



WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, August 25, 2015
7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

None

V. New Business

1. Updated GIS Zoning Map

The City's GIS Zoning Map has been updated to incorporate recently approved rezonings, annexations and other miscellaneous corrections. The updated map needs to be officially adopted by City Council. Staff requests that after review and discussion of the draft map, the Board make a recommendation to City Council. (Larger maps will be available for review at the meeting)

VI. Discussion & Informational Items

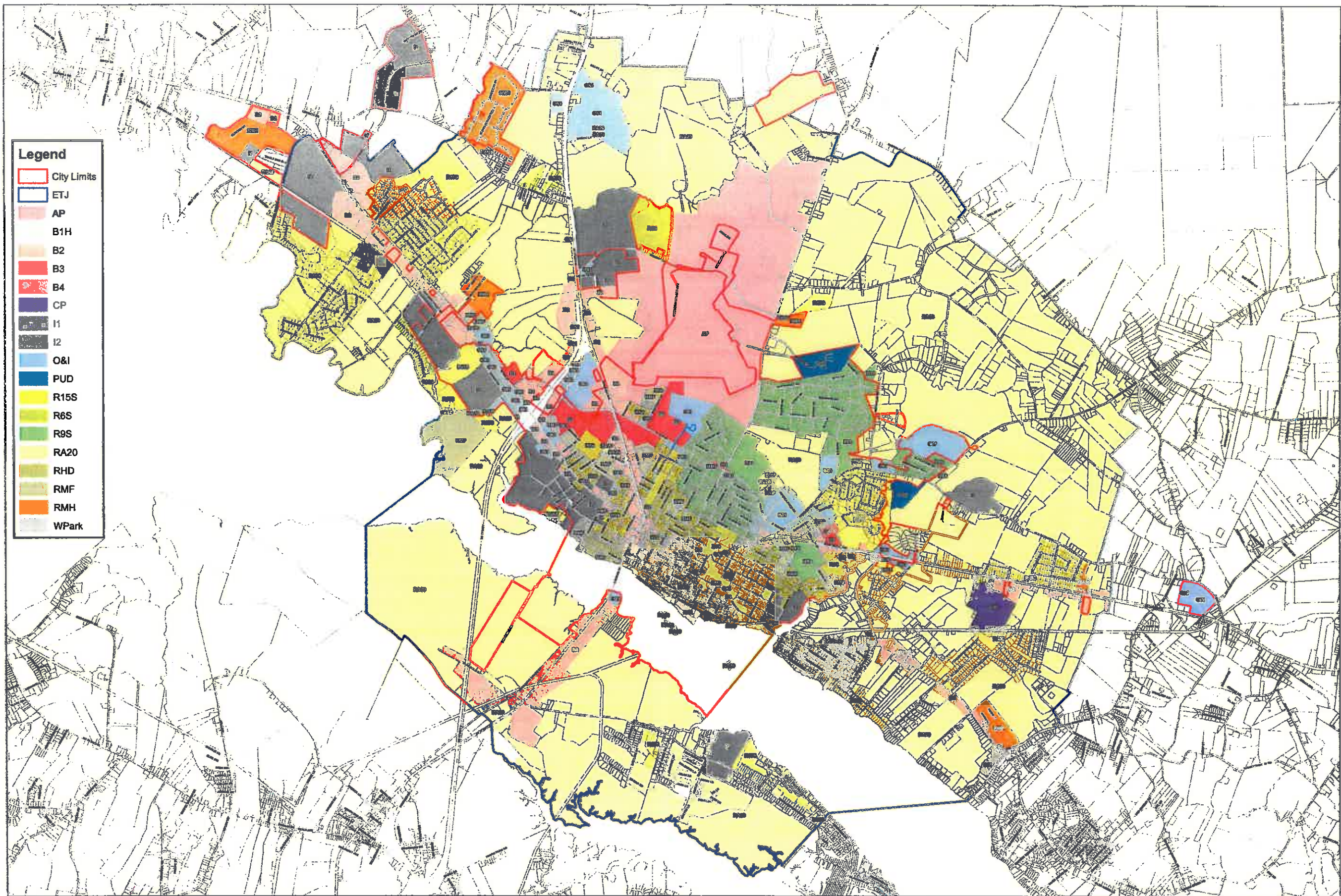
1. Proposed Hotel, New Age Properties Group Site Plan – 15th Street
(Full scale site plans will be available at the meeting)

2. Proposed Banquet Facility, Southern Pamlico Events Site Plan
(Full scale site plans will be available at the meeting)

3. Discussion of election of officers for the Board

VII. Approval of minutes – May 26, 2015

VIII. Adjourn



DRAFT -- City of Washington, NC -- DRAFT
Zoning Map



1 inch equals 1,200 feet
 0 600 1,200 2,400 3,600 4,800 Feet

WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, June 23, 2015
7:00 pm

Members Present

Jane Alligood Dot Moate
John Tate Marie Barber
Dan McNeil

Members Absent

D. Howell Miller

Others Present

John Rodman, Director
Glen Moore, Planning Administrator
Jessica Green, Administrative Support

I. Opening of the Meeting

The Chairman called the meeting to order.

II. Invocation

Jane Alligood led in prayer.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

None

V. New Business

1. Text Amendment – W. Joe Davis – Private Dormitories as a Special Use.

John Rodman came forward and stated that they do have a request from Mr. Davis to amend the zoning ordinance/table of uses to include Private Dormitories as a Special use in the R9 residential zoning classification in conjunction with the special criteria that is set up with the private dormitories. He explained that private dormitories is listed as a residential use but the only zoning district they are currently allowed in is the residential multifamily. Mr. Rodman then

explained the definition of dormitories and explained that in most cases dormitories are directly related to some type of school body. He stated that dormitories are listed under a special use in the residential multifamily zoning district; he then explained the current special criteria that are already listed for private dormitories in the residential multifamily district and the criteria that Mr. Davis' property meets. Mr. Rodman also explained that if the text amendment is approved the use would be a special use, so Mr. Davis would still have to present in front of the City of Washington Board of Adjustment and request a special use permit. Mr. Rodman then explained the Planning Board's responsibility and the process in which this request will go through once the Planning Board makes its recommendation. He stated that City Council will determine if the text amendment will be approved or denied. Mr. Rodman stated that the Planning Board does need to determine if the use is consistent with the neighborhood and that zoning classification. He explained that then the Planning Board would provide a written recommendation that will be presented to the City Council.

Mr. Joe Davis came forward and was sworn in. He explained that he had spoken to the Board previously about his plan to bring a post-graduate basketball academy. He explained his plan and the purpose of the program more in detail. He stated that the students would be 18 to 19 years old and will have 24 hr. supervision. Dot Moate asked how many of the buildings on the property Mr. Davis planned on using. Mr. Davis stated for now he just planned on using the house which is about 4700sqft. He explained that if the request is approved that will spend the entire months of July and August restoring the house. Ms. Moate asked if meals will be provided. Mr. Davis stated that they will not provide meals, but will provide transportation to local grocery store so that the students can purchase what they need to cook their own meals. Mr. Davis explained that some students will have their own cars, but they will also have a 15 passenger van to provide transportation. He stated that they plan to use the old PS Jones middle school's gym and possibly use some of their classrooms as well. Mr. McNeil asked about supervision of the students. Mr. Davis explained that there will be two coaches that will stay on campus and the students will have a schedule that will include a curfew. Mr. McNeil asked who will pay for the services and Mr. Davis stated that the kids would pay tuition, with financial aid and scholarships available. He explained that the school year would start in September around Labor Day and extend to April with a three week break in December. Dot Moate then suggested other facility options if this property did not work. Mr. Davis stated that he grew up on this property and he understands the value and the uniqueness of it. He explained that he wants to put something in the house so that it can be fixed up and it is a great opportunity to put the prep school there and use it as a way to repair the property. Mr. Davis explained that he had attended a prep school like the one he wants to open and he understands the value of this opportunity for the students. Mr. McNeil and the Mr. Davis then discussed the cost to bring the house up to code and restore it so that it would be suited for a private dormitory. Mr. Davis then walked the board members through a regular day for the students and gave a background on his business.

John Tate asked staff if the change would be consistent with the City's comprehensive plan or zoning. Mr. Rodman stated that the only way it is consistent is that private dormitories are listed as a residential use and the proposed location is in a residential district. He explained that if it was some type of business it would not be consistent. Mr. McNeil asked about spot zoning. Mr. Rodman stated that they would be adding a use, not changing the zoning of the property. Dot Moate stated that if they add the use private dormitories will be permitted with a special use permit in all R9S districts. Mr. Rodman stated that Ms. Moate was correct as long as they meet the special criteria required under the special use permit. He explained that the Board does have the power to add to the special criteria, which would make it much more difficult to go into any other R15 or R9 districts.

The Chairman then opened the floor.

Robin Skillin, resident of 118 W 11th Street, came forward. She stated that this is a lovely neighborhood of single family dwellings and does not contain any multifamily dwelling. She stated that they are very concerns about the increase traffic that this will bring. She also spoke about her concern with how the property has been handled in the past and some of the issues that they have had. She stated that she does not want to see this happen and the idea of the old school would be a better option.

Michael Tahaney, resident of 111 W 11th Street, came forward. Mr. Tahaney went down the list of his concerns and questions on the school and the actual program. He also stated that he has concerns about the property and what will happen if this fails. He then asked to see a business plan.

Elaina Cameron, Children Services Manager at BCDC located at 1109 Respass Street, came forward. She talked about her concerns for the safety of the children at her facility. She also discussed some of the incidents with this property they have experience in the past that has caused the safety concern. She stated that there has been no power in the house since February of 2014. She stated that she feels there should be screening for sex offenders as well as any type of criminal charges. Ms. Cameron explained her other concerns if this facility is approved and moved into this residential area.

Jane Alligood Devote, Washington native, came forward. Ms. Devote stated that she did some research on the viability of this proposed use as a business. She then presented her findings to the Board and explained her experience in education as well as student athletics. She also spoke about the current programs like this that are already available to student athletes and the opportunities available for young basketball players in this state.

Robert Byrum, 110 N Market Street, came forward. He stated that this would be a detriment to the neighborhood. He talked about his concerns and stated that he strongly objects to the request.

Chris Karotopoulos, Chief Executive Officer at BCDC, came forward and expressed his concerns. He questioned certification and requirements needed to open this kind of facility. He also spoke about his concerns for the safety of the children at his center.

Ed Hodges, resident of 101 E 10th Street, came forward. He stated that the house is in terrible condition and the cost to repair it will be tremendous. He also spoke about his concerns with the increased foot traffic. He stated that this would not be something that would enhance the N Market Street neighborhood.

Carl Simmons, resident of 111 Respass Street, came forward. He stated that he does not see a viable business and expressed his concerns about a bait and switch. He stated that he feels this is not acceptable in the neighborhood.

Anita Byrum also expressed her concerns about the use of the property and spoke against the request.

John Rodman then presented the Board with some additional correspondence from people who could not attend the meeting. This included six letters in opposition. John Rodman then explained the difference between a boarding/rooming house and the private dormitory the Mr. Davis wishes to open.

Mr. Davis came forward and addressed some of the concerns and questions from the residents. Mr. Davis talked about the criminal background check and the admission process that the players will go through. Mr. McNeil asked for a number of the students that are currently commented to this program. Mr. Davis stated that he had at least 8. Mr. McNeil stated that he didn't think it was possible to bring the house up to code and make the repairs it needs and have it ready by September. He also talked about the cost.

The Chairman then closed the floor.

Mr. Rodman came forward again and explained the request and the Board's charge. Dot Moate stated that she likes Mr. Davis' idea, but does not feel this is the best location for it. She stated that she is not in favor of the request. Jane Alligood stated that she does not feel this is the best use to bring into the neighborhood and she is not in favor of the request either. Mr. McNeil stated that he felt Mr. Davis' plan is too ambitious.

Dan McNeil made a motion to recommend that the City Council deny the text amendment or a change to the ordinance on the grounds that it will be detrimental to the neighborhood as it currently exists and as contemplated by our current zoning ordinance. Dot Moate seconded the motion. All voted in favor of the motion.

VI. Discussion & Informational Items

1. Site Plan – Cook Out Restaurant

Glen Moore presented the current Cook Out Restaurant site plan and updated the Board members. He stated that the technical review committee approved the site plan.

2. Abbington Fields proposed development

Glen Moore stated that this project is similar to the apartment complex built by the Tractor Supply shopping center. He stated that they have rezoned the property on Whispering Pines Road and are in the process of applying for tax credits. He explained that staff should know by August or September if they wish to proceed.

3. Downtown Streetscapes

John Rodman stated that the City has been talking about putting all the downtown utility lines underground and are in the process of doing that. He explained that the City Council awarded the contract to a company named Land Design, who also did the City's waterfront plan, to come up with a master streetscape plan. So when the City puts the lines underground they will know how they want to put things back. He stated that the first public participation meeting will be July 9th.

The Board then discussed some of their other general concerns.

VII. Approval of Minutes – March 24, 2015

Dan McNeil made a motion to approve the minutes. Marie Barber seconded the motion. All voted in favor.

VIII. Adjourn

There being no other business Jane Alligood made a motion to adjourn, which was seconded by Dan McNeil.