

PLANNING AND ZONING

MINUTES

OCTOBER 25, 2023

PLANNING AND ZONING COMMITTEE:	Duane Beck Valerie Dugdale	Ronald Hall John Wright
TOWN EMPLOYEES:	Cheryl Lynch	Town Clerk
OTHERS:	Greg Welch Dean Esham	Priscilla Schoolfield

MEETING CALLED TO ORDER:

Duane called the meeting to order at 6:30pm

MOTION TO APPROVE THE AGENDA WITH ANY ADDITIONS OR DELETIONS:

Ron made the motion to approve the agenda and seconded by Valerie
Motion was unanimous

PRESENTATION AND APPROVAL OF MINUTES:

September 19, 2023

Valerie made the motion to approve the minutes and seconded by Ron
Motion was unanimous

NEW BUSINESS:

Discuss Zoning change request for Dean Esham, Tax Map Parcel Number 433-6.19-93.01
from Residential to Neighborhood Business:

Dean noted the parcel is located on Reed Street.

Dean noted he and his wife own the parcel since 2010.

Currently the property is being farmed by Barry Mitchell.

Dean noted he is requesting to change the zoning from Residential to Neighborhood Business.

Dean noted he would like to put storage lots on this parcel. This would consist of RV's,Boats,
Vans and Trucks.

Dean noted the storage facility will be managed by his wife, daughter and himself.

Dean noted the property will be fenced in with Security Cameras,Security System, non glare
Lighting and a security card to enter the facility.

The facility would have about 90 lots, 30 per acre.

Dean noted the fencing will be accessed by a security card and will open automatic and
close wants the unit is inside.

Dean noted he conversed with other owners who have these type of storage facilities and
they have had no issues.

Dean noted the facility will be opened from dawn to dusk.

Dean noted there is one entrance for this parcel with a total of 146 feet of road frontage.

Duane noted on Reed Street had to get two vehicles down this road.

Dean noted across the street from his parcel that parcel is considered the Town Center which would include Commercial, Residential etc.

Dean noted he travels Reed Street and has never had any issues with meeting vehicles.

Duane noted he travels Reed Street everyday.

Duane asked Dean why haven't you built on this parcel?

Dean noted this project is ideal for this street. You would have high dollar vehicles coming down this street and maybe decide to buy in the Town of Frankford.

Dean noted that Chuck Coleman's storage facility will fill up and so would mine. There is a need for these types of facilities.

Duane noted doesn't feel Reed Street is wide enough for certain vehicles.

John noted the meeting is to discuss the zoning change to this parcel.

Duane noted the project on Frankford School Road the road is wide enough to make the turns for recreational vehicles.

Dean noted his parcel has two entrances.

Dean noted he has talked with other neighbors, and they agree with the project.

Ron asked how far out on Reed Street or neighbors have you talked too.

Dean noted he had talked with Jerry Smith and the Luzier Family.

John noted this parcel is close to his parcel. Concerned for the lighting, traffic and potential noise.

Duane noted concerned going out on Main Street from Reed Street. This intersection is not very wide.

Dean noted if the Town feels Reed Street isn't wide enough the town should widen the road.

Ron noted to Dean had he talked with Blakes across the street?

Dean noted he hadn't talked with the Blakes.

Duane noted should the Committee table until they receive more information?

John noted the process should be to either approve or deny the rezoning. If we approve forward we would schedule a Public Hearing and then Town Council would vote in regular session.

John noted this parcel location is different, your parcel is in the middle of town not on the edge of town.

Dean noted years ago there were businesses on Reed Street.

Duane noted his concern is the road, traffic and in the center of town.

John noted the meeting is to talk about the rezoning

Duane noted his vote would be no because of location.

Duane noted most businesses are on the outside of town.

Duane noted the center of town should be considered a neighborhood with a good quality of life.

Dean noted to Duane how much road frontage would he need for the project.

Duane noted would like to table the project to obtain more information.

Dean noted he came to the meeting I would like the people on the committee to know what are the zoning rules.

John noted the challenge is come in with a zoning and plans. We are not making a decision on your project just on the requested zoning change.

John noted is the Committee okay changing from Residential to Neighborhood if so we should be alright with permitted uses for neighborhood business.

John noted he doesn't like it just because it is close to his property and expects it to be noise.

Dean noted the last construction on Reed Street was his complex.

Dean noted get people on Reed Street and see the town for possible growth.

John noted the Committee would make the recommendation to Town Council.

Valerje noted she is concerned about the larger vehicles on Reed Street.

Ron noted to Dean how far did you go to canvas the residents such as Mr Laws and Ms Wolford.

Dean noted if the issue is a passable road, then the town should widen the road this could include Thatcher Street and Green Street.

Dean noted the committee should know the knowledge of the rules.

Dean noted would like to have the full committee at the next meeting.

Duane noted the Committee should table until the next meeting November 21, 2023.

Valerie made the motion to table this meeting until November 21, 2023, at 6:30pm and seconded by Ron.

Motion was unanimous

ADJOURN:

Valerie made the motion to adjourn at 7:25pm and seconded by Ron.

Motion was unanimous

RESPECTFULLY

Cheryl A Lynch
Town Clerk