

**Planning Commission Minutes
December 16, 2019**

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

PRESENT

Robert Mann, Chair
Chad Ball
Judy Horne
Bobby Wilson
Howard Carter, Arrived Late
Gerry Harris

ABSENT

Toni Lindsey
Jay Moore

City Employees Present: Mayor Ernie Penn;
Melissa McCarville, City Business Manager; Rick
Bramall, City Building Inspector

2. **Approval of Minutes:** October 28, 2019 Minutes were approved with the corrections on page 3.

3. **Comments from Citizens:** No comments from the public were heard.

4. **PUBLIC HEARINGS**

A. Rezoning- from R-O to C-1 located at parcel #760-01601-00 on Southwinds Dr. as presented by Bates and Associates, Inc.:

Geoff Bates was present to discuss the request. He stated that the developer wished to build a commercial building. Melissa McCarville explained that what the prospective lessors wished to put there could not be done in the R-O (Residential Office) zone.

Judy Horne mentioned some types of businesses that can be put in a C-1 zone. She felt that some of them might create less desirable effects for surrounding residents such as: Detective agency, Employment agency, Tobacco store, Dry cleaning (full service—which means they could emit dry cleaning fumes into the air), News & Magazine store, Rug Cleaning or Repair, Second Hand store (Conditional Use only), Building Materials, Grocery stores, Farm Supply/Tractor & Fleet stores, Laundromats, Drive-in (food) establishments, Cafes, Event Center (Conditional Use only), Churches (Conditional Use only—would there be noise issues?), Private Club or Lodge (Conditional Use only), Bus Station (Conditional Use only), Taxi Service (Conditional Use only), Lawn Equipment & Repair (Conditional Use only), Convenience Store dispensing fuel (Conditional Use only).

It was pointed out that some of her concerns were Conditional Use only which means a request for that use would have to come before the Planning Commission. Judy expressed that even so, she was still concerned about some of the conditional uses.

Melissa reminded the Commission that there can be conditions on Large Scale Development but not applicable conditional use. This development fits within the area.

Bobby Wilson reminded that use of this piece of land has been debated many times and that eventually something does have to go there. The Commission can't deny all requests.

Chad Ball referred to the 2016 Land Use Plan which indicates that piece of property on Southwinds as Neighborhood Commercial and therefore this request is a good use that meets with the Land Use Plan.

He also felt this was a low-impact proposal and also in the future that there will be people who will control Conditional Uses. He did not see it as a good place for single-family homes.

Public Comment:

Billie Yates- resident of Countryside Dr.: She was at the meeting because property owners adjacent to the proposed Engles Mill subdivision had been notified that the meeting was tonight but did not receive notification that the item had been removed from the agenda. Melissa McCarville stated that they are not required to notify the adjacent property owners when they pull an item from the agenda. However, the developers are required to re-notify the property owners when the item is placed back on the agenda.

Robert Mann said the Commission should determine if the proposed zoning fits the area, not what specific business operations can go in at that location. Further, he said the Commission does get to vote “yes” or “no” on preliminary plats that will be presented for consideration, if the zoning request is approved.

Having no further discussion, and having no public comment, Robert Mann called the question to approve the rezoning request. Motion passed 4-1 with Ayes: Howard Carter, Chad Ball, Gerry Harris and Bobby Wilson. No: Judy Horne

B. Conditional Use on Appeal- C-1 mixed commercial use/daycare/church located at parcel #760-01601-00 on Southwinds Dr. as presented by Bates and Associates, Inc.:

This item was pulled from the agenda because the group considering daycare and church no longer wish to locate on this property on Southwinds so there is no Conditional Use request to consider.

6. Adjournment: Having no further business the Planning Commission meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair