

Planning Commission
Order of Business/ March 14, 2016
Minutes

ORDER OF BUSINESS

- 1) **Called to Order** by Chairman Hannah at 7 PM.
- 2) **Roll Call:** Present: Gene Hannah, Lou Chambers, Melissa McWright, Tammy Roark, and Charles Morehead. Absent: Bob Sanders and Charles Edens. Also present were Planner Bob Hoge, Clerk Kathy King, BOZA members Gary Jackson, David Becker and T. J. Kirby.
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** February 8, 2016 and February 29, 2016 Special Called Meeting
 - a) *Mayor Morehead moved to approve the February 8, 2016 minutes and waive the reading; seconded by Commissioner Chambers. No discussion. **Vote:** All favored; motion carried.*
 - b) *Mayor Morehead moved to approve the February 29, 2016 special called meeting minutes and waive the reading; seconded by Commissioner Chambers. No discussion. **Vote:** All favored; motion carried.*
- 4) **Announcements from the Planning Commission Chairman:** None
- 5) **Reports from other Planning Commission members and/or other Town Officers**
 - 5.1 Mayor Morehead announced July 4th meeting on March 15, 2016 at 6:30 PM at Town Hall.
 - 5.2 Mayor Morehead announced that he has appointed Tammy Roark to the Planning Commission.
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS**
 - 7.1 Work session: review and update of Zoning Ordinance
These work sessions will count towards training for the Planning Commission and Board of Zoning Appeals members.
Mayor Morehead asked for clarification regarding accessory buildings in the zoning ordinance. Article 5.5(e) states "Total accessory uses in residential lots shall be limited in size to no more than one-half the size of its principal use on any lot." but at each individual zoning section, for example, under 5.9.2(F) Maximum Lot Coverage, it states "On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed 35 percent of the total area of such lot or parcel." There was discussion that neither of those rulings should be used for all lot sizes. There needs to be one rule for larger lots and another rule for smaller lots. Bob Hoge will do some

research and come up with language that works for different size lots and will provide to the Commission for next month's meeting. There was discussion regarding restricting mobile homes in zone R4. They are currently allowed in R2 and R4 zoning. Mayor Morehead will contact the Town Attorney to find out if the Town can or should pursue the restriction of mobile homes in zone R4. Commission completed review of zoning districts. Bob Hoge will furnish a new section to review at next month's meeting.

- 8) **NEW BUSINESS:** None
- 9) **Adjournment:** *Mayor Morehead moved to adjourn; seconded by Commissioner Chambers.*
Adjourned at 8:45 PM.

Gene Hannah, Chairman

Lou Chambers, Secretary

Date Approved