



Planning Commission Order of Business June 12, 2023 Minutes

ORDER OF BUSINESS

- 1) **Called to Order:** 7:00 pm
- 2) **Roll Call:** Present: Gene Hannah, Melissa McWright, Randy Howington, Jason Picanzo, Bill Herbert, John Louallen. Also present: Martha Brooke Perry, Attorney, Jeremy Sanford, Planner and Cindy Beirnes, Clerk.
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** May 8, 2023
Motion to approve previous minutes and waive reading by Melissa McWright; seconded by Jason Picanzo. Vote: All present in favor; motion carried.
- 4) **Announcements from the Planning Commission Chairman:** Mayor Louallen stated that our attorney, Martha Brooke Perry, was in attendance to answer any legal questions.
- 5) **Reports from other Planning Commission members and/or other Town Officers:** None
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS:** None
- 8) **NEW BUSINESS:**
 - 8.1 Rezone portion of Map 95 Parcel 103.05 from R-1 to C-1
Motion to discuss by Bill Herbert; seconded by John Louallen. Per our city planner, Jeremy Sanford, the plat he received for this rezone would be inconsistent with the adopted plan, Pegram's major developmental plan, which outlined this particular parcel as residential and this would be inconsistent with the adopted plan. Mr. Sanford's recommendation is to not approve this rezone. Mr. Howington was then asked to explain what he is wanting to do with the property. He wants to build an indoor softball/baseball facility. He has looked at doing this at the park but if build on park property it would then become a public facility. Martha Brooke Perry, attorney, stated that when zoning is changed for a property it stays with the property forever. She stated that the planning commission could look into a special exception that could expand recreational use to include for profit. This was done with another property and has worked out well. Mr. Howington then asked that this be deferred so the planning commission can look into other options instead of the rezone requested. Motion to defer by Bill Herbert; seconded by Jason Picanzo. Randy Howington, requestor, and Melissa McWright, related to land owner, have requested themselves from the vote. Vote: All present in favor to defer; motion carried. Randy Howington also stated that the road at

the end of Cedar Valley Court would be extended to this facility.

- 9) **Adjournment:** 7:26 pm
Motion to adjourn by Bill Herbert; seconded by Randy Howington. Vote: All present in favor; motion carried.

Gene Hannah, Chairman

Melissa McWright, Secretary

Date