

**Village of Misenheimer
Planning Board Meeting Minutes
July 7, 2022**

Board Members Present: Lane Peeler, Vice Chairman
Jon Byers
Jamie Hammill

Staff: Anita Blair, Administrator

Board Members Absent: Ahren Burrage
Jeff Watson, Chairman

1. Call to Order: Lane Peeler, Vice Chairman, called the meeting to order at 6:03 pm.

2. Introduction of Visitors: No visitors were present.

3. Oaths of Office – Jon Byers & Lane Peeler: Anita Blair administered the Oaths of Office to Jon Byers and Lane Peeler.

4. Approval of 07/07/22 Planning Board Agenda: Jamie Hammill moved to approve the Planning Board Agenda as presented. Jon Byers seconded the motion and it was approved by a 3/0 vote.

5. Approval of 02/10/22 Minutes: Jamie Hammill moved to approve the Planning Board Minutes from the 02/10/22 Planning Board meeting as presented. Jon Byers seconded the motion and it was approved by a vote of 3/0.

6. Public Comment Period: No public comments were offered.

7. Review & Recommendation of Amended Land Use Plan to Village Council: A track changed version of the Land Use Plan updated by Legal Counsel, Mac McCarley, was sent to Planning Board Members for their review prior to the meeting. Additional comments were added from Planning Board Vice-Chair Lane Peeler and staff. This copy was distributed at the meeting. Two additional comments at the meeting were discussed. One was to change the word “people” to “citizens” in Section 11 and to change “every 10-year basis” in the last paragraph to “decennial basis.”

Jon Byers moved to approve the proposed Comprehensive Land Use Plan according to the track changed version presented adding the additional two suggested changes. Jamie Hammill seconded the motion and it was approved 3/0.

The track changed version will be submitted as part of the minutes.

8. Solar Farm Update: Anita Blair reported that the EDP Development Project Manager, Emily Hughes Morilla, met with Mayor Herron, Mayor Pro-Tem Micah Edquist and herself. The road into the Pickler property and pad for the substation has been completed. The engineering phase is at 30% and is expected to be at 75% in September with 100% completion in October. The earliest earth work will begin in October, 2022 with it likely being done in November, 2022. She reported they are close to getting the Norfolk Southern Railroad permit. A construction open house for the whole community is being planned for August, 2022.

Anita Blair informed Planning Board members that approximately 30-35 “Good Neighbor Agreements” offering \$1000 for construction impacts and \$1000 annually were sent out by a Misenheimer Solar, LLC consultant. The criteria for the offers were:

- 1 – Own land directly adjacent to or across the street from the Project Area.
- 2 – Have a home on their property
- 3 – Are not a Village of Misenheimer or Stanly County Council Member

9. Other Business: No other business was heard.

10. Adjournment: The Planning Board meeting was adjourned at 7:15 pm.

Chairman or Vice Chairman

Date

Anita E. Blair, Administrator/Clerk

Date