TOWN OF SHALLOTTE

Planning Board Meeting Agenda

February 16th, 2016• 6:30 PM (Rescheduled from February 9th, 2016)

* Call to Order
* Pledge of Allegiance
* Roll Call
* Agenda Amendments
* Public Comments

1. **APPROVAL OF MINUTES:** January 12th, 2016
2. **P&Z#16-004: 19 BRIERWOOD ROAD ANNEXATION & REZONING PETITION**

Christopher and Denise Hannah have submitted a petition for annexation and rezoning of ±1.67 acres located at 19 Brierwood Road (PID 2132B023) from Residential Agricultural (RA-15) to Residential (R-15).

* 1. Consider approving the Planning Board Zoning Statement.

b. Consider recommending approval of the annexation and rezoning.

1. **P&Z#16-005: 1800 VILLAGE POINTE ROAD SW SITE & LANDSCAPE PLAN**

Inlet Grill, LLC has submitted a site and landscape plan for a 3,156 SF building to be used for the purpose of an outdoor bar/restaurant. The property is located at 1800 Village Pointe Road SW (PID 2300A014) and is zoning Commercial Waterfront (CW). Site plans are included for review.

* 1. Consider approval of the site and landscape plan as submitted by the applicant.

1. **P&Z#16-006: 1600 BLOCK OF VILLAGE POINTE ROAD SW ANNEXATION & REZONING PETITION**

Thomas N. Tucker has submitted a petition for annexation and rezoning of ±22.88 acres located in the 1600 Block of Village Pointe Road SW (PID 230PA04201) from Co-R-6000 to Multi-Family-10 (MF-10).

1. Consider approving the Planning Board Zoning Statement
2. Consider recommending approval of the annexation and rezoning.
3. **P&Z#16-007: UDO TEXT AMENDMENT, SECTION 21-7, MAXIMUM SIGN DIMENSIONS LIGHT & HEAVY INDUSTRIAL ZONING DISTRICTS**

Staff initiated text amendment to the sign height in the light and heavy industrial zoning districts. The proposed text amendment would increase the sign height for freestanding signs in the zoning districts from eight (8) feet to twenty-five (25) feet. The proposed text amendment will bring the industrial zoning districts in conformity with the HB and B-2 zoning districts in regards to height. Currently the districts are the same in regards to permitted area which is sixty-four (64) square feet for free-standing signs.

* 1. Propose modifications or consider approving the text amendment consistency statement.

b. Consider recommending approval of the UDO text amendment.

1. **P&Z#16-008: UDO TEXT AMENDMENT, ARTICLE 6, CONDITIONAL USE PROCESS**

Staff initiated text amendment to the conditional use process regarding the Planning Board’s role during the process. The proposed text amendment would remove the Planning Board from the conditional use process regarding any recommending action on any application. The Board of Aldermen would have ultimate authority concerning a conditional use application that is submitted for consideration.

* 1. Propose modifications or consider approving the text amendment consistency statement.

b. Consider recommending approval of the UDO text amendment.

1. **P&Z#16-009: UDO TEXT AMENDMENT, SECTION 3-2 & SECTION 3-15 (B), PLANNING BOARD & ZONING BOARD OF ADJUSTMENT MEMBERSHIP AND VACANCIES; TERMS OF OFFICE AND POSTS**

Staff initiated text amendment to regarding the alternate members to the Planning Board and Zoning Board of Adjustment. The proposed text amendment would remove the alternate members from each Board. The Board of Alderman have discussed and agreed to remove the alternate members from both boards.

* 1. Propose modifications or consider approving the text amendment consistency statement.

b. Consider recommending approval of the UDO text amendment.

1. **P&Z#15-033: UDO TEXT AMENDMENT, SECTION 22-3, TRAFFIC IMPACT STUDY APPLICABILITY (TABLED FROM PREVIOUS MEETING)**

Staff initiated text amendment to the applicability requirements for a traffic impact study. The proposed text amendment would increase the requirements for a traffic impact study by reducing the number of dwelling units for a residential development and number of trips for a commercial development. The proposed text amendment will add language that will give the developer the option of paying an in lieu of fee. Staff will have additional information available at the meeting.

* 1. Propose modifications or consider approving the text amendment consistency statement.

b. Consider recommending approval of the UDO text amendment.

1. **DISCUSSION ITEMS**
   1. Staff Report/ Development Activity
2. **ADJOURN MEETING**