

PLANNING COMMISSION MINUTES
January 9, 2012

MEMBERS PRESENT

Mrs. Evans
Mr. Griffith
Mr. Jennings
Mr. Searce
Mr. Jones
Mr. Laramore

MEMBERS ABSENT

Mr. Wilson

STAFF

Clarke Whitfield
Ken Gillie
Christy Taylor
Renee Blair
Emily Scolpini

The meeting was called to order by Chairman Griffith at 3:00 p.m.

I. ELECTION OF OFFICERS

Mr. Griffith opened for the floor for nominations for Chairman.

Mrs. Evans made a motion to nominate Mr. Michael Searce as Chairman. Mr. Jones seconded the motion.

Mr. Griffith closed the nominations.

The motion was approved by a 6-0 vote.

Mr. Searce now presided over the meeting.

Mr. Searce opened the floor for nominations for Vice Chairman.

Mr. Jones made a motion to nominate Mr. William Griffith as Vice Chairman. Mrs. Evans seconded the motion.

Mr. Searce closed the nominations.

The motion was approved by a 5-0-1 vote (Mr. Griffith abstained).

Mr. Searce opened the floor for nominations for Secretary.

Mr. Jones made a motion to nominate Mrs. Ann Sasser Evans as Secretary. Mr. Jennings seconded the motion.

Mr. Searce closed the nominations.

The motion was approved by a 5-0-1 vote (Mrs. Evans abstained).

II. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit Application PLSUP20110000421, filed by Tashauna-Ahmed, requesting to allow indoor commercial recreation at 3480 West Main Street to operate a nightclub.*

Mr. Searce stated I understand that they have requested to table this.

Mr. Gillie stated you have an email in front of you from the applicant requesting that the item be tabled.

Mr. Searce stated ok, we have a letter from the applicant requesting that this be tabled.

Mr. Whitfield stated I think the proper motion would be to postpone for an indefinite time, since they did not ask when it could come back up. That will allow you to bring it back up when it is ready as opposed to having to bring it right back up at the next meeting.

Mr. Scarce stated to not have this next month, just do an indefinite postponement.

Mr. Jones made a motion to postpone Special Use Permit Application PLSUP20110000421 indefinitely. Mr. Griffith seconded the motion. The motion was approved by a 6-0 vote.

2. *Rezoning Application PLRZ20110000454, filed by LE&D Professionals, requesting to rezone from S-R, Suburban Residential to T-R, Threshold Residential approximately 5.090 acres of an approximately 24 acre parcel on River Oak Drive in preparation for consolidation with an adjacent parcel.*

Ms. Blair read the Staff Report. Twenty-six (26) notices were mailed to surrounding property owners within three hundred (300) feet of the subject property. Six (6) respondents were unopposed to the request; one (1) was opposed to the request.

Open the Public Hearing.

Present on behalf of the request was Mr. Carlton Hawkins, LE&D Professionals. Mr. Hawkins stated the only thing that I would like to point out at this point is the new division line that we are talking about for the rezoning, there is a natural gully that runs right down that property and originally Mr. Haymore had part of it and was interested in buying the whole track. They wanted the line the way that it runs now. That deal fell through and he is saying with his option to sell this property or develop it, it would be more beneficial to run it down the gully; so somebody does not own half of it on the other side. Does anybody have any questions?

Present on behalf of the request was Mr. Paul Lewis. Mr. Lewis stated I own the property adjacent to this and I have no opposition from what I can tell; but what I would like from the City is for them to give me an updated map. What I have got does not show exactly what you all are doing. I do not see any problems after I got here talking with you guys. The map that I got does not actually show that section. When you finalize everything if you could mail me an updated copy of what you have actually done I would appreciate it. Otherwise, I do not have any problems. Thank you.

Close the Public Hearing.

Mr. Laramore asked in general could you clarify the difference between taking it from S-R to T-R. Is there a big difference?

Ms. Blair responded both are single family zoning classifications. The largest difference is the size of tract that is a requirement. Sixteen thousand (16,000) square feet requirement for Threshold Residential and it is only ten thousand (10,000) square feet for Suburban Residential. If it was to be subdivided, the tract size would be the main difference, but both are single family.

Mr. Griffith asked was this piece of property originally zoned T-R? The one that they are requesting the change on now, has this been changed before?

Ms. Blair responded it was changed from conditional A-R at one time when it was a larger tract, and then separated to become S-R.

Mr. Griffith asked separated and then back again?

Ms. Blair responded yes.

Mr. Jennings asked what about the run off? He is talking about this gully that is in there. Is the run off going to affect anybody else's property? Is it going to run in the streets? Where is the water going?

Mr. Gillie responded there is a gulley that leads into the property, which is already a natural water course; and then below it you have property owned by Shields, which is also the floodplain of the Dan River. So, basically water coming off of this is starting at the high point where the apartment complex is going up the hill on River Oak or it is going the other direction up towards the house. Everything runs down into this, so if anything it is going across this property and draining into the swampy area along the river itself. There should not be any run off that would impact any of the other properties. All of the houses around it are higher than what most of this property will be. This property does have one (1) high spot where they would possibly build a house, but between that is a low spot; so the water from that house would drain into a natural course and go around. It should not have any impact on adjacent properties.

Mr. Jennings stated that answered my question. I was concerned about whether when you start development whether it is going to affect, the runoff is going to affect someone else's property.

Mr. Gillie stated it has already been cleared. It has been clear cut probably seven (7) or eight (8) years ago. So, if anything it has started to re-forest and based on elevations it will not create a problem to anyone.

Mr. Jones asked the one (1) person who was opposed, did they say anything? Did they send anything, any comments?

Ms. Blair responded no, there were no comments.

Mr. Jennings made a motion to approve Rezoning Application PLRZ20110000454 as submitted. Mr. Griffith seconded the motion. The motion was approved by a 6-0 vote.

III. ITEMS NOT FOR PUBLIC HEARING

1. Review of Final Plat of Dedication of Right-of-Way along South Boston Road.

Ms. Blair read the staff report.

Mr. Griffith made a motion to approve Final Plat of Dedication of Right-of-Way along South Boston Road as submitted. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

IV. MINUTES

Mrs. Evans made a motion to approve the minutes from the December 12, 2011 meeting. Mr. Jennings and Mr. Griffith seconded the motion. The minutes were approved by a 6-0 vote.

V. OTHER BUSINESS

Mr. Gillie stated the only item that you had last month was tabled, again this month it has been tabled in perpetuity, so there are not any items from City Council. We do have cases filed for next month, so there will be a meeting. That is all we have.

With no further business, the meeting adjourned at 3:15 p.m.

APPROVED