



WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, September 23, 2014
7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

None

V. New Business

1. Discussion of proposed text amendment for Micro-breweries.
 - Draft text will be presented at the meeting.
2. Discussion of proposed text amendment for Solar Farms.
 - Draft text will be presented at the meeting.
3. Unified Development Ordinance – Zoning articles 1, 2 and 3 review and discussion.

VI. Other Business

None

VII. Approval of minutes – August 26, 2014

VIII. Adjourn

WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, August 26, 2014
7:00 PM

Members Present

Rawls Howard III Dot Moate
Marie Barber Dan McNeil
Howell Miller

Members Absent

Jane Alligood
John Tate

Others Present

Glen Moore, Planning Administrator
Jessica Green, Administrative Support

I. Opening of the meeting

Vice-Chair Dan McNeil called the meeting to order.

II. Invocation

A moment of silent meditation was taken.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

None

V. New Business

1. Site Plan – Washington Montessori School

Glen Moore came forward and presented the site plan. He explained that it includes one new building, which will be a gymnasium, and two parking areas. He stated that the new construction will be to the west of the existing buildings. He showed the board the vacant track on an aerial photo and explained that they recently had annexed the property. Mr. Moore stated that the developer made some revisions to the site plan in order to cut back on some

cost. He explained that the minimum parking requirements for a facility of this size is 42 parking spaces. He stated that they have roughly 76 purposed parking spaces. Mr. Moore stated that the purposed rear parking lot on the site plan will be for future parking and by eliminating that parking area they still meet the required minimum of 42 parking spaces. The board discussed this issue and Mr. Moore addressed their questions and concerns. Mr. Moore stated that the technical review committee had reviewed the site plan and had no comments, except for a minor comment about possibly adding another fire hydrate. He explained that the technical review committee is all in favor of the site plan design. Mr. Howell asked about the space available for a large vehicle to maneuver in the space provide in order to get to the fire hydrate. Mr. Moore stated that the Fire Marshall reviewed the plan and even with the reduction of the parking spaces they stated that the plan met their criteria and requirements to get their truck in and out. Mr. Moore stated that the area was designed to accommodate school buses initially. Mr. Moore explained that DOT did not have any comments on the site plan except for the fact that they granted them a driveway permit. He also stated that the electric department and Public works signed off on the site plan with no comments. Mr. Moore explained that staff and the technical review committee have reviewed the site plan and it meets all the specifications in the ordinance and staff recommends that the board approve it.

Dot Moate made a motion to recommend approval of the site plan based on the approval of the technical review committee of the plan as presented. Rawls Howard III seconded the motion. All voted in favor and the motion carried.

VI. Other Business

1. Unified Development Ordinance

Mr. Moore asked the Board to review the first two sections (article one and two) of the City ordinance. He explained that at the next meeting they would discuss changes that need to be made and any suggestions/comments from the Board.

2. City Wayfinding Program

Mr. Moore presented a memo from John Rodman about the Wayfinding program. He then explained some of the details of the sample sign that will be using. He stated that the next step is to put together the purposed locations of the signs and to get cost estimates. Mr. Moore then answered questions about the signs from the board. Mr. Moore explained that staff just wanted to bring this to the board for informational purposes. He stated that the Wayfinding committee will designate the purposed locations, but the board members are welcome to attend the committee meetings.

3. NC Chapter, American Planning Association Section 5 Workshop, Washington Civic Center, September 5, 2014 from 10:00-3:00

Mr. Moore explained that Washington has been chosen to host the Bi-annual meeting of the NC American Planning Association Section 5 Workshop. He stated that the workshop will be at the Civic Center on September 5th from 10:00-3:00. Mr. Moore explained that staff will be presenting a morning session that will cover some of Washington's recent downtown projects on the waterfront and some future projects for the area and the afternoon session will be a speaker from Raleigh. He stated that there is no fee for the workshop and staff would like to extend an invitation to all of the Planning Board members to come and participate.

VII. Approval of Minutes – June 24, 2014

Rawls Howard III made a motion to approve the minutes as presented. Howell Miller seconded the motion. The motion carried with a majority voted with Dot Moate abstaining from the vote.

The board then discussed some of their other concerns.

VIII. Adjourn

There being no other business Dot Moate made a motion to adjourn. Her motion was seconded by Rawls Howard III and all voted in favor.