**PLANNING AND ZONING**

**MINUTES**

**MAY 28, 2020**

**THIS WAS AN AUDIO CONFERENCE CALL**

**PLANNING AND ZONING COMMITTEE MEMBERS:**

Duane Beck Chair

Corey Phoebus Member

Ronald Hall Member

Valerie Dugdale Member

John Wright Member

**EMPLOYEES:**

Cheryl Lynch Town Clerk

**OTHERS:**

Neil Brasure Richard Horner

Steve Benton Greg Welch

Karin Magill

**MEETING CALLED TO ORDER:**

Duane called the meeting to order at 6:32pm

**MOTION TO APPROVE THE AGENDA WITH ANY ADDITIONS OR DELETIONS:**

Corey made the motion to approve the agenda and was seconded by Ron

Motion was unanimous

Cheryl noted the two orders on the agenda the first one is a minor sub-division

The Brasure property on Clayton Avenue Tax Map Parcel 4.33-6.06-3.03 and the

second is a request for rezoning for Richard Horner Tax Map Parcel 4.33-11.06-8.00.

Duane noted on the Brasure property the parcel will be divided in the middle. The location

of the property is on Clayton Avenue next door to John M Clayton School.

Duane made the motion to approve the minor sub-division for the Brasure property

and seconded by John.

Duane noted will review and possible vote on the rezoning for Richard Horner Tax Map parcel

4.33-11.06-8.00. Mr Horner is interested in rezoning the property from commercial to residential

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Kyle noted the parcel is currently zoned commercial and to change from commercial to

Residential the planning and zoning committee would make the recommendation and then

would need to advertise for a Public Hearing. If approved by Town Council, then it would need

 to be forwarded to the state to review for approval. Also, the town would need to make adjustments

in the comprehensive plan.

Kyle noted Mr Horner could change from Commercial to Neighborhood Business and the

Planning and Zoning Commiittee, could make their recommendation and present to the Town

Council then a public hearing would need to be scheduled and advertised for fifteen days. The

Town council would vote at the time of the Public Hearing.

Mr Horner noted would his property assessment be higher or lower.

Cheryl noted Mr Horner would need to contact the property assessment office

for their guidance on the price of the assessments.

Kyle noted Neighborhood business has its own setbacks which are thirty feet in the rear yard

and ten feet on the sides.

John Wright noted a small portion of Mr Horner’s property is out of town.

Kyle noted the out of town parcel is so small it would not be feasible to annex that

portion into town.

John noted need direction on how to start annexation

Kyle noted need to get the comprehensive plan completed and then revert back to getting a list

of the parcels that are partially in and out of town. The Planning and Zoning committee

would send a letter of request to annex into town limits.

Duane made the motion to recommend Mr Horner to go from commercial to Neighborhood

Business and was seconded by Ron.

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**ADJOURN:**

Corey made the motion to adjourn the meeting at 7:01pm and was seconded by John

Motion was unanimous.

**RESPECTFULLY**

**Cheryl A Lynch**

**Town Clerk**