

**PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
November 8, 2016
7:00 P.M.**

The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA). Items for each body are noted in this agenda.

CALL TO ORDER:

ROLL CALL:

| | | | |
|-----------------------------|--------------------------|---|--------------------------|
| Chair Patrick Rutter | <input type="checkbox"/> | Town Attorney, Thomas J. Baird | <input type="checkbox"/> |
| Vice Chair Ben Klug | <input type="checkbox"/> | Director of Planning and Zoning, John Sickler | <input type="checkbox"/> |
| Commissioner Ken Duke | <input type="checkbox"/> | Asst. Director of Planning and Zoning, Stephanie Thoburn | <input type="checkbox"/> |
| Commissioner David Flinchum | <input type="checkbox"/> | Senior Planner, David Kemp | <input type="checkbox"/> |
| Commissioner MB Hague | <input type="checkbox"/> | Senior Planner, Scott Thatcher | <input type="checkbox"/> |
| Commissioner Ankur Patel | <input type="checkbox"/> | Planner, Garret Watson | <input type="checkbox"/> |
| Commissioner Larry Roberts | <input type="checkbox"/> | Secretary, Valerie Hampe | <input type="checkbox"/> |
| Commissioner Nilsa Zacarias | <input type="checkbox"/> | | |
| First Alternate | | | |
| Commissioner Peter Robbins | <input type="checkbox"/> | | |
| Second Alternate | | | |

If you would like to speak before the Commission please submit a green comment card to the secretary.

ORDER OF BUSINESS: The normal order of business for hearings of agenda items is as follows:

- Applicant presentation
- Staff presentation
- Commission questions Applicant and Staff
- Public to be heard - Three minute limit per speaker *
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor - Discussion only on the motion
- Call for the vote

***Public Comment** - Each comment is limited to three (3) minutes. Anyone wishing to speak is asked to go to the podium and state his/her name and address for the record prior to addressing the Commission.

MINUTES: Regular Planning and Zoning Commission meeting, October 13, 2016.

CITIZEN COMMENTS:

Citizen comments unrelated to agenda items. The Commission will not discuss these items this evening. Any issues will be noted by Staff for follow-up as appropriate.

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Center Street/North Alternate A1A Redevelopment Overlay Area** - Zoning text amendment to Section 24-190 to include the Industrial Park Light Industry (I-1) zoning district as an eligible zoning district within the Center Street/North Alternate A1A redevelopment overlay area. (PZ# 1912) [Tab 1.pdf](#)
Town Council consideration: December 20, 2016 – 1st rdg
January 17, 2017 – 2nd rdg
2. **Directional Sign Regulations** – Town initiated Zoning text amendment to the Town's sign regulations to allow directional signage for hospitals with emergency rooms. (PZ# 1944) [Tab 2.pdf](#)
Town Council consideration: December 20, 2016 – 1st rdg
January 17, 2017 – 2nd rdg
3. **Communication Antennas and Towers** – Zoning text amendment to Section 27-1671 modifying the freestanding communication tower and rooftop mounted equipment regulations, and creating new regulations to allow building mounted antennas in certain zoning districts or within Planned Unit Developments (PUD). (PZ# 2019) [Tab 3.pdf](#)
Town Council consideration: December 20, 2016 – 1st rdg
January 17, 2017 – 2nd rdg

ADJOURN PLANNING AND ZONING COMMISSION

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Planning and Zoning Commission with respect to any matter considered at these hearings, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.