

**Planning Commission Minutes  
February 26, 2018**

- 1. ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Jay Moore  
Gerry Harris  
Bobby Wilson  
Robert Mann, Chair  
Judy Horne

**ABSENT**

Howard Carter  
Matt Hutcherson  
Toni Bahn

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

- 2. Approval of Minutes:** January 22, 2018 Minutes were approved as written.
- 3. Comments from Citizens:** No comments from citizens.

**PUBLIC HEARING**

**4A. Rezoning Request for 541/555 Rheas Mill Rd. from R-1 to R-0, owned by Brent Vinson:**

Brent Vinson was present to answer questions. He went on to explain that he and his family had restored an old barn that is on their property. They replaced the roof and did some other cosmetic updates to preserve the barn which is over 100 years old. The family has held several family events at the location. He has gotten several requests from the general public to use the barn for their events. The family home is on the back of the property. Brent went on to share the master plan for the barn to be used as a pavilion and landscaped park. His plan consists of dressing rooms, restrooms, office, kitchen, and more. The barn sits on a 3 acre tract of land that is just east of the Baptist Church on Rheas Mill Rd.

Judy Horne said she feels that this would be a great addition to our growing city.

Steve Tennant, City Attorney; said the main purpose for R-0 zoning is for certain businesses or home offices that are transitioning between commercial and residential zones. He does not feel that fits this particular location. He also noted that if food and/or alcohol are served it will create other issues, but those would have to be addressed by other entities. He used Pratt Inn in Fayetteville for reference which is in a commercial zone. He went on to explain the processes and requirements.

Bobby Wilson asked if Mr. Vinson had been given other options. Melissa McCarville, City Business Manager, explained that the City cannot offer options to applicants, but the Planning Commission can.

After much deliberation by the Planning Commission members decided a Conditional Use permit for one year, while leaving the property zoned R-1 might be a better solution. This would protect homeowners in the R-1 properties and the Church in the future. This provisional conditional use would

assure surrounding owners that if the operation became objectionable due to noise, traffic, or other problems that the Planning Commission would not grant another Conditional Use permit.

**Public Comment:**

Chris Danenhauer- 533 Rheas Mill Rd.- Mr. Danenhauer has lived next door to the Vinson property for 10 years. He said that he was a quiet, respectful, good neighbor. He stated that he is in favor of the pavilion and park. This would be a great addition to Farmington.

Miranda Lunsford- 548 Rheas Mill- was not opposed to the use of the property for events. She said she liked the idea of a conditional use. She was mainly worried about the parking and proximity of the barn.

**Comments from the City:**

Rick Bramall said if the structure is considered as an event center it does not qualify for R-0 zoning. Robert Mann asked Mr. Vinson if he would be willing to agree to the conditional use permit. Mr. Vinson stated he had no issues with doing a conditional use permit. Jay Moore asked if the permit went with the property or the person. Steve Tennant answered that it will be with the person.

Jay Moore moved that the Planning Commission grant a one- year conditional use permit for the property located at 541 and 555 Rheas Mill Rd contingent upon 1) the parking lot use agreement with the Baptist church being approved, 2) any music events would end at 10pm, 3) a conditional use application must be completed and 4) a city business license must be obtained. This would be done instead of rezoning the property from R-1 to R-0 as had been initially requested. Motion was seconded by Gerry Harris. Motion passed unanimously 5-0.

**4B. Variance request for 541/555 Rheas Mill Rd. - variance for paved parking, owned by Brent Vinson:** This request was made null void due to the vote and stipulations for a conditional use permit in 4A. The request was stricken from the record.

**5. Set Public Hearing for cell tower ordinance:**

Planning commission unanimously approved setting a public hearing for a revised cell tower ordinance for the next meeting on March 26, 2018.

**6. Annual Election of Officers:**

The annual election of officers for the next year was held with this slate of officers: Robert Mann, Chair; Gerry Harris, vice chair; Judy Horne, secretary. There were no further nominations and the officers listed were accepted by acclamation.

**7. Adjournment:** Having no further business, meeting was adjourned.

  
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Judy Horne / Secretary

  
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Robert Mann - Chair