

CHADBOURN PLANNING BOARD AGENDA



Chadbourn Town Hall

Tuesday, April 15, 2014

6:30 PM

- I. **Call to Order:** Valory Freeman, Chair
- II. **Approval of the Agenda**
- III. **Approval of Minutes of Planning Board Meeting**

1. Regular Meeting – December 17, 2013

IV. **Public Hearing**

Anyone seeking to speak during the Public Hearing must complete a comment card and submit it to the Town Clerk prior to the start of the Planning Board Meeting. When you come up to speak, you will need to state your name, address, what organization that you represent and your topic of concern.

2. **Case No.: CUP-01-14.** The applicant is seeking to locate a mobile home at 338 Bullard Road. The property is zoned RA-20 – Residential Agricultural 20 (20,000 Square Feet Minimum) District and mobile homes are considered a conditional use.
3. **Case No.: V-01-14** – The applicant is requesting a variance on the side yard setbacks at 711 North Elm Street which is located in the R-7 Zoning District. The side yard setback requirements for this zoning district is 10 feet.
4. **Case No.: RZ-01-14** – The applicant is requesting to have 2133 Joe Brown Highway South rezoned, so a commercial business could be established on this property. The property is located in the RA-20 Zoning District.
5. **Case No.: TO-01-14** – The Town Council is requesting that the Planning Board hold a public hearing to receive comments and draft an outline for an ordinance requiring the replacement of broken windows in storefronts in the Downtown Business District.

V. Action Agenda Items

- 6. Case No.: CUP-01-14.** The applicant is seeking to locate a mobile home at 338 Bullard Road. The property is zoned RA-20 – Residential Agricultural 20 (20,000 Square Feet Minimum) District and mobile homes are considered a conditional use. Staff recommends that the Board of Adjustment approve this Conditional Use Permit requests with the certain conditions.
- 7. Case No.: V-01-14 –** The applicant is requesting a variance on the side yard setbacks at 711 North Elm Street which is located in the R-7 Zoning District. The side yard setback requirements for this zoning district is 10 feet. Staff requests that the Board of Adjustment approve this variance request with the Staff recommendations.
- 8. Case No.: RZ-01-14 –** The applicant is requesting to have 2133 Joe Brown Highway South rezoned, so a commercial business could be established on this property. The property is located in the RA-20 Zoning District. Staff recommends that the Planning Board approve this rezoning case and forward it to Town Council for a Public Hearing to be held on May 6, 2014.
- 9. Case No.: TO-01-14 –** The Town Council is requesting that the Planning Board hold a public hearing to receive comments and draft an outline for an ordinance requiring the replacement of broken windows in storefronts in the Downtown Business District. Staff recommends that the Planning Board approve the proposed Commercial Building Code Ordinance and forward it to Town Council for a Public Hearing to be held on May 6, 2014.
- 10.Planning Board Update and Upcoming Events.** Staff will provide an update on Upcoming Projects.

VI. Adjournment