Meeting Attendance

Commission Members
Roxanne Hemphill – Chairperson
Bill Butts – Vice Chairperson
Leslie Dickinson
Judi Olinger
Scott Sirchio
Martina Hatley
Pam Reed – Council Liaison

Commission Members Absent
Lindey Camerata

Town Staff
John Breeding – Community Planning & Zoning Administrator
Barney Quinn – Town Engineer/Inspector
Debra Clinton – Community Planning Administrative Assistant

Others
Tom McCarron – Town Attorney

1. CALL TO ORDER
The meeting was called to order at 7:00 p.m. by Roxanne Hemphill, Chairperson, who also led the Commission in the Pledge of Allegiance.

2. APPROVAL OF MINUTES
MOTION: Bill Butts moved to approve the minutes for the January 27, 2020 Planning Commission meeting. Seconded by Scott Sirchio. Vote: 6 in favor, Judi Olinger abstained.

3. CITIZEN COMMENTS (for items not on the agenda)
Michael O’Brien encourages everyone to complete the Town Survey, your opinions matter! February 29, 2020 is the deadline.

4. CARROLL /FREDERICK COUNTY PLANNERS
Carroll County Planner – Mary Lane – Mary presented more information on the new Comprehensive Rezoning, Employment Campus District. This property is located north of the Town Municipal Growth Area and is approximately 102 acres. The parcel is located on the Northern end of the Leishear Property.

Frederick County Planner – Tim Goodfellow – Not in attendance.

5. SITE PLANS/ SUBDIVISIONS/ SIGN PERMIT REVIEWS/SIGN PRESENTATIONS/ DEVELOPMENT PROJECTS
➤ None

6. NEW BUSINESS
7. DISCUSSION

➢ Ordinance 2020-1—Proposed Amendment Part II of the Town Code (§98-23 & § 112-37.2) creating a new section (§98-61) entitled Mixed Use Development “MXD”. In addition to creating a new section (§112-37.2) entitled Mixed Use Development “MXD”, amending article VIII (§112-62) – Special Exception. Scott Sirchio motioned to recommend the permitted uses as reflected in the “MXD Uses Redlines for Planning Commission Consideration”, two-page staff proposed changes distributed tonight with the following exceptions: 1. Deleting the reference to “Short-term rentals or Airbnb’s”. 2. Striking reference in this subsection to drive-throughs. 3. With added provision that additional uses that are compatible could be considered and approved by the Planning Commission. Seconded by Judi Olinger. Vote: All in favor, none opposed. Table 1: Open Space Required For Various Densities, Judi Olinger motioned to recommend to make the open space in the number of useable net units based on the gross acreage of the property and 10% of that gross will be used for Open Space and 8 units per gross acre. Seconded by Leslie Dickinson. Vote: All in favor, none opposed.

8. REPORTS/OTHER BUSINESS/WORK PLAN ITEMS

➢ Zoning Administrator Report
The monthly Zoning Administrator Report was included in the planning commission packet. 25 permits were approved for the month of January 2020, with a revenue of $625.00.

Carroll County Building Permits 7
Fence Permits 2
Banner Permits 1
Sign Permits 15
Shed Permits 0
Zoning Permits 0

➢ Council Liaison Report
None

➢ Other Business – Watch for your 2020 Census online registration form. These forms will be sent via mail beginning March 12, 2020. The 2020 Census begins on April 1, 2020. MOUNT AIRY – BE COUNTED! IT MATTERS TO YOUR TOWN FOR THE NEXT 10 YEARS!

10. PENDING FUTURE PROJECTS
➢ Chick-fil-A – S-19-0036 Concept Site Plan
11. **ADJOURNMENT**

- Motion to adjourn by Bill Butts. Seconded by Scott Sirchio. Vote: All in favor, none opposed. Roxanne Hemphill, Chairperson, adjourned meeting at 8:36 p.m.

Submitted by Roxanne Hemphill, Chairperson

Prepared by Debra Clinton

Signature