked the board for a motion.

Vice-Chair Cultra made the motion that the Planning Board recommend approval of the request based on the fact that the request meets the goals and implementation strategies of the Future Land Use Plan and is conforming with the Future Land Use Map. Board Member Margaret Kay seconded. Each member of the board stated their name to cast their vote. Motion carried unanimously.

Rezoning request for vacant lot on Old Durham Road, TM 100, Lots 1, 12, and 49: Chairman Trotter asked Ms. Johnson to present. Ms. Johnson began by outlining the location of the properties and the request being made. Ms. Johnson continued by outlining the details of her staff report, directing the board to the map that documents the various zoning classifications surrounding the parcels in question. Ms. Johnson explained each classification and the proximity to the parcels, then asked the board if there were any questions. There were none.

Ms. Johnson continued by outlining the strategic goals and map classification from the Future Land Use Plan. Ms. Johnson indicated that the map does recommend the parcels be used for industrial development. Ms. Johnson cautioned that staff felt it important to mention the date of the Future Land Use Plan (2001) and the various uses that have come to be in this area of Old Durham Road. She finished by stating that this was an opportunity for the board to determine if the original Future Land Use Map classification were most appropriate, or if there was reason to consider a new path for development for this location. Ms. Johnson encouraged the board to take all of the information into consideration when making this decision.

Chairman Trotter spoke up to say that he was very familiar with that location and that much of the industrial business that used to be in this location has since closed and there should be some consideration to modifying the development of the area to be more in tune with the needs of Roxboro now.

At this point, City Manager Brooks Lockhart, who was on the call, spoke up to ask how this rezoning (if granted) might impact surrounding parcels and the development of those. Ms. Johnson explained that there are buffering requirements currently in place for any conflicting uses/zoning which would still be in effect regardless of this zoning decision. She continued that there might be

some concerns about industrial development near a non-industrially zoned/used property, that concern likely already exists because of the non-industrial uses that are in this vicinity presently.

Board Member Tony Cole inquired if there was any complaints/concerns received. Ms. Johnson explained that there was only one call, a property owner that has industrial land a bit further north on Old Durham Road (not touching the parcels in question) who was concerned that he might be unable to develop his land for industrial use if this rezoning were granted. Ms. Johnson reiterated the points made to Mr. Lockhart previously and stated that she did give this individual information about accessing the meeting, though it appeared they had chosen not to for whatever reason.

Board Member David Bradsher spoke up to say that Durham Road and Old Durham Road are the two main corridors for Roxboro and he felt that any improvement to those areas was helpful.

Ms. Johnson asked if there were any additional questions from the board before opening the public comment period. She reminded the board that though there was a comment from Mr. Lockhart already, the public comment period needed to be officially opened and acknowledged.

Reggie Oakley spoke up to say that he was the real estate agent representing Mr. Poindexter (applicant). He made his case that the property is desirable for uses other than industrial because of its proximity to commercial uses and commuting distance to Uptown Roxboro. He concluded by saying that owners of other nearby industrial properties did not have any concerns about this proposed development and that their proposed redevelopment would meet a need for the community.

Jay Poindexter (applicant) spoke up to the board to outline more details about their proposed development of the parcels and commended Mr. Oakley for covering the request well.

Ms. Johnson advised the group that there were no other callers on the line for this comment period.

Vice-Chair Cultra asked about the parcels fronting on Durham Road and Old Durham Road and his surprise that there was not a request to zone the property to B-1 Highway Commercial given this location. Ms. Johnson explained that she felt the applicant wanted O/I Office/Institutional because it would allow for mixed commercial and residential use. Mr. Cultra said given this possibility of moving from the Future Land Use Plan's directive for the development of this area, what did staff think it might mean for the future of the area. Chairman Trotter interjected that there is a railroad ROW that separates the parcels from HWY 501. While the parcels technically fronted on both, it was only accessible from Old Durham Road. Ms. Johnson explained that she felt the change is already taking place simply from looking at the types of development that have taken place

there. She continued by saying that the majority of the existing industrial warehouses and properties are actually further north and south, meaning the rezoning of this parcel would actually continue to push the industrial development further from the residential uses in this vicinity.

Chairman Trotter inquired if there were any individuals on the line that wanted to speak. There were none. He then asked if there was a motion.

Ms. Johnson directed the board to the two suggested motion statements. She stated that these were not required, simply that there were some suggestions as to how to formulate the motion to meet requirements, depending on the motion they wished to make.

Board Member Tony Cole motioned the request be recommended for approval based on the consistency statement in the packet. Board Member David Bradsher second. Each board member stated their name in casting their vote. Motion carried unanimously.

Major Subdivision Preliminary Plan Review for Satterfield Farm, TM A62

112: Chairman Trotter began by stating that this was not a new request for the board and that he recalled there being some questions raised the last time the board reviewed the plans. Mr. Trotter asked Ms. Johnson to explain why this is back before the board.

Ms. Johnson switched screens to show the subdivision plans submitted by the applicant and outlined the layout changes that have taken place since the original proposal. Vice-Chair Cultra inquired why the title of the plans referenced “Phase 1” and if this meant there were sub-phases for the first phase. Ms. Johnson clarified that she had already noted this issue and requested the applicant correct that before moving on to the Council for consideration so as to clear up the confusion.

Ms. Johnson asked if there were any additional questions about the layout before moving to her staff report. There were none.

Ms. Johnson explained that the majority of her notes were for minor clerical issues that needed to be corrected on notes, titles, etc. before the plans move along for consideration by the Council. She stressed that none of her comments had anything to do with the lots, layout, streets, or other zoning basics that the board were reviewing for approval.

Ms. Johnson continued by directing the board to the notes from Andy Oakley, Public Services Administrator, regarding the need to upgrade the existing roadway onto HWY 501 before Phase II can begin construction due to the inadequacy of the existing road to service the number of lots that would be in existence by the time Phase II came on the line.

Ms. Johnson continued through the comments from staff regarding the plans, including comments from NCDOT and RPD regarding traffic. Ms. Johnson explained that there will need to be new submittals for Stormwater and NCDOT approval since the layout and phasing of the project has changed.

Ms. Johnson highlighted the existing road onto HWY 501 and explained that this road is on property owned by another individual, and would need to be dedicated as public ROW prior to any allowance for construction of Phase II. Vice-Chair Cultra inquired about the ownership for clarification, and then inquired about the number of access points for subdivisions. Ms. Johnson explained that the City's Streets Specifications Guide addressed this matter, but the UDO references connectivity requirements and all reviews have been completed to ensure compliance with both. Mr. Cultra continued by asking about the utilities and development of same. Ms. Johnson directed him to the "notes" on the front of the plans, which address the project sequence for construction of the first and all subsequent phases.

Ms. Johnson reviewed the staff report, confirming that Person County GIS has reviewed the proposed street names and verified their compliance with 911 standards. She also reminded the board that there was a variance issued by the BOA to allow block widths of less than 400'.

Ms. Johnson asked if there were any questions from the board before moving on to the final staff comments and recommendation. There were none.

Ms. Johnson reiterated that there were no issues with the layout, lot size, etc. but there were some issues to resolve before the plans move on to Council and before permitting can begin. These items were outlined in the staff report and enclosed staff comments. Staff recommended the board recommend approval of the preliminary plan for Phases I, II, and III of the Satterfield Farm subdivision provided that all staff comments are addressed before the plans are submitted on to the Council.

Ms. Johnson asked if there were any questions for her. There were none. Ms. Johnson then opened the floor for the public comment period. She advised that she did not see any individuals on the conference that were not identified as an applicant.

Matt Hastings with Summit explained that their goal is to get the overall layout approved and have made changes to where Phase I will begin. He continued that he would be happy to answer any questions from the board. There were none.

Patrick Cummings then interjected to say that Matt Hastings is the point man for the project and that he has nothing to add beyond the staff report and Matt's comments.

There were no more individuals to speak, so the public comment period was closed.

Chairman Trotter asked if there were any other comments or questions. Vice-Chair Cultra commented that NCDOT requests an analysis of the traffic after reaching an identified threshold for number of houses and wanted to know if there was something in place to ensure this happens. Ms. Johnson explained that the “notes” and construction sequence on the front page of the plans, which indicate that no permits for construction shall be issued until all outlined criteria are met.

Chairman Trotter asked for a motion. Vice-Chair Danny Cultra motioned that the board recommend approval of the preliminary plans on the condition that all items are addressed. Board Member Margaret Kay second the motion. All board members stated their name to vote on the matter. Motion carried unanimously.

ADJOURNMENT

There being no other business for the Board, the meeting was adjourned at 7:00pm.

Submitted by:

Lauren W. Johnson,
Planning & Development Director