

**McAdenville Town Council
Special Meeting
February 22, 2018**

The McAdenville Town Council met in Special Session on February 22, 2018 at 5:30 PM in the Council Chambers of McAdenville Town Hall, 125 Main Street. Proper notice was given

Members Present: Mayor Jim Robinette; Councilmembers: Jay McCosh and Greg Richardson. Also present, Attorney Jim Windham and Town Clerk, Lesley Dellinger. Council Member Carrie Bailey joined the meeting at 5:43 PM.

Mayor Robinette called the meeting to order. He stated the purpose of the meeting was a work session between the Town's Planning Board and Council to finalize the proposed UDO and Zoning Map scheduled for adoption at the March 13, 2018 regular Council meeting.

Jay McCosh stated that he would like to have the Wilkinson Blvd area improved to present a better image since it was a main entrance to Town. He question if Highway Commercial (C-2) was the best fit for the new zoning map. Planning Board Vice-Chair, Kevin Lamp, stated that the switch to a modified C-2 was fueled by the desire to have a fast food restaurant chain attracted to the Blvd area and as a compromise for the current business owners. Planning Board Chair, Britt Goodrich, stated that the purpose of the UDO and Zoning changes were to shape a plan for the future not to punish the business owners that were already there.

Planning Consultant, Jeffrey Kirchner, reviewed the design standards that are present in the proposed UDO and noted that they were much more restrictive than the current code. He presented photos of recent projects developed in Gastonia that demonstrated the UDO design standards that would be required on future development within the Town. Next he reviewed the proposed Zoning map highlighting the three business districts along Wilkinson, Wesleyan and Hickory Grove and answered questions regarding allowed uses in the C-1 and C-2 districts. Mr. Kirchner then suggested that the two boards conduct an open discuss about the final changes that they would like to make and that he was happy to answer any additional questions.

The Council and Planning Board engaged in a work session type open discussion regarding the proposed UDO and Zoning map adjustments. Following this discussion the Planning Board presented modifications to their official recommendations submitted at the regular meeting on January 25, 2018.

There being no further business, the meeting was unanimously adjourned at 8:48 PM by motion of Jay McCosh, second by Greg Richardson.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk