

MINUTES
CITY OF WILMINGTON PLANNING COMMISSION MEETING
July 2, 2024

Wilmington City Planning Commission met in regular session on Tuesday, July 2, 2024, at 4:30 p.m. in Council Chambers, with Service Director Mike Crowe presiding.

CALL TO ORDER/ROLL CALL

Service Director Crowe called the meeting to order at 4:30 p.m.

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| Patrick Haley (Mayor) | Absent | Tony Thompson | Absent |
| Michael Crowe (Service Director) | Present | Darrell Powell | Present |
| Jeff Earley (Park Board President) | Present | Ellen Hill | Present |
| | | Delmas King Jr | Present |

Staff Present: Samantha Ison, Clerk of Planning Commission; Drew Demarsh, Clinton County Regional Planning;

APPROVAL OF MINUTES

Powell moved to approve the June 12 minutes as presented. King seconded the motion. The members unanimously agreed. June 12 minutes approved.

Site Plan Review

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| Property Owner: | Clinton County Board of Developmental Disabilities |
| Address: | 181 Owens Ave. 290210129000000 |
| Agent: | O.A. Spencer |
| Zoning: | TN |
| Summary of Request: | Request for Site Plan Review for garage |

Othelda Spencer, Architect represented the property owner and presented the site plan review request. The Clinton County Board of Developmental Disabilities has purchased property on Sugartree St. The Board would like to build a 40' x 60' pole garage to house their vehicles at 181 Owens Ave.

DeMarsh provided the staff report and explained that the applicant is requesting a variance from the Board of Zoning appeals for side yard setback to be heard at the August 5 meeting. DeMarsh recommended approval of the site plan contingent upon satisfying the comments of the Wastewater department requiring a six-inch lateral and tap in the main sewer line, as well as a clean out installed in the lateral within the easement for the City to service the lateral, as well as satisfying landscape buffer requirement of 8 canopy trees per acre and three shrubs per eighteen feet of outer building perimeter, totaling forty-five shrubs.

Discussion followed regarding use of side yard and the landscape buffer requirements. Spencer asked if a privacy fence and four canopy trees would be acceptable in place of forty-five shrubs. The Commission determined that the surrounding area is industrial and the forty-five shrubs would look out of place.

No members of the public were present to comment.

Hill moved to approve the site plan with privacy fence and four canopy trees in place of 45 shrubs and contingent upon satisfying the requirements from Wastewater and approval of variance from Board of Zoning Appeals. Earley seconded the motion. The members unanimously agreed. Site Plan approved with contingencies.

Review Subdivision Regulations

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| Entity | City of Wilmington |
| Agents | CCRPC, McBride-Dale |
| Summary of Request: | Review proposed subdivision regulation updates |

DeMarsh outlined then history of the project and explained that the goal was to improve the flow of the chapters. The only major change is the submittal deadline to 30 days prior to the Planning Commission date to allow staff more time to review. DeMarsh brought attention that the bonding requirements in Section 1113.06 reference of 1117.02 and 1117.03 should be changed to 1119.02 and 1119.03. DeMarsh recommended that Planning Commission recommend approval to City Council with the modification of the bonding requirements reference.

Powell moved to recommend approval of Subdivision Regulations to Council with modification of reference to Section 1117.02 and 1117.03 to 1119.02 and 1119.03. Hill seconded the motion. The members unanimously agreed. Subdivision Regulations forwarded City Council.

ADJOURNMENT

Seeing no further comments or discussions from those present, Mr. Crowe called for a motion to adjourn the meeting.

Powell moved to adjourn the meeting. Meeting adjourned at 4:49 p.m.

Chairperson

Clerk