



June 18th, 2018 Planning Commission Meeting Minutes

Planning Commissioners Present:

Andrea Mabrey
Lisa Dill
Sylvia Murray
Boyce Sutton
Neil Walsh
Cecil Young

Staff Present:

Gregg Miller
Scott Miller
Jennifer Vissage

Chairperson Mabrey opened the meeting at 5:30 PM and a quorum was established.

Chairperson Mabrey made a motion for the minutes of May 22nd, 2018 to be approved. Sylvia Murray seconded the motion and the board voted unanimously to approved the previous minutes.

Rezoning Applications:

- 1) Rezoning Application 2018-06-01: Robert Houghton is requesting his property located at 349 Alma Street be rezone from R-15 to General Business District.

The parcel was identified by staff as incorrect zoning that needed to be correct for the benefit of the property owner. The garage was built in 1996 prior to the current zoning ordinance being adopted. The property is surrounded by residential and commercial. Staff felt that the property needed to be rezoned because if Mr. Houghton ever wanted to sell it could not be sold to another commercial buyer. It would have to be a residential buyer.

Chairperson Mabrey opened the meeting up to any public comment. Donna Dawkins of Alma Street was the only person from the public to speak. She owns the property next door and wanted to know if her property would be rezoned as well. Chairperson Mabrey told her that only 349 Alma Street would be rezoned. Ms. Dawkins wanted to know why the garage was allowed on the residential property to begin with and staff stated they would need to look into when it occurred. (Staff has researched and the garage was built in 1996 per tax records. This would have been prior to the current zoning ordinance adoption).

There were no other concerns or further discussion about the request. Chairperson Mabrey made a motion to recommend the rezoning request be approved by council and Cecil Young seconded the motion. The board voted unanimously to recommend the rezoning be approved.

- 2) Rezoning Application 2018-06-0: Niemlato, Inc is requesting to rezoning the property located at 896 Holly Springs Road from GBD to R-8.

Neal Fogleman from Fant, Reichert, & Fogleman represented Niemalto. This property was previously denied by Planning Commission and tabled by the Town Council. The developer previously asked to be rezoned to Patio Homes. The developer has come back with a request for R-8 for thirty-one (31) single family homes. If the rezoning is approved, he will need to come back to the Board of Zoning Appeals for a variance request on side and rear setbacks because some of the lots will not fit a house with the current setback of the R8 zone.

Mr. Fogleman did state there were some questions about the sewer easement that was given to the developer when he purchased the property. They plan to use as little land for the easement and are willing to go with whatever the minimum that is needed by the Town.

No one from the public had any comments and the board had no concerns or further discussion. Chairperson Mabrey made a motion to recommend the rezoning request be approved by council and Tommy Sutton seconded the motion. The board voted unanimously to recommend the rezoning be approved.

Chairperson Mabrey made a motion to adjourn the meeting and Neil Walsh seconded the motion. The board voted unanimously to adjourn the meeting at 6:00 p.m.