

**Meeting of the Town of Kenly Planning Board
Tuesday April 18, 2023**

1. **Call to Order:** The meeting to order at 5:45PM on April 18, 2023 by Tom Wood, chairperson.
2. **Attendance:** *Present:* Planning board members: Mark Smith, Patricia Shaw, Melody Worthington, Chris Manning, Jamey Wilkinson, Tom Wood and JoAnne Medlin. Staff: Dale Holland, Planning Director; Janie Holland, Code Enforcement.
3. **Approval of March 14, 2023 Minutes:** A motion was made by Patricia Shaw and seconded by Chris Manning and unanimously passed to approve the minutes for the March 14, 2023 training session.
4. **Approval of March 21, 2023 Minutes:** A motion was made by JoAnne Medlin and seconded by Patricia Shaw and unanimously passed to approve the minutes for the March 21, 2023 Planning Board meeting.
5. **Approval of April 11, 2023 Minutes:** A motion was made by Chris Manning and seconded by Jamey Wilkinson and unanimously passed to approve the minutes for the April 11, 2023 training session.
6. **Public Comment for non agenda items:** There were no public comments
7. **Consideration of a rezoning request for 8450 US Hwy 301 from R-20 to B3.** Dale Holland, Planning Director, gave an explanation of the area to be rezoned and told the planning board that the future land use map classifies the subject property as regional commercial classification, which is consistent with B-3 zoning. He stated that the parcel adjacent to the requested rezoning is consistent with existing development on the southeast side of US 301. The staff recommended that the rezoning request be recommended for approval.

Mark Smith commented as to why and when it was zoned R-20.

Mr. Sanchez offered to answer any questions and asked the board for approval. Patricia Shaw made a motion and it was seconded by Melody Worthington to recommend to the Town Council for approval. The vote was six for and one against. Tom Wood, Melody Worthington, Patricia Shaw, Chris Manning, Jamey Wilkinson and JoAnne Medlin voted for and Mark Smith voted against the recommendation to the Town Council
8. **Consideration of a petition for voluntary annexation of property by Grady Family Trust, Owners.** Dale Holland, Planning Director, explained that the annexation petition does not include a request for a sewer capacity allocation by the town. That request will be submitted separately at the May 8, 2023 Town Council meeting. Currently no rezoning of the property from R-20 is anticipated. The applicant requests that the council conduct the required public hearing, but delay action to approve the annexation until the subdivision design is finalized and town sewer service is approved by council.

The reason for proceeding with the public hearing is to expedite the annexation process if sewer and subdivision plat are approved by the Town Council. A motion was made by Jamey Wilkinson and seconded by Chris Manning and unanimously passed to recommend to the Town Council to conduct the annexation public hearing, but delay action on approving the annexation until the sewer service and preliminary subdivision plat are approved.

9. **Public Comments:** There were no public comments
10. There will be no Planning Board meeting held in May, 2023
11. **Adjourn:** A motion was made by Mark Smith and seconded by Melody Worthington and unanimously passed to adjourn the meeting at 6:15PM.

Submitted by: Dale Holland, Planning Director

Agenda
Town of Kenly Planning Board Meeting
April 18, 2023
Town of Kenly Council Chambers
5:45 pm

- 1. Call to order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of March 21, 2023 minutes for the Town of Kenly Planning Board Meeting.**
- 5. Comments from the public on non agenda items.**
- 6. Consideration of a rezoning request for 8450 US Hwy 301 from R-20 to B-3. (see attached application)**
- 7. Consideration of a petition for voluntary annexation of property by Grady Family Trust, owners. (see attached petition and map)**
- 8. Comments from the public.**
- 9. Next regular meeting, May 16, 2023.**
- 10. Adjourn**



STAFF REPORT – AGENDA ITEM 6

TO: Planning Board

SUBMITTED BY: Dale Holland, Planning Department

SUBJECT: Rezoning petition for 8450 US Hwy 301 from R-2 to B-3

DATE: April 18, 2023

SUMMARY STATEMENT

SUMMARY OF ACTION

REVIEW

The requested rezoning is consistent with the Comprehensive Plan which classifies the property as regional commercial. Since adoption of the comprehensive plan most of the property south east of US 301 has been developed commercially.

RECOMMENDATION:

The Staff recommends that the rezoning request be recommended to the Town Council for approval.

Adoption of Proclamation

ATTACHMENT(S)

N/A



STAFF REPORT – AGENDA ITEM 7

TO: Planning Board

SUBMITTED BY: Dale Holland, Planning Department

SUBJECT: A petition to voluntary annexation of property by Grady Family Trust

DATE: April 18, 2023

SUMMARY & REVIEW

The petition for voluntary annexation is attached to the agenda. A map is attached to the petition which delineates the area to be annexed. This request does not include a request for town sewer service, which will be submitted at a later date. Presently the petitioner is requesting that the Town Council hold the required hearing at the May Town Council Meeting.

RECOMMENDATION:

The Staff recommends that the request for annexation be recommended to the Town Council for approval.

ATTACHMENT(S)

(NONE)