



Board of Planning & Adjustment
Meeting Minutes
April 19, 2022

Board Present: Chris Martin, Jennifer Allen, Thomas Bates, Ellen Humphries, Bill Daves

Board Absent: Alan McWhirter, David Wacaster, J.T. Scruggs

Staff Present: Town Manager Justin Longino, Town Clerk Noah Saldo

Agenda Item I

Call to Order

Chairman Chris Martin called the meeting to order at 5:30 p.m.

Agenda Item II

Recognize Citizen's Present & Public Comment

None at this time

Agenda Item III

Minutes from January 18, 2022 Meeting

Mr. Daves made the motion to approve the minutes with the addition of striking chairman Johnson and inserting Martin on Page 2 of the January 18, 2022 meeting. Mr. Bates seconded the motion and the vote was unanimous.

Agenda Item IV

Rezoning Request 242 N. Main street

The Town received a petition for a zoning map amendment (rezoning request) for property located at 242. N Main Street. The parcel is currently zoned B-1 and the request is to change the zoning to B-2.

Mr. Longino made a presentation on the rezoning request.

The Planning Board was asked to make a recommendation to the Town Council in favor of or against the rezoning request.

Mr. Longino stated that if Town Council approved the rezoning request the Board would need to approve a variance because tattoo parlors are not allowed in proximity to residential units per the UDO.

Staff recommends approval

Mr. Bates asked about La Bella Vita current zoning

Chairman Martin asked about the land use designation of parcel and the difference between B-1 and B-2

Chairman Martin asked for clarification on tonight's process

Ms. Allen asked what criteria the board would need to use in making a decision

Mr. Bates asked would this be considered spot zoning

Ms. Humphries asked if the applicant was renting the property and the surrounding rentals

Chairman Martin allowed public comment
Hunter Edwards the applicant addressed his request
Mr. Edwards asked about future impacts

Mr. Bates asked about parking for the proposed business
Ms. Humphries asked about the back entrance and hours of operation
Mr. Bates asked for clarification on tonight's decision
Ms. Humphries asked about vegetation
Ms. Humphries asked about the future of the property
Chairman Martin asked about the downtown master plan maps
Chairman Martin discussed surrounding properties and process going forward
Mr. Bates stated he thought the change would better align with what it should be

Ms. Allen made a motion to recommend to Town Council, approval of the rezoning request as it is consistent with the surrounding area and future land use plan. Mr. Bates seconded the motion, and the vote was unanimous.

Agenda Item V

Rezoning Request | 108/109 Machon Ave.

The Town received a petition for a zoning map amendment (rezoning request) for 108/109 Machon Ave. the current zoning is R-15 and the request is to rezone the parcels to B-2

Mr. Longino gave a presentation on the request
The Planning Board was asked to make a recommendation to the Town Council in favor of or against the rezoning request.

Staff recommends approval as it is compatible with surrounding area and land use goals

Ms. Allen asked if there were any current structures on the property
Ms. Allen asked if the road would need to be paved
Ms. Humphries asked what road improvements would be required
Mr. Longino stated he would be having a discussion about road improvements
Chairman Martin asked when road improvements would be required
Ms. Humphries asked about the use of the property in the future
Chairman Martin stated there had been a lot of zoning requests coming from that area
Chairman Martin asked about property to the south of the parcel, and it seemed to be in compliance with the surrounding area
Chairman Martin asked about the land use plan designation of the area
Mr. Bates asked about KFC zoning designation and stated it looked consistent with the area
Ms. Allen stated it was similar to the last case
Mr. Bates states road discussion was for another time

Mr. Bates made a motion to recommend to Town Council, approval of the rezoning request. Ms. Humphries seconded the motion, and the vote was unanimous.

Agenda Item VI
Remarks

Mr. Longino welcomed new Town Clerk Noah Saldo

Agenda Item VII
Adjourn

Mr. Bates made the motion to adjourn the meeting at 6:05 p.m. Ms. Humphries seconded the motion, and the vote was unanimous.

X Chris Martin

Chris Martin
Chairman

Attest:

X Noah Saldo

Noah Saldo
Town Clerk

