



March 16th, 2020 Planning Commission Work Session Meeting Minutes

Call to Order

The meeting of the Planning Commission was called to order at 5:31p.m. by Assistant Chairperson Cecil Young.

ROLL CALL

Conducted by Planning & Zoning Administrator and quorum was present

Present:

Cecil Young

Sylvia Murray

Tommie Sutton

Tim Todd

FOIA

Notice of the meeting with an agenda was publicly posted, published and forwarded to the media no less than 24 hours prior to adjournment.

Lance Estep from the Appalachian Council of Governments presented a workshop to the Planning Commission.

Lance Estep discussed the roles and responsibilities delegated to the Planning Commission. His discussion included preparation and revising the Comprehensive Plan every five years. Lance went over the roles and responsibilities of the board relating to the Zoning Ordinance and Land Development Regulations. He recommended that the board read over or bring the Comprehensive Plan to the meetings.

Lance explained to the board that the Zoning decisions should be driven by what is laid out in the Comprehensive Plan. He recommended that the board look at the "big picture" when looking at rezoning of a property. Board members questioned what recommendations Lance could provide in regard to the general public comments about traffic and road conditions. Lance's reply was that the traffic and roads is a common problem everywhere and that should not be used as a basis to deny an applicant. Decisions

should be based on the proposed zone and all potential uses allowed. He strongly discouraged the board from granting conditional approvals. Lance suggested that if frequent issues come up enough, that the board may pursue an amendment to the Zoning Ordinance. He also reminded the board that they are an advisory to Town Council and that the Town Council will not always take their advice. This is very common between Planning Commission and Town Councils.

Lance went over the Land Development Regulations, stating that the board is the authority on all matters pertaining to the Land Development Regulations. Any appeal goes directly to Circuit Court. Lance stated that if an applicant meets all requirements of the LDR's, state law prohibits the Commission from denying the request. Like with the Zoning Ordinance, if the board sees a problem, the correct response is to amend the LDR's.

Adjourn

Assistant Chairperson asked for a motion to adjourn. Sylvia Murray made a motion and was seconded by Tommie Sutton, all were in favor. Meeting adjourned at 6:15PM.