

**SPECIAL PLANNING COMMISSION MEETING MINUTES
THURSDAY, NOVEMBER 30, 2023, 7:00 PM
VIA WEBEX**

PLANNING COMMISSION MEMBERS PRESENT: Eric Plaag-Vice-Chair, Chris Behrend, Scott Boyd, Adrian Tait, and Frank Venio

TOWN STAFF PRESENT: Jane Shook-Director of Planning and Inspections, Christy Turner-Residential Zoning Administrator, Michael James-Commercial Zoning Administrator, Brandon Wise-Environmental Specialist, Todd Moody-Public Works Director, Justin Stines-Deputy Public Works Director, and Brenda Henson-Board Secretary

Call to Order

Vice Chair Plaag called the special Planning Commission meeting, held via WebEx, to order at 7:04 p.m. He noted that Staff accidentally left off the Public Comment section on the agenda. He asked that a motion be made to amend the agenda to add Public Comment after Approval of Meeting Minutes.

Commission Member Behrend made a motion to amend the agenda to add Public Comment to the agenda after Approval of Meeting Minutes. The motion was seconded by Commission Member Tait.

Vote: Aye – 5
Nay – None

The motion passed.

Approval of Planning Commission Meeting Minutes

Vice Chair Plaag referred to page 9 of the September 25, 2023, Planning Commission meeting minutes in the Second Motion and Vote and noted that there was an incomplete sentence. Ms. Shook stated that the motion should read *Vice Chair Plaag made a motion that the Planning Commission recommends approval of Ordinance A23-0183 and believes approval is reasonable and in the public interest because rezoning to R1 conforms with the zoning of other parcels adjacent that are within the Town of Boone already and that type of zoning would maintain the existing residential neighborhood.*

Commission Member Behrend made a motion to approve the September 25, 2023, Planning Commission meeting minutes as amended. Commission Member Tait seconded the motion.

Vote: Aye – 5
Nay – None

The motion passed.

Vice Chair Plaag noted several non-substantive typographical errors in the October 9, 2023 Special Planning Commission meeting minutes and asked that they be amended.

Commission Member Behrend made a motion to approve the October 9, 2023, Special Planning Commission meeting minutes as amended. Commission Member Warren seconded the motion.

Vote: Aye – 5
Nay – None

The motion passed.

Public Comment

Vice Chair Plaag explained that the Public Comment section on the Planning Commission's agenda was for the public to comment on things other than the cases at hand. He noted that the cases on tonight's agenda were scheduled to be heard by Town Council on December 4, 2023., where additional public comment could be taken. Ms. Shook stated that no one had requested to speak under Public Comment.

Case A23-0449 and A23-0450 CasaRock, LLC – General Use Zoning Map Amendment

The Town of Boone has initiated the zoning of two properties owned by CasaRock, LLC at 112 Paul Critcher Drive to R1 Single-Family Residential (Watauga County PINs: 2920-30-7460-000 and 2920-30-9457-000). Zoning of the properties coincides with the request from the property owner for annexation of the parcels into the Town of Boone's corporate limits.

Vice Chair Plaag asked Mr. James for a brief summary of the case. Mr. Mike James, Commercial Zoning Administrator for the Town of Boone Planning & Inspections, noted the applicant had requested a voluntary, non-contiguous annexation for connection to Town water and that the property had to be zoned as a result. He noted that R1 and watershed overlay was requested for the zoning on both parcels.

Vice Chair Plaag noted that at the public hearing he had voiced his concerns about extending water and sewer into the rural area as the Comprehensive Plan has strong language against that. He noted that these parcels were outside of the Town's former ETJ. He noted that the discussion at the public hearing had pointed out the development map in Comprehensive Plan dated from 2006 and development patterns had changed since then and that the map would most likely be updated during the current Comprehensive Plan update process. Vice Chair Plaag noted that there was another property nearby on the same road that had recently been annexed for water service.

Commission Member Tait stated he concurred, noting that the most expensive service part of the town's services, water, was already extended and connecting this property would not require further extension of the services. He added the area was open for potential future annexation without a great deal of effort on the Town's part. Commission Member Tait stated that this area could become part of the secondary development zone with the upcoming Comprehensive Plan update.

First Motion and Vote: Commission Member Veno made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

2.2.2 Utilities

- D.** Water and sewer services shall not be extended to properties in the Rural Area (outside the Urban Growth Area). Exceptions to this policy may include the provision of services to other local governments, cooperative agreements on major economic development initiatives, and extensions needed to address imminent public health problems or related environmental hazards.

Vice Chair Plaag wished to amend the motion to include:

2.3.3 Housing & Neighborhoods

- A.** The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.
- H.** The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

Commission Member Veno accepted the amendment. The amended motion was seconded by Commission Member Chris Behrend.

Vote: Aye – 5
Nay – None

The motion passed.

Second Motion and Vote: Commission Member Veno made a motion that the Planning Commission recommends approval of Ordinance A23-0449 and believes approval is reasonable and in the public interest because it seems reasonable to extend water to the property because other nearby properties had been annexed and provided water; and bringing the property into Town' and zoning it R1 would increase housing stock. The Comprehensive Plan discourages the extension of services into the rural areas of the County and this would need to be addressed in the Comprehensive Plan update. The motion was seconded by Commission Member Tait.

Vote: Aye – 5
Nay – None

The motion passed.

Case A23-0451 Catherine Folk – General Use Zoning Map Amendment

The Town of Boone has initiated the zoning of 372 Junaluska Road (Watauga County PIN: 2901-81-2705-000) to either R1 Single-Family Residential or R1A Single-Family Residential with Accessory Dwelling and Viewshed Protection overlay. Zoning of the property coincides with the request from the property owner for annexation of the parcel into the Town of Boone's corporate limits.

Vice Chair Plaag requested a brief summary of the case. Mr. James noted that the main issue was whether to zone the property as R1 or R1A. He stated that the applicant was agreeable to either zoning designation and the property did not currently have an accessory unit.

Vice Chair Plaag stated that although this could be considered a rural area, it was on the line of the primary growth area and the area had undergone extensive growth since 2006 and was appropriate for annexation. He added that a small portion of the parcel might be located in the Town limits, based on the GIS overlay lines. Vice Chair Plaag stated that he and Commission Member Tait lived in this neighborhood and their properties were annexed in 2009 and zoned R1 even though they requested an RA zoning.

Commission Member Tait stated that R1A would provide an opportunity for additional housing and should be considered wherever it was appropriate.

Vice Chair Plaag asked if the applicant was requesting water and sewer. Mr. James replied that the applicant already had Town water and sewer but was paying double rates so they were requesting annexation.

Commission Member Veno asked if further discussion was needed on which zoning classification to choose. Chair Plaag replied that there seemed to be a consensus for the R1A zoning for this property.

First Motion and Vote: Vice Chair Plaag made a motion that the proposed amendment to the Town's zoning map to zone the property R1A is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

2.3.2 Community Character

- A.** The identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.

- E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town.

2.3.3 Housing & Neighborhoods

- A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.
- H. The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

The motion was seconded by Commission Member Tait.

Vote: Aye – 5
Nay – None

The motion passed.

Second Motion and Vote: Vice Chair Plaag made a motion that the Planning Commission recommends approval of Ordinance A23-0451 with R1A zoning and believes approval is reasonable and in the public interest because the annexation of the parcel helps stabilize the Junaluska community and will help ensure appropriate scale development and redevelopment of other parcels in the vicinity. The motion was seconded by Commission Member Behrend.

Vote: Aye – 5
Nay – None

The motion passed.

Case A23-0462 Warren and Ruby Boyette – General Use Zoning Map Amendment

The Town of Boone has initiated the zoning of portions of a property owned by Warren and Ruby Boyette located on Queen Street to R1 Single-Family Residential (Watauga County PIN: 2901-51-8665-000). Zoning of the property coincides with the request from the property owner for annexation of the portion of the parcel that is located outside of the town's corporate limits.

Ms. Christy Turner, Residential Zoning Administrator for the Town of Boone Planning & Inspections, summarized the request and explained that the annexation was to allow the property to receive Town services. Vice Chair Plaag said that the property was on the line of the primary and rural growth areas, but with the update of the Comprehensive Plan, that could change. He added that out of all the zoning cases, this one had the best reasoning for approval.

First Motion and Vote: Commission Member Tait made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

2.2.2 Utilities

- B. Water and sewer services shall be concentrated within the limits of a geographically defined Urban Growth Area. The Primary Growth Area shall receive first priority for the provision or enhancement of water and sewer services.

- C. The Town shall consider the highest level of participation in the cost of providing water and sewer services within the Primary Growth Area with the next highest level of participation considered for the Secondary Growth Area.

2.3.3 Housing & Neighborhoods

- A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.
- H. The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

The motion was seconded by Commission Member Veno.

Vote: Aye – 5
Nay – None

The motion passed.

Second Motion and Vote: Commission Member Tait made a motion that the Planning Commission recommends approval of Ordinance A23-0462 and believes approval is reasonable and in the public interest because the annexation would bring another parcel into the Town and zoning would make the parcel consistent with surrounding parcels. Vice Chair Plaag wished to amend the motion to include that the annexation and zoning of the property would also extend water and sewer services. Commission Member Tait accepted the amendment. The motion, as amended, was seconded by Commission Member Behrend.

Vote: Aye – 5
Nay – None

The motion passed.

Case A23-0149 Faculty Street Townhomes – Conditional District Zoning Map Amendment

A&R Mountain Properties, LLC has submitted a Conditional District Zoning Map Amendment application to rezone a parcel located on Faculty Street (Watauga County PIN: 2910-14-4592-000) from R3 Multiple-Family Residential to Conditional District R3 Multiple-Family Residential with a site-specific development plan to construct ten (10) townhomes (Use 1.08 Townhouse up to 30 bedrooms).

Mr. James summarized the request, noting that the project had changed from twelve apartments within two buildings containing six one-bedroom and six two-bedroom units to ten two-bedroom townhomes, the footprint had changed slightly, one parking space had been added, and a ten-foot greenway easement would be provided that would create the need for higher retaining walls. Mr. James stated that there would be an eight (8) foot high retaining wall at the street level, then a four-foot landscaped area, then a 7.5-foot high retaining wall.

Vice Chair Plaag added that the following three conditions were agreed to by the applicant at the public hearing:

1. Safety fencing or railing will be added to the top of the retaining walls.
2. The property will not be advertised as student housing.
3. Privacy fencing will be installed at the common walls of the units to create private yard space.

Mr. James suggested another condition that the POA bylaws require the trash and recycling containers to be picked up on-site. He stated that the applicant had been agreeable to this idea during the public hearing.

Commission Member Behrend noted she was not able to attend the public hearing but had reviewed the minutes. She asked if it was correct that there was no public comment in favor of the proposed project. Vice Chair Plaag replied that he recalled that to be correct. Commission Member Behrend stated she did not like the idea of cutting down all of the trees on the property.

Vice Chair Plaag stated there was an urgent need for additional housing in Boone, but added that not every housing project would be appropriate. Commission Member Behrend agreed that housing was needed for those in the low to middle-income category. Vice Chair Plaag stated that, in doing the math, each unit would likely cost \$450,000 - \$500,000 and they were only two-bedroom units.

Commission Member Veno stated that he did not like the idea of cutting down all of the trees but noted that any type of development on the property would require the cutting of trees. He stated that the retaining walls with the homes at the top should be examined by a geological engineer, but added that they did not pose a problem for him.

Commission Member Tait stated he had mixed feelings about the proposed project. He noted that dense development that was close to downtown provided walkability and this type of project was the type of development that should go between dense multi-family and single-family uses as a transition. Commission Member Tait stated that the applicants had tried to reduce the height and mass of the building and many of the houses above the project would look over the building. He stated that he did not like that all of the trees would be removed, noting that it would create a negative viewshed for the houses above. Commission Member Tait added that the retaining wall heights were within the typical retaining wall height and the landscaping seemed fairly dense. He stated that he was generally in favor of the project.

Commission Member Boyd stated he echoed Commission Member Tait's comments. He noted that he was not inherently opposed to the development because housing was a scarce commodity in Town. Commission Member Boyd stated that sooner or later something would be developed on this property and ten (10) townhomes would be better than some of the alternatives.

Vice Chair Plaag stated that he had looked at the parcel carefully. He noted that the properties to the east were steep but the homeowners had retained the steep part of their properties as a wooded area. The properties to the west were flatter lots and appeared to be single-family homes. Vice Chair Plaag suggested that four homes oriented on the northwest end of the property would preserve some of the trees, present a safer means of entering and exiting the parking spaces and the site, and be a more appropriate scale for the property than ten townhomes. Vice Chair Plaag stated that he was not in favor of the project as it was proposed.

Commission Member Behrend agreed that a smaller number of units would likely address some of the concerns associated with the project. Commission Member Veno agreed that a smaller number of units would be a better scale for the property.

Vice Chair Plaag noted that he was not opposed to developing the property, just not to this scale.

Commission Member Tait asked if the recommendations of the Planning Commission should be based upon their opinion or on the principles in the Comprehensive Plan. Vice Chair Plaag replied that their recommendations should be based upon the principles in the Comprehensive Plan. Ms. Shook reminded everyone that cases before the Planning Commission and Town Council were legislative decisions, not quasi-judicial decisions. Vice Chair Plaag added that Conditional District Zoning Map Amendments

required a site-specific plan and the applicant would be bound by that plan and any conditions that were placed on the approval of the Conditional District.

First Motion and Vote: Vice Chair Plaag made a motion that the proposed amendment to the Town's zoning map is not consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because what is proposed conflicts with:

2.3.1 Community Appearance

- B. The significance of street trees in providing visual relief, summer cooling, improved air quality and livability shall be recognized through public policies and actions to encourage their planting and maintenance.

2.3.2 Community Character

- E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town.

2.3.3 Housing & Neighborhoods

- A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.
- C. Proposed residential development which would expose residents to harmful effects of incompatible development or to environmental hazards shall be prohibited.
- E. Factors in determining preferred locations for high density residential development shall include: close proximity to the university, employment or shopping centers; access to major thoroughfares and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses.
- F. The affordable housing needs of area residents, particularly elderly and low to moderate income residents, shall be recognized in Town policies and actions regarding residential development.
- H. The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

The motion was seconded by Commission Member Tait.

Vote: Aye – 5
Nay – None

The motion passed.

Second Motion and Vote: Vice Chair Plaag made a motion that the Planning Commission recommends denial of Ordinance A23-0149 and believes denial is reasonable and in the public interest because the development proposed for this particular site is not in scale either for the parcel itself or for the surrounding R1 neighborhood. In addition, there are significant environmental and stability concerns that will occur as a result of carving into the earth to be able to build as proposed on the site at the scale that is proposed. In addition, there are significant concerns about traffic ingress and egress given the density that is proposed for this particular site and how that might affect traffic on Faculty Street. As a secondary recommendation, the Planning Commission urges reconsideration of the scale that is proposed for the development of this site given that development is likely to occur in the future and a dense type of development for the site may be appropriate depending on what is proposed. In the event that Town

Council chooses to approve this development as proposed, Planning Commission recommends that the previously discussed conditions regarding security fencing along the top of the retaining walls, sales marketing that will not advertise the units for sale as either student housing or development opportunities, privacy fencing extending from the rear of each unit to be part of the POA's responsibilities, and requirement on the POA bylaws that garbage collection will be on the property and not at Faculty Street be included as conditions of the approval. The motion was seconded by Commission Member Behrend.

Vote: Aye – 5
Nay – None

The motion passed.

Vice Chair Plaag called a break in the meeting from 8:44 p.m. until 8:53 p.m.

Case A23-0317 Bryan Pleasants – General Use Zoning Map Amendment

Bryan Pleasants has submitted a General Use Zoning Map Amendment application to rezone a parcel of property located on Delmar Street (Watauga County PIN: 2910-68-9812-000) from R1 Single-Family Residential to R1S Small Home Residential.

Vice Chair Plaag asked for clarification on the supplemental information. Mr. James explained that the supplemental information was written comments submitted by a member of the public.

Commission Member Tait recused himself from this case and turned his screen off.

Mr. James provided a brief overview of the case. He noted that the uses allowed within the R1S were more restrictive than the uses allowed in the R1 zoning district, but allowed smaller lots than the R1 zoning district. Mr. James stated that the R1S was a fairly new zoning district and there was only one other zoning district currently with this zoning designation and it was located at the end of Delmar Street. Mr. James noted that there was substantial public comment during the public hearing, as reflected in the draft minutes in the packet.

Vice Chair Plaag reviewed the concerns expressed at the public hearing. He noted that there were several concerns about flooding and shared his screen to show the Planning Commission the Town's GIS map with the ortho photography and special flood area layers turned on. He identified the parcel in question and the different special flood zone areas. Vice Chair Plaag noted another concern expressed was about cottage homes, or homes with small footprints. He stated noted that the request was a general use zoning map amendment and the Commission did not know what would happen on the property, but noted that there were limitations in the R1S that restricted the size of the homes. He also noted that vacation rentals were not allowed in the R1S, which was also a concern shared at the public hearing. Vice Chair Plaag stated that there was a concern about the architecturally integrated subdivision process that could allow up to four or five homes. He noted that the property owner had the right to divide the property by right and potentially have 3 single-family homes with the R1 Single-Family zoning district.

Mr. James acknowledged that this was correct and noted that the R1 did not have the cap on the house size like the R1S did.

Vice Chair Plaag asked Mr. Brandon Wise, Environmental Specialist with the Town of Boone Planning & Inspections, to comment on the stormwater requirements for the property. Mr. Wise summarized that whenever the property was developed the stormwater runoff after development would not be able to exceed runoff that occurred before the development, no matter if the property was zoned R1 or R1S.

Commission Member Behrend asked about the topography in the area and how it related to the stormwater/flooding concerns expressed. Mr. Wise noted that the property was sloped toward the nearby creek and that the stormwater in the area was carried overland to the creek.

Commission Member Veno noted he was trying to determine how a development like this would have a negative impact on the neighborhood. He stated that a development with smaller houses may be able to provide more affordable housing and felt like affordable housing had to be part of the conversation.

Vice Chair Plaag noted that there was public comment stating that the existing R1S was immediately surround by B2 and B3 zoning while this site was surrounded primarily by R1 and the neighbors had expressed the concern that approval of the request would encourage further encroachment into the neighborhood and over time erode the character of the neighborhood. He noted that he was not necessarily convinced by those concerns but felt it was the job of the Planning Commission and Council to weigh and balance priorities. Vice Chair Plaag stated that there had been efforts in the past to preserve R1 neighborhoods and that this neighborhood, while primarily intact, had pressures all around it.

Commission Member Veno noted the affordable housing issue was often discussed. He stated that zoning was a double-edged sword and had been used in negative ways to enforce segregation in neighborhoods, and was designed to draw lines between classes. Commission Member Veno further noted that he wondered where in Boone that would stop. He stated that the Town needed affordable housing but people did not want it in their backyard. He noted that the University was brought up at the public hearing but couldn't understand the relevance to the case.

Vice Chair Plaag noted that he thought the neighborhood perception was that developers looked at the constant and unrestricted growth of the University and the University's refusal to make any meaningful headway toward providing housing on campus that matched the growth and took advantage of this.

Vice Chair Plaag noted the real question was whether or not R1S was an appropriate zoning designation for this specific parcel in relationship to the surrounding parcels.

Commission Member Boyd noted he understood the concerns of the neighborhood but did not think this proposal was a threat.

Commission Member Behrend noted her support of the request and thought it was an appropriate place to have additional housing that could be more affordable for lower incomes and single people. She noted that it would be good for the neighborhood and would have to follow rules for stormwater runoff.

Commission Member Veno noted he was leaning toward deciding this was an appropriate rezoning. He noted that the danger of parents buying houses for students happened all over and it was part of the housing crisis impacting the entire country. He noted that it also spoke to the income gap that allowed those with cash to make investment purchases. Commission Member Veno stated that the Town needed more housing stock and this seemed the less egregious way to provide housing.

Commission Member Behrend noted that all college students were not bad neighbors and should not always be feared. Commission Member Veno noted he concurred with Commission Member Behrend regarding students as neighbors.

First Motion and Vote: Commission Member Behrend made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

2.1.1 Economic Development

- A.** The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long term component of an economic development strategy.

- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.

2.3.3 Housing & Neighborhoods

- A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.

The motion was seconded by Commission Member Boyd.

Vote: Aye – 4
Nay – None
Recused – 1 (Tait)

The motion passed.

Second Motion and Vote: Commission Member Behrend made a motion that the Planning Commission recommends approval of Ordinance A23-0317 and believes approval is reasonable and in the public interest because the rezoning enhances living space for the whole town and makes another area for affordable housing. The motion was seconded by Commission Member Veno.

Vote: Aye – 4
Nay – None
Recused – 1 (Tait)

The motion passed.

Commission Member Tait rejoined the meeting.

Case A23-0428 William and George Greene – General Use Zoning Map Amendment

William Greene and George Greene III have submitted a General Use Zoning Map Amendment application to rezone a parcel of property located between US 421 South and Wood Circle (Watauga County PIN: 2910-38-5215-000) from B3 General Business to R2 Two-Family Residential.

Mr. James summarized the request and noted that there was very little public comment at the public hearing.

Commission Member Tait noted that during the public hearing Council Member George was positive towards the option of a residence rather than a business due to the potential traffic impacts.

Discussion ensued regarding the access of the property and what would be required of the applicant in order access the property from US 421 versus accessing the property from Wood Circle.

Commission Member Veno stated that his only concern was traffic problems from access on US 421 but, due to the three lanes on US 421 at that location, there would be limited traffic impacts.

First Motion and Vote: Commission Member Boyd made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

2.3.2 Community Character

- A. The identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.

- E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town.

2.3.3 Housing & Neighborhoods

- A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.
- H. The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

The motion was seconded by Commission Member Behrend.

Vice Chair Plaag wished to amend the motion to include:

2.1.1 Economic Development

- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.

Commission Members Boyd and Behrend accepted the amendment.

Vote: Aye – 5
Nay – None

The motion passed.

Second Motion and Vote: Commission Member Boyd made a motion that the Planning Commission recommends approval of Ordinance A23-0428 and believes approval is reasonable and in the public interest because the rezoning provides housing in an area that needs it and does not jeopardize the integrity of a neighborhood or the community. The motion was seconded by Commission Member Veno.

Vote: Aye – 5
Nay – None

The motion passed.

Other Matters

Ms. Shook thanked Vice Chair Plaag for his service on the Planning Commission, noting that this would be his last meeting before transitioning to Town Council.

Adjournment of Planning Commission

Commission Member Tait made a motion to adjourn the meeting at 9:57 p.m. The motion was seconded by Commission Member Behrend.

Vote: Aye – 5
Nay – None

The motion passed.

Eric Plaag, Planning Commission Vice Chair

Brenda Henson, Board Secretary