

TOWN OF NEWPORT  
PLANNING BOARD MEETING  
FRBRUARY 15, 2016

**Present:** Chairman Sammy Hammond, Vice-Chair Pat Gorman, Mickey Simmons, Cathy Tomon, Gurney Mizell, Chuck Hudson, John Hill, Town Planner Bob Chambers, and Maryellen Brown, Town Clerk

Doug Arden was absent from the meeting.

Chairman Hammond called the meeting to order at 5:30 P.M.

Chairman Hammond requested Planning Board Members adopt the agenda. **Mickey Simmons made the Motion to adopt the Agenda as presented. The Motion was seconded by John Hill. No discussion Vote: Unanimous Motion adopted.**

Planning Board Members were instructed to review the Minutes from the January 19<sup>th</sup>, 2016 Planning Board Meeting. There being no changes or additions, **Chuck Hudson made the Motion to adopt the Minutes as presented. The Motion was seconded by Pat Gorman. No discussion Vote: Unanimous Motion Carried**

The first item on Old Business was the approval of the Alston Cove Sketch Plan for a PUD. A new application from Caliber Builders, LLC, (a subsidiary of The Pendergraph Companies of Raleigh, NC) was submitted and the application fees have been paid. The application, concept (sketch) map, and letter were provided to all members. The proposed project is to be located on the Fort Benjamin Commons property near the Newport Middle School. Following discussion, **John Hill made the Motion to approve the Preliminary Sketch Plan for "Alston Coves". The Motion was seconded by Pat Gorman. Vote: Unanimous Motion Carried**

Planning Board Members were provided with an application and letter from Thomas Engineering detailing their request for provisional approval to the application procedures for Preliminary Plat consideration, and Conditional Use Permit for Heritage Pointe Phase One, a Planned Unit Development. A Preliminary Plat of the project, copy of the Traffic Impact Analysis, and copy of the recorded Development Agreement were provided. Mr. Chambers reviewed the information. Members expressed their concerns dealing specific areas requesting consideration of additional traffic calming devices. Much discussion transpired dealing with storm water drainage. Local Citizen, and land owner, C.D. Whitlow addressed members with concerns of flooding. Mr. Whitlow provided members with current photographs of considerable local flooding. Engineer John Thomas, Developer Don Lawrence, and members discussed broad issues of storm water. Mr. Thomas described the Attenuation ponds (3 to 1 slope) and how they function. Following discussion, **John Hill made the Motion to approve the**

39 Preliminary Plat for heritage Pointe Phase One for a PUD, with the stipulation that the Engineer and  
40 Developer return to the Planning Board with state DWQ storm water permits. The Motion was  
41 seconded by Pat Gorman. No Further Discussion Vote: Unanimous Motion Carried

42  
43 Mr. Chambers addressed members with updates to the Amendments to the Zoning Ordinance (Sign  
44 Ordinance). It was suggested by Mr. Chambers to appoint a subcommittee to address and research the  
45 Sign Ordinance. Following a brief discussion, it was the consensus that Bob Chambers, Sammy  
46 Hammond, and Pat Gorman would volunteer to be on the sign committee. Mr. Chambers supplied a  
47 draft of the Sign Ordinance and requested members review the flow into Chapter 16 of the Zoning  
48 Ordinance.

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50 Mr. Chambers made mention of the interest of local mobile home park owners interest in removing the  
51 old mobile homes one at a time and replacing them with tiny houses.

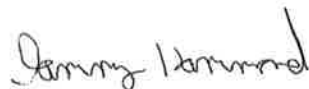
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53 There being no further business, Chairman Hammond requested a Motion to adjourn the meeting. The  
54 Motion to adjourn the meeting was made by Chuck Hudson. The Motion was seconded by John Hill.  
55 No Discussion Vote: Unanimous show of hands. Motion Carried

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57 Chairman Hammond adjourned the meeting at 6:55 P.M.

58  
59 Respectfully Submitted

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61 Maryellen V. Brown, Town Clerk

  
Chairman Sammy Hammond