

**MEETING NOTES**  
**BECK PROPERTY DEVELOPMENT**  
**October 15, 2020**

Present: Barney Quinn, John Breeding, Chaslyn Derexson, Debra Clinton, David Warrington, Tom McCarron (Esq.), Victor Kazanjian and Mr. David Bowersox (Esq.)

Victor – requested a final version of the signed MXD Ordinance (the Town Clerk was able to provide an unsigned final version). The big question for us is the Developer Responsibilities and Rights Agreement (DRRA). We want to work out the format for the DRRA. The bigger question is how are we going to get the property zoned MXD. What is the timing and the process? There is an East and West side to this development.

The West side will consist of the Town Center format (public green, etc..). The East side will mostly be residential. With Day Care as a big need in this area, it may be an element on the East Side. We want to develop it in a scheduled way. We will want to do some western and some eastern side development and grow these two areas together because they depend on each other. I will have builders lining-up for the residential lots. The retail will be there, but not with the same demand. We have done some market studies and on the retail side we could have and support a Harris-Teeter. I have pizza places by the dozens, but we don't want 12 Popeye's or Arby's as well. We have an opportunity for some medium based eateries with some upper as well, for example a Long Horn Steak House is a mid-tier type.

John – regarding housing we have a 25 building permit issuance limit for homes in a given calendar year. So, how will you break them up?

Barney – I think that limit was removed when we satisfied the consent order.

Tom – I do think that restriction is gone.

David B. – there is a part to change that at the County level. If the Town has its own APFO then they can supersede the County's restrictions.

Victor – you want a connection to the houses on the West side.

David B. – we are likely around 75 for a calendar year from 25. Sounds like the thresholds can be address in the DRRA. Perhaps the designated ratio for the East & West can be in the DRR Agreement. What will this look like before it is going in place? This is the logical place to start deliberating over these items and it will provide something for Council input.

Victor – it will take 2 to 3 years to get to a point of approval. First thing is likely Center Street and then Century to 27. This will put all the intersections at a passing grade. These amenities, water and sewer and grading will take a least a year. Then you may see some construction on commercial lots. Construction will begin in bits and pieces, but you will see half of the in the

first year. Even if 80 permits are issued per year, then you are talking 6-7 years of construction to build those things out. It's a good 10 year project from start to finish. The key is the ECONOMICS! We are in a lull right now due to Covid and I don't see any economic slack coming after we begin to get past this.

Tom – we have a lot in the concept phase to address.

David B. – these are all the contributing factors that drive the concept plan and DRRA.

Tom – I think we will have a draft DRRA during the concept process.

Victor – I don't think this will “diminish” the small town feel and it will actually be an enhancement to the small town.

David B. – is there a meeting to get the re-zoning prior to waiting for the Comprehensive Plan?

Tom – we could do a mid-stream change. The State allows that you can amend, adopt and change which is not unheard of, but not common place. The 2013 Master Plan clearly contemplated this rezoning, but could not include it since the MXD zone had not been established (page 87).

David B. – if MXD was contemplated in the Master Plan can there be grounds for a mid-term Master Plan correction?

Tom – my argument would be that the contemplation of the MXD is in the current Master Plan.

Victor – enabling legislation for MXD and then the DRRA and concept plan need to move together and get approved. We need an Ordinance to get the zoning changed rather than wait for the Master Plan process amendment.

Tom – this is a very simple Ordinance and we just need to draft and introduce.

Victor – the pre-concept plan, comes with a charrette, public input then the concept site layout plan, pattern book and DRRA come together to the Council. The Council will then refer them to the Planning Commission and then we can go from there.