

# Pembroke Planning and Zoning Commission

## Minutes of the August 2, 2018 Meeting

The Pembroke Planning and Zoning Commission met on August 2, 2018 in the council room at City Hall. All members of the Commission were present, as well as Dain Reams, Secretary. After determining that a quorum was present to conduct business, the meeting was called to order.

**Call to Order:** Charlotte Bacon, chairperson, called the meeting to order and reminded those present that the Commission was a recommending body and that the City Council would have final say over the issues discussed.

**Approval of the Agenda:** The agenda was approved by all members of the commission.

**Approval of the Minutes of the July 5, 2018 Meeting:** After the minutes were reviewed by the commission members, Dave Williams noted that he was absent for this meeting. Johnny Tuten made the motion to accept the minutes with the correction, with Wayne Porter seconding. The motion was passed by unanimous decision of those present.

### New Business/Discussions

- i. Rezoning Application
  - i. Six Parcels behind Highway 67 residential corridor
    - a.

| <u><i>a - Parcels</i></u> | <u><i>b - Current</i></u> | <u><i>c -to<br/>Rezone</i></u> | <u><i>f - Curr.<br/>Zoning</i></u> |
|---------------------------|---------------------------|--------------------------------|------------------------------------|
| 0121 077                  | 13.0                      | 13.0                           | R-4                                |
| 012 001                   | 15.6                      | 15.6                           | R-1/R-4                            |
| P05 03 004                | 0.4                       | 0.4                            | R-1/R-4                            |
| P05 03 005                | 0.5                       | 0.5                            | R-4                                |
| 0121 071                  | 1.5                       | 1.5                            | AR-1/R-1                           |
| 0121 074                  | 1.7                       | 1.7                            | R-4                                |

- b. Rezoning to allow for operation of a solar farm/array.
        - c. Using I-1 (Industrial) instead of A-5 (Agricultural – 5 acres) due to smaller parcels not meeting parcel size requirements.
  - ii. Questions:
    - a. Charlotte Bacon asked about the frequency of routine maintenance and if there were to be any buildings on the lots in question, citing Pembroke Zoning Ordinance Sections 5-9(3) and (4).
      1. Mr. Reams stated that Section 5-9(4) dealt with prohibited uses of the lot such as residences, of which there would be none on the lot
      2. Mr. Jeffrey Williamson (the one requesting the rezoning) was present and placed a call to Mr. Ben Schneider of Top Chord Energy Partners (who will be the contractor).
      3. Mr. Schneider stated that the only building that might be placed on the property would be for tools and such, and would be no larger than a standard tool shed (10' x 10')
    - b. Questions were raised by Mr. Mike Butler, Ms. Julia Hodges, and Ms. Gwen Strickland, neighboring citizens, about proximity of the solar panels to their respective homes.
      1. Mr. Reams showed a preliminary/tentative site plan provided by Mr. Schneider showing the distances from their homes.

- 2. Additionally, Mr. Reams stated that most of the properties that the solar array would back up to are approximately 200' in depth, leaving almost 100' from most of the residences by virtue of their position on the properties, and also that the tentative site plan showed that there was a additional 20' buffer inside the property line of the prospective parcels.
- iii. With no further questions forthcoming, Mr. Porter made the motion to recommend approving the parcels to the City Council. Mr. Williams seconded the motion with all members agreeing.
- II. Mr. Reams requested that the September 6<sup>th</sup> Planning & Zoning Commission be moved to the following Thursday (13 September) due to being unavailable due to attending training out of town. The Commission agreed.
- III. **Adjournment:** With no further business on the agenda, Mr. Williams made the motion to adjourn with Ms. China seconding, and all members agreeing.
- IV. **Reconvention:** The board reconvened with all present except Mr. Johnny Tuten to add a further motion to the recommendation.
  - a. Mr. Wayne Porter made the motion that the recommendation for rezoning be forwarded to the City Council for approval with the provision that the parcels are used for the solar farm/array only. Mr. Williams seconded the motion with all members present agreeing unanimously.
- V. **Adjournment:** With no additional business, Mr. Williams made a motion to adjourn, with Mr. Porter seconding, and all present agreeing.

**Old Business/Discussions**

- I. Replacement for Ms. Boyette
  - a. Ms. Bernadette China replaced Ms. Boyette in her first Planning & Zoning Commission meeting.

**Adjournment:** With no further business, Mr. Tuten made a motion that the meeting be adjourned with Mr. Porter seconding the motion and all present members approving.

The next meeting is 13 September, 2018.

\_\_\_\_\_ Chairperson \_\_\_\_\_ Date

\_\_\_\_\_ Secretary \_\_\_\_\_ Date