

The Town of Warsaw Planning Board met in Public Session on Thursday, August 14th, 2014 at 7:00 p.m. in the Conference room of the Town Hall.

Present:

Chairman Earl Rouse
Sharon Hilton
Ron Miller
George Wilson
Claude Morrissey

Absent:

Lawrence Padgett
Vice-Chairman Jeff Smith

Also Present:

Code Enforcement Officer Ed Collins
Town Manager Shawn Condon
Deputy Clerk Carmen Gonzalez

Public:

Payton Harris, Developer with Birdseye Development
Bob McCloud, Representative for the Matthews family
Sarah Freide, Attorney representing the Ito's
Mrs. Ito

Chairman Earl Rouse opened the meeting with the Pledge of Allegiance.

Chairman Earl Rouse asked for a motion to approve the July minutes. Claude Morrissey made a motion to approve. George Wilson seconded the motion. Vote was unanimous to approve the July minutes.

Before opening the public session, Code Enforcement Officer Ed Collins passed out a copy of the application filed by Birdseye Development requesting the rezoning of the parcel. Also the Planning Board received a copy of the map that contains the parcel in question. Board member George Wilson inquired how much land was in the parcel. Ed Collins explained how much land was in the parcel. Furthermore, Collins gave each board member a copy of two letters that were submitted to him opposing the rezoning of the parcel. At this point Payton Harris, Developer with Birdseye Development approached the podium to answer any questions. Mr. Harris stated that Birdseye Development wants to promote retail development and economic growth in front portion of parcel. Mr. Harris also stated that their solar farm in rear portion would increase the Town of Warsaw's tax base. Mr. Harris passed out a map of the parcel where they would like to construct their solar farm. Payton Harris gave examples of the possible businesses that could go in the front area with the rezoning of this parcel. Some examples of the

businesses were: grocery store, retail store, eating establishment such as an Outback Steak House.

Public Hearing: At 7:18 Chairman Earl Rouse asked for a motion to open the Public Hearing on the rezoning of the parcel located on Highway 24. George Wilson made the motion to open the public hearing. Ron Miller seconded the motion to open the public hearing. Vote was unanimous to open the public hearing.

Bob McCloud, representative for the Matthews family, wanted to know if he could reserve the right to make any comments before the Board of Commissioners at the next meeting. He was advised yes.

Sara Friede, Attorney for New Hanover County Board, representing the Ito Family, stated that the solar farm is not consistent with the existing uses. Ms. Friede also stated that the solar farm would not benefit the adjacent property owners and that the Ito's would be land locked. This matter was addressed by Mr. Collins as unfounded.

Chairman Earl Rouse called for a motion to close the public hearing. Sharon Hilton made a motion to close the public hearing. George Wilson seconded the motion to close the public hearing. The vote was unanimous to close the public hearing at 7:31.

Chairman Earl Rouse called for a motion to approve the petition to rezone the parcel and forward the recommendation to the Board of Commissioners. George Wilson made the motion to approve and forward. Ron Miller seconded the motion to approve and forward. Vote was unanimous to approve the petition to rezone and forward to the Board of Commissioners at the next meeting on September 8th @ 7:30 p.m.

Public Hearing: Last item on the agenda was a text amendment to the Town of Warsaw Ordinance Book. Ed Collins directed the board to the ordinance book Section 12 under conditional use page 286. The text amendment would add a section to allow telecommunication towers on government property. Allowing telecommunication towers on government property would benefit the town by receiving tax money along with having complete coverage of telecommunication grid.

Chairman Earl Rouse called for a motion to open the public hearing. George Wilson made a motion to open the public hearing. Ron Miller seconded the motion to open the public hearing. Vote was unanimous to open public hearing at 7:45 p.m.

There were no comments. Chairman asked for motion to close the public hearing. Ron Miller made a motion to close the public hearing. Sharon Hilton seconded the motion to close the public hearing. Vote was unanimous to close the public hearing at 7:45 p.m.

Ron Miller made a motion to approve the text amendment to the ordinance book. Sharon Hilton seconded the motion to approve the text amendment to ordinance book. Vote was unanimous to accept the update to the ordinance book.

Adjournment: Chairman Earl Rouse called for a motion to adjourn. George Wilson made a motion to adjourn. Claude Morrissey seconded the motion to adjourn. The vote was unanimous to adjourn at 7:45.

Chairman

Attest

Deputy Clerk