

TOWN OF PELETIER
PLANNING BOARD
Monday, July 10, 2023

Co-chair Donna Bierly called the meeting to order at 6:00 pm. Members present were Cesar Collazo, Cameron Watson and Ronald Morgan. Chairperson Sue Verdon and Harold Fulp were absent.

A motion was made by Cameron Watson to excuse Sue Verdon from the Monday, July 10, 2023 Planning Board Meeting. The motion was seconded by Ronald Morgan and passed unanimously (4 to 0).

Harold Fulp resigned from the Board due to health issues. No motion to excuse was necessary.

A motion was made by Cesar Collazo to approve the June 5, 2023 minutes. The motion was seconded by Cameron Watson and passed unanimously (4 to 0).

Also in attendance for this meeting were Mayor Dale Sowers and Commissioners Dan Taylor, Walter Vinson, Tim Quinn, David Bragg and Sonny Mason.

Before the meeting officially started, Carlton Gideon, new Town Planner, was introduced to the Board and the residents attending the meeting.

New Business:

1) John McLean – 1378 NC 58, Peletier – new project request – Mr McLean would like to build offices similar to the new ones across Hwy 58 (owned by Mark Merrill).

After some discussion, a motion was made by Ronald Morgan to approve this request and pass on to the Board of Commissioners for the August meeting. The motion was seconded by Cesar Collazo and passed unanimously (4 to 0).

2) Consistency Statement for previously approved re-zonings from June meeting (both for Bucks Corner Rd properties) – Carlton, Town Planner, explained that due to the new 160D ordinances, the state requires a Consistency Statement for all amended rezones. A Consistency Statement changes with each rezone; there is no blanket statement. He also suggested that the Town have a standalone Land Use Plan. The Planning Board to meet with the Planner to go over a Land Use Plan.

A Consistency Statement was submitted for 187/191/199 Bucks Corner Rd. A motion was made by Cesar Collazo to approve the Consistency Statement. The motion was seconded by Ronald Morgan and passed unanimously (4 to 0).

A Consistency Statement was submitted for 175/169 Bucks Corner Rd. A motion was made by Cameron Watson to approve the Consistency Statement. The motion was seconded by Cesar Collazo and passed unanimously (4 to 0).

Public Comment:

None at this time

Old Business:

1) Residential Ordinances on Sheds (make a specific ordinance) – R-35, R-20, R-15, R-15M, R-10 – A motion was made by Cesar Collazo to table this discussion. The motion was seconded by Cameron Watson and passed unanimously (4 to 0).

2) Rezone – Pond Side – CT Williams Corp, 1428 Hwy 58, Lot 20, Peletier – rezone from B1 to MC for purpose of rezoning from Mobile Home Park to RV Park. Consistency Statement needed with rezone.

After extensive discussion, a motion was made by Cesar Collazo to table until the August meeting giving them time to go over with Town Planner. The motion was seconded by Cameron Watson and passed unanimously (4 to 0).

Other Business:

None at this time

Adjourn ---

There being no further business before the Board, a motion was made by Cesar Collazo to adjourn. The motion was seconded by Cameron Watson and passed unanimously (4 to 0). The meeting was adjourned at 6:48 pm.

Respectfully Submitted by:

Bea Cunningham
Secretary to Planning Board