

MINUTES
CITY OF WILMINGTON PLANNING COMMISSION SPECIAL MEETING
June 12, 2024

Wilmington City Planning Commission met in special session on Wednesday, June 12, 2024, at 4:30 p.m. in Council Chambers, with Mayor Patrick Haley presiding.

CALL TO ORDER/ROLL CALL

Mayor Haley called the meeting to order at 4:30 p.m.

Patrick Haley (Mayor)	Present	Tony Thompson	Present
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; Harris Eidelman, Clinton County Regional Planning;

APPROVAL OF MINUTES

Crowe moved to approve the April 16 minutes as presented. Powell seconded the motion. Earley abstained due to not being present at the meeting. The remaining members unanimously agreed. April 16 minutes approved.

PUD Modification Public Hearing

Property Owner:	RLG Wilmington LTD
Address:	2801 Progress Way 290180509000300
Agent:	David Marshall KBJW Group
Zoning:	PD-2
Summary of Request:	Request for PUD Modification for lot split

David Marshall of the KBJW group represented the owner and presented the request for a PUD modification for a lot split. Marshall explained that the retail market has changed and potential users want less seating and smaller lots. The proposed split would result in two parcels each 0.68 acres.

Powell asked if both parcels would be accessed off of the rear. Marshall confirmed that legal access is from the back of the parcel and there would be no new curb cuts on Progress way. Marshall also stated that storm water has been accounted for in the Walmart retention pond.

Eidelman provided the staff report and a recommendation for approval.

King asked what size building could go on the lot. Marshall stated that they do not have a specific user in mind. Hill explained that a building similar to Chipotle would use that size of lot.

Haley opened the floor to public comment. No comment.

Crowe moved to forward the PUD modification to Council with a positive recommendation. Hill seconded the motion. Roll Call Vote: King, aye; Hill, aye; Earley, aye; Powell, aye; Thompson, aye; Haley, aye; Crowe, aye. PUD modification forwarded to Council.

Major Subdivision

Property Owner:	RLG Wilmington LTD
Address:	2801 Progress Way 290180509000300
Agent:	David Marshall KBJW Group
Zoning:	PD-2
Summary of Request:	Request for major subdivision

Crowe moved to approve the major subdivision. Hill seconded the motion. Roll Call Vote: Powell, aye; Thompson, aye; King, aye; Hill, aye; Earley, aye; Haley, aye; Crowe, aye. Major Subdivision approved.

Final Plat

Property Owner: JA Development LLC
 Address: Timber Glen Blocks C & D
 Agent: Greg Koch- Bayer Becker
 Zoning: TN
 Summary of Request: Request for Final Plat for Timber Glen Blocks C & D.
 Request: Easement(s) modified from the previously approved plat.

An error on the agenda was corrected; the location of the final plat is Timber Glen Blocks C &D, NOT Davids Drive & Rombach Avenue.

Greg Koch with Bayer Becker explained that this final plat was previously presented at the April 16th Planning Commission meeting. The applicant found an error. The prior plat showed a 15 ft utility easement which they would like to revise to a 10ft utility easement to align with setbacks.

Discussion followed regarding location of site and easements.

Eidelman provided the staff report. City engineer and staff reviewed and did not see an issue with easement modification. Eidelman provided a recommendation for approval with contingency of performance bonds for all work not completed/accepted by the city.

Crowe stated that he has been working with Cristo homes to satisfy the performance bonds.

Powell clarified that the approval of the modified plat will reset the 60-day window to submit the plat to the County Recorder.

Haley opened the floor to public comment. No comment.

Powell moved to approve the Final Plat with easement modification contingent upon performance bonds being set for all work not completed or accepted by the City. Earley seconded the motion. Roll Call Vote: Powell, aye; Hill, aye; Thompson, aye; King, aye; Crowe, aye; Earley, aye; Haley, aye. Final plat approved with contingency.

Request for Zoning Map Amendment (Rezoning)

Property Owner: Clinton County Board of Developmental Disabilities
 Address: 181 Owens Ave.
 290210129000000
 Agent: O.A. Spencer
 Zoning: TN
 Summary of Request: Request to rezone parcel to LI (Light Industrial)

Othelda Spencer, Architect represented the property owner and presented the rezoning request. The Clinton County Board of Developmental Disabilities has purchased property on Sugartree St. The Board would like to build a garage for their vehicles at the nearby property, 181 Owens Ave. They are requesting to rezone from Traditional Neighborhood to Light Industrial.

Eidelman provided the staff report. He brought attention to an error on the staff report that addressed the property as Doan St. Eidelman explained that the rezoning is in line with the comprehensive plan and provided a positive recommendation.

Haley opened the floor to public comment. No comment.

Crowe moved forward the rezoning request to Council with a positive recommendation. Hill seconded the motion. Roll Call Vote: Powell, aye; Hill, aye; Thompson, aye; King, aye; Crowe, aye; Earley, aye; Haley, aye. Rezoning forwarded to Council.

Review Subdivision Regulations

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

Ison explained that the most recent update of the Subdivision Regulations was provided to Commission members. This update comes after McBride-Dale and CCRPC met with City staff.

No action.

ADJOURNMENT

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

Crowe moved to adjourn the meeting. Earley seconded. Meeting adjourned at 4:56 p.m.

Chairperson

Clerk