

**Planning Commission
Minutes
September 27, 2016**

MEMBERS PRESENT: Bernard Jones, Brittany Johnson, Chris Moore, Paul Smith, Winfred Pieterse, Gerald Williams

MEMBERS ABSENT: Bob Sizemore

OTHERS PRESENT: Rick Martin, Matt Millwood, & Debra Grant

- I. **Call to Order**
- II. **Minutes:** The minutes for August 23, 2016; **Mr. Paul Smith made a motion to approve the minutes as presented, seconded by Mr. Bernard Jones; the motion carried unanimously.**
- III. **Public Hearing:**
 1. **Mr. David Drayton** stated that his sister Ms. Felita D. Johnson submitted a letter and he is present to voice his opinion that he along with his sister oppose the rezoning request and feel it would pose a negative impact on the community.
 2. **Mr. Peter Hemingway** said he feels the rezoning would create a problem for the residents, if a road is cut through the community it would pose additional traffic to a quiet community. Mr. Hemingway said he has been a resident since 1964.
 3. **Ms. Michelle Smith** said she is against the proposal because initially the company said there would be no expansion and she felt that was untrue. The neighborhood is private and quiet and if the neighborhood is going to be exposed she feels a wall should be built. Additional traffic will bring more noise.
 4. **Ms. Marilyn Hemingway** said the change from R1 to GC needs to be explained to the surrounding residents. The noise and additional traffic will be a negative impact. The residents would like to protect their community and their investment, and feels like everyone was not contacted about this rezoning request.
 5. **Ms. Mary A. Turner** has concerns about the noise, she said the adjacent property owners live out of town and were not notified.
 6. **Mr. Melvin Smith** said he agrees with all the other comments and he opposes the request. *(The public hearing was closed)*
- IV. **Consideration**
 1. **Review and recommend a rezoning request for Purah, LLC to rezone approximately .4 acres of parcel TMS #05-0043-008-00-00 from Residential (R1) to General Commercial (GC).**
Matt Millwood/City Staff told the Commissioners that the owner of the Georgetown Small Engine is seeking the approval to rezone their surrounding property that is currently half residential and half General Commercial, into GC (General Commercial) to be able to construct a larger storage building/warehouse to house their inventory and larger equipment. The surrounding properties are single family homes. The owner currently has a shed on the rear of his property that will be demolished and the new warehouse will be built. There is a large pond on the parcel which makes that area unbuildable. Mr. Pieterse asked what the setbacks were, Matt said for GC the setbacks are 50 front, 10 sides, and 10 rear; however for GC that abuts a residential neighborhood there are buffer requirements, which are either a 10 ft. landscape buffer or a 6 or 8 ft. fence. The two streets that are in the

rear of the property are not accessible to the referenced property. Mr. Pieterse asked if the owner wanted to put a road in the rear at a later date would he have to come back before the Board or would they be able to do it without permission. Matt said that would depend on certain things, however the Commissioners and City Council could put conditions to not allow access from the rear of the property. Ms. Brittany Johnson asked if the original building is at its maximum footprint. Matt said he was not sure but it looks like it is due to the setbacks allowed. Mr. Chris Moore asked why the buffer does not go on the sides to the residential, Matt said if the rezoning is approved a buffer would be required for the side and rear. Mr. Moore asked is there a way the City could enforce the noise that may come from the business. Matt said the City does not have a noise ordinance. Mr. Williams asked about the property owners that were not notified. Matt said the Staff did its due diligence in sending letters, posting the property, and advertising in the local papers. Mr. Pieterse read into the record the two letters submitted by surrounding property owners: Ms. Johnson and Ms. Wright.

Mr. James Cardinale-Owner/Applicant said that he wants to rezone his property to be able to store his equipment and he is not interested in accessing the property from the rear. He has several wetlands on the property that cannot be disturbed. He had the underbrush cleaned on his property because the City asked to have the area on the front cleared. The surrounding neighborhood would not be impacted. The new warehouse will be built in the same area of the existing storage shed and the new building will be approximately 8,000 sq. ft.

Mr. Paul Smith asked why the property had to be rezoned, Matt told him that it would have to be zoned GC for him to construct a warehouse on the property. Mr. Gerald Williams asked if the request is for this parcel only. Mr. Pieterse said that any other request for other properties would have to come before the Board.

Motion: Mr. Chris Moore made a motion/recommendation to approve the request as written with the condition that there be no access to the property other than Highway 17 (South Fraser entrance), seconded by Mr. Paul Smith; the motion carried 6 to 0 by a roll call vote.

2. **Discussion on the 2016 Comprehensive Plan update.** Matt/ City Staff told the Commissioners that the WRCOG is working on three (3) more elements of the Comp. Plan (Housing Element, Economic Development Element, & Natural Resources Element) and as soon as Staff gets a draft of the elements the sub-committee will be called back together and the final draft will be brought before the Planning Commissioners.

Mr. Pieterse asked about updates on the West End Development because he had not heard anything about it and said this is something that is very important to the Planning Commission. Matt said he had not heard anything but would contact Councilman Butts to get some information and will pass it to the Board. **Mr. Chris Moore** made comments on the ULI conference and asked how the Board could be proactive with things that they may see that needs to be addressed. Matt said the Comprehensive Plan is very important to have in place and to make sure it is well put together, and the mix use element will be key. Mr. Moore also said more code enforcement is needed in the City, and asked if the Ordinance have enough teeth to require businesses to clean up the outside of their buildings or re-invest in their businesses especially the main corridors. **Rick Martin /City Staff** said there is nothing in the ordinance, however he would like a recommendation from this body to help

get something in the ordinance. **Mr. Pieterse** said they are a recommending body and can send a recommendation to City Staff and City Council, and asked Staff to look into making some suggestions to help with the issues.

V. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*