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MINUTES OF THE
March 17, 2011 Meeting of the
Easton Planning & Zoning Commission

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Members Present: John Atwood, Chairman, and members, Dan Swann, Linda Cheezum and Steve Periconi and Tom Moore.

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Members Absent:

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Staff Present: Zach Smith, Current Planner, Lynn Thomas, Long Range Planner and Stacie Rice, Planning Secretary.

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Staff Absent: Tom Hamilton, Town Planner.

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Mr. Atwood was not present at the beginning of the meeting. Mr. Atwood joined the meeting at the beginning of the Chipotle application.

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Mr. Swann, Vice Chair called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's February 17, 2011 meeting. Upon motion of Mr. Periconi seconded by Mr. Moore the Commission voted 4-0 to approve the minutes.

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The first item on the agenda was sketch site plan review for a 7, 399 square foot **Golden Corral Restaurant** on Lot 4 of the Mulberry Centre Subdivision. Mr. Stagg stated the property is directly north of the Country Inn & Suites site and just south of Cecil Drive. Mr. Stagg stated the applicant is before the Commission for site plan approval as well as a parking waiver of 10 spaces. The Commission discussed the proposed architecture and felt as though the proposed architecture was not respectful of the adjacent neighborhood. The Commission suggested to the applicant they soften the color scheme, create a more pronounced cornice, and possibly modify the window trim. The Commission did not have any issues with a parking waiver. Neighbors from Mulberry Station Subdivision were concerned with the additional traffic impacts, noise, and lighting of the proposed building. They also would like to see an additional buffer to screen themselves from the proposed restaurant. Mrs. Cheezum agreed she would like to see an increase in the buffer. The Commission asked the applicant to address the design issues discussed and return at their April meeting.

The next item on the agenda was review of a **Chipotle Mexican Grill**. The applicant's agent, Bill Stagg, explained they are proposing to construct a 2,000 square foot fast food restaurant on Lot 1 of the *Easton Commons* Subdivision. Lot 1 is directly north of Chapel Road and south of the Panera Bread. The applicant is requesting site plan approval as well as a parking waiver of 2 spaces. Claudia Humphries with Street Sense discussed with the Commission the proposed architecture. The proposed building is massed in a simple rectangle with an uninterrupted roof line. The exterior of the building is proposed to be primarily metal, with metal siding, steel posts, and aluminum storefront systems. The building will have glazing on three sides, a covered entrance, and a partially covered patio area. Mr. Periconi suggested the applicant modify the color scheme to soften the building. The rest of the Commission was not in favor of the proposed architecture and felt as though it was not appropriate for Easton. Mrs. Cheezum felt as though it should blend better with the adjacent buildings. The Commission asked the applicant to address the design issues discussed and return at their April meeting.

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The next item was from staff concerning the **Annual Zoning Ordinance Amendments**. Mr. Thomas briefly discussed with the Commission the proposed amendments and offered addressed the changes. Upon motion of Mr. Moore, seconded by Mr. Atwood the Commission voted 5-0 to approve the Zoning Ordinance Amendments as written.

The next item also from staff was discussion of new **Industrial and Business Commercial Zoning Districts**. Mr. Thomas stated that the staff and Commission have been discussing for some time now, the idea of creating a new Business/Commercial Zoning District to more accurately reflect how the I-1 has recently come to be used. Concurrently some of the existing I-1 zoned land would be reserved for more traditional industrial uses. Mr. Thomas presented the Commission with a Draft of how the two new Zoning Districts might be incorporated into the Table of Permissible Uses. The Commission indicated that they would like a little more time to consider this information. Mr. Thomas suggested we discuss it at the April meeting when he would also have a draft of potential development standards for this district.

The next item was from staff concerning the final plats for **Easton Village, Phase 9, Mulberry Centre, Lot 5, and Fort Stokes, Parcel "B"**. Mr. Smith asked the Commission to authorize their Chairman to sign the plats. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 4-0 to authorize Mr. Atwood to sign the subdivision plats.

There being no further business the meeting was adjourned at 3:25 p.m. by motion of Mr. Periconi, seconded by Mr. Moore.

Respectfully submitted,

Stacie S. Rice
Planning Secretary