



AGENDA

KERNERSVILLE PLANNING BOARD

MUNICIPAL COUNCIL CHAMBERS
MONDAY, MARCH 14, 2011
7:00 PM

1. **Approval of Minutes of February 14, 2011.**
2. **Text Amendments (Public Hearings):**
 - a. **Curtis Swisher, Agent for the Town of Kernersville**, for a proposed Zoning Text Amendment to the Unified Development Ordinance (UDO) by amending Chapter B – Zoning Ordinance, Article VII 7-3, General Submittal Requirements adding a requirement for information related to applicant contact with the neighborhood prior to a Planning Board public hearing. (**Zoning Docket KT-203**)
3. **Staff's presentation on the proposed Town's Land Use Plan changes associated with the Heart of the Triad Land Use Plan recommendations.**
4. **Thoroughfare and Street Plan Study Committee Update**
5. **Public Comments**
6. **Planning Board Comments**
7. **Staff Updates**
8. **Adjourn**

Memo

To: Planning Board

From: Jeff Hatling, AICP
Community Development Director

Date: March 10, 2011

Re: UDO Proposed Amendment - Neighborhood Contact



The Board of Aldermen requested that Staff and the Town Attorney re-draft the “neighborhood contact” section of KT- 201. They would like to consider a new text amendment to make “neighborhood contact” a condition of submittal and provide specifics on the requirements to be met. The previous amendment did not make it a condition of submittal. The language read:

7.3.7 NEIGHBORHOOD CONTACT

If the applicant has elected to participate in neighborhood meetings and/or neighborhood notification, the applicant shall submit a written description of meetings and/or information provided to adjacent or nearby property owners. If contact was not made, the letter shall state the reason of not contacting neighbors.

A Planning Board public hearing for the proposed new text amendment KT-203 has been scheduled for the Monday meeting. Staff and the Town Attorney are still working on the draft language. Community Development staff will be recommending that the public hearing be opened and continued to the April 11, 2011 Planning Board meeting.

If you have any questions or concerns, please do not hesitate to contact me.