

Minutes for: Focus Group Meeting  
 Date: May 19, 2016 7:00 p.m.

Next meeting 6/16/16 7 p.m. to 9 p.m.

In attendance: E. Burner, W. Cochran, J. Frady, B. Good, K. Hackenbracht, J. Hines, O. Smoot, H. Taylor, R. Whitehurst, J. Zuckerman

Discussions/Agreements Using <b>Industrial Development Guidelines</b>	Actions Who, What, When	Next Agenda	Notes
<p>1. Corrections to Chapters I &amp; II. Chapter I is accepted. The County GIS site now includes the new property. People reviewing the chapters will be finishing soon. O. Smoot brought up the list of Non-acceptable Industrial Uses, <b>pg.3.19</b> results listed below. He mentioned that some of these uses already exist in town. (This is the last page of the document. After this was discussed the group came back around to page 3.13-closer to the beginning of the doc.</p> <p>J. Frady highlighted that research &amp; development is different than mass production. The environment is harmed with mass production.</p> <p>K. Hackenbracht commented that when there is a site plan presented to the town manager, there will be a check list to be followed before approval.</p>			<p>Vice Chair, J. Hines opened the meeting at 7:00 p.m.          Motion made by B. Good, seconded by E. Burner to approve the minutes from the 4/21/16 meeting. APPROVED</p>

<p>2. The specific types of Industries would be listed w/ each stating the specifics for the building length/height/setback etc.</p> <p>While some people present felt I-3 would bring additional taxes and jobs, J. Frady felt a by right company would take advantage of the situation and allow things to come in that could do the most damage to the community. W. Cochran commented that an I-3 should not be allowed to be by right. J. Frady also commented that the current set back around industrial buildings is not enough for a fire truck.</p>			
<p>3.R. Whitehurst commented that the following items were too restrictive in the current guidelines.</p> <p><b>Pg. 3.13 Scale &amp; Mass</b> should be similar in scale and massing of adjacent development</p> <p><b>Pg. 3.14 Landscaping #8 &amp; #9</b></p> <p><b>Pg. 3.15 Lighting</b> Remove #10 #11, safety of people comes before health of trees. Also, be specific about what type of trees/bushes for particular areas.</p> <p><i>Building Height</i> K. Hackenbracht suggested that it be stated specifically how tall a building can be. The</p>			

<p>current code states 35’.</p> <p><b>Pg. 3.16 R. Whitehurst Walls &amp; Fences</b> Fencing needs/sizes are to be specifically broken down depending on the type of industry.</p> <p><b>Pg. 3.17 Lighting</b> Businesses want to be seen and there should be no time limit with lighting.</p> <p><b>By-right Uses for I-1, Pg. 3.17</b> Add distribution center over 10 acres.</p> <p><b>I-2</b> “They are not located adjacent to <b>agricultural</b> zoning.”</p> <p><b>By-right Uses for I-2 Pg. 3.18</b> c. Automobile sales, rental and service <u>including</u> motorcycles and recreational vehicles.</p> <p><b>By-right Uses for I-3 Pg. 3.18</b> “I-3 businesses may not be adjacent to <b>agricultural</b> zoning.”</p>			
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Artifacts: **List from 3.19**

Results determined by discussion by group.

- a. Livestock SUP
- b. Prison SUP
- c. Manufacturing of hazardous materials SUP
- d. Research & Development establishment or lab for pharmaceuticals SUP

- e. Junkyards No
- f. Motor vehicle storage and impoundment yard No
- g. Filling station SUP
- h. Outdoor dog kennel No
- i. Paper Mill No
- j. Broadcasting studio SUP
- k. Sex offender or drug treatment facility SUP
- l. Explosive storage SUP

Parking Lot:

Meeting adjourned at 9:12 p.m.

Minutes submitted by Heather Taylor, Town Clerk