

Planning Commission Meeting Minutes

August 26, 2024

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The Town of Orange Planning Commission held a meeting at 6:00 p.m., in the Town of Orange Community Meeting Room. Planning Commission members present were: Chairman Benjamin Sherman, Vice-Chair Page Sullenberger, Commissioners Rita Carroll, and LJ Taylor. Staff members present were Director of Community Development John Cooley, AICP, CZA, and Deputy Town Clerk Kimberly Strawser, CZA, CMC. Mayor Roby was also present. Commissioner Donald Schafer was absent.

CALL TO ORDER

Chairman Sherman called the meeting to order. The Deputy Town Clerk called roll and noted that there was a quorum present.

PUBLIC COMMENT

There was no public comment.

PLANNING COMMISSION MEETING MINUTES OF JUNE 24TH AND JULY 8TH, 2024

A motion was made by Commissioner Taylor, seconded by Commissioner Carroll, to approve the meeting minutes of June 24th and July 8th, 2024, as presented. On vote, Chairman Sherman – aye, Vice-Chair Sullenberger – aye, Commissioner Carroll – aye, Commissioner Schafer – absent, and Commissioner Taylor – aye. Motion carried.

DISCUSSION OF A POTENTIAL REZONING REQUEST FROM STEVE SEDWICK – BERRY STREET PROPERTY

The Director of Community Development stated that staff had spoken with Steve Sedwick regarding the property he owns off Miller Road. The Director of Community Development stated further that the property was 11.807 acres in size and was zoned Rural Residential. The Director of Community Development provided the Commission with a preliminary staff report, a map showing the location of the proposed project and a map showing the location of the proposed project and the existing of zoning of surrounding parcels.

The Director of Community Development stated that Steve Sedwick was interested in rezoning the parcel to Traditional Residential High Density and building town homes. The Director of Community Development reported that the number of town house lots that could be created was 204 and would not take into account the necessary roads, parking areas, geography and any other limitations of the property.

The Director of Community Development reviewed the preliminary staff report with the Commission.

After discussion the Commission requested more information from Mr. Sedwick specifying more of what he intended to do.

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REVIEW AND DISCUSSION OF THE COMPREHENSIVE PLAN – DRAFT AND PUBLIC INPUT MEETING

The Director of Community Development stated that staff prepared two documents for the September 23rd public meeting regarding the review and update of the Town's Comprehensive Plan. The Director of Community Development stated that their package included an updated version of the Comprehensive Plan and a DRAFT of the agenda for the September 23rd meeting.

A discussion was held on how the public input meeting would be organized. The Commission requested that staff put the DRAFT Comprehensive Plan on the website. It was consensus of the Commission to put the public meeting information on the water bills, Facebook, the Town's website and Code Red be sent out as well. The Deputy Town Clerk stated that she would need to confirm with the Town Manager before sending out a Code Red notification.

Chairman Sherman stated that the Commission would pick 2 -3 Themes of the Comprehensive Plan and that they would lead the discussion in the committees at the public meeting. After discussion the Commissioner's Themes from the Comprehensive Plan are as follows:

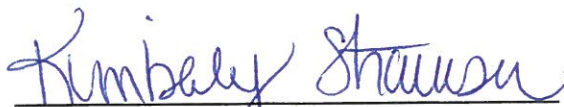
Chairman Sherman – Economy and Population, Vice-Chair Sullenberger – Architectural Assets and Environmental, Commissioner Carroll – Arts and Transportation, Commissioner Schafer – Public Facilities/Infrastructure/Community Facilities, Town/County Partnerships and Public Safety, Fire and Rescue, Community Health and Government and Commissioner Taylor – Education and Recreation.

Chairman Sherman asked staff to reach out to Commissioner Schafer to let him know the Themes of Comprehensive Plan that were picked for him.

NEXT MEETING

The next Planning Commission meeting will be on Monday, September 23, 2024, at 6:00 p.m.

With no further business to come before the Commission, the meeting adjourned at 7:11p.m.


Kimberly Strawser, CZA, CMC
Deputy Town Clerk


Chairman Benjamin Sherman