



**PLANNING AND ZONING BOARD**  
**Monday, October 28, 2024 - 6:00 PM**

**AGENDA**

**1. Call to Order** (*Randy Farmer, Chair*)

**2. Roll Call and Determination of Quorum** (*Kim Davis, Town Clerk*)

- i) Introduction of new members (Andrew Ventresca, Planning Director)

**3. Adjustments to Agenda** (*Farmer*)

**4. Conflict of Interest Statement** (*Farmer*)

**5. Approval of Meeting Minutes**

- a) Regular minutes of August 26, 2024

**6. Old Business** (*Ventresca*)

None

**7. New Business** (*Ventresca*)

- i) **Case No. CZ-RM-24-02 Rogers/Thompson/Milsaps Properties.** Request to rezone three parcels zoned Iredell County-Residential Agricultural (IC-RA) to Conditional Zoning-Mixed Residential (CZ-RM) to allow for a 256-lot single-family residential development located between Falls Cove Phase 7 and Apple Hill Road.
- ii) **Case No. RZ-24-09 Leon Bowens Jr.** Request to rezone parcel 4742-00-7858 from Suburban Residential (RS) to Light Industrial (LI) located on Murdock Road.
- iii) **Case No. TA-24-08. UDO Text Amendment to the Permitted Use Matrix 3.3.1 and Section 13 Definitions.** Request from CI 77 Troutman, LLC to add Data Centers to the UDO Use Table and define it.
- iv) **Case No. TA-24-09. UDO Text Amendment to Article 9.4.5 Engineering Documents & Improvement Plan Review Process.** Request from Planning Staff requesting to add a periodic review to surety bonds.

**8. Other Business** (*Ventresca*)

None

**9. Motion to Adjourn**

*The public is invited to address the Planning Board with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Planning Board Policy Titled: "Policy Governing Comments from the Public at Town Meetings".*