

**PLANNING AND ZONING COMMITTEE**  
**February 27, 2024**  
**6:00 PM**

**Members Present:** Benjie Barham, Barbara Linn, Sandra Atterberry, Heyward Bell, Weaver McCracken & Robert Logan

**City Officials Present:** Roy Edwards, Director of Community Development

**Minutes Recorded by:** Taylor Seaton, Admirative Assistant

**Call to Order**

The meeting was called to order at 6:00 p.m. by Benjie Barham

**Consideration and Approval of Minutes**

Approval of minutes from meetings held on February 13, 2024

Motion made by Heyward Bell

Seconded by Robert Logan

**New Considerations:**

**Preliminary Plat – City Pointe Centre - 0 Pinehaven**

John Coughlin present representing City Pointe Centre

Weaver McCracken asked what the time frame is for the development

John Coughlin stated that Phase 1 will be the road and a convenience store, phase 2 will be adding in retail by the existing bank, and for phase 3 we will be working with grocery stores to go in a space as well in all the hope is to have it all completed within 3 to 4 years.

Motion made by Sandra Atterberry to approve the preliminary plat as presented

Seconded by Heward Bell

Unanimous approval

**Conditional Use – Dimensional Variance – Arrow Post – 0 Pinehaven Road**

John Coughlin, Sunny Singh, and Neil Singh present representing Arrow Post

Benjie Barham asked if it will be facing Pinehaven

Roy Edwards stated Yes it will

Motion made by Weaver McCracken to approve the conditional use for the Arrow Post, convenience store, at 0 Pinehaven Road as presented

Seconded by Robert Logan

Unanimous approval

**Dimensional Variance – Ted and Lorraine Gilbert – 340 Fortner Cove**

Ted and Lorraine Gilbert presented representing themselves

Weaver McCracken asked if any neighbors to the left and right have any comments

Roy Edwards stated that both neighbors to the left and right have signed in favor of it

Ricki Garrett resident of Cedar Crest stated that she is on behalf of the residents of Cedar Crest but mostly Sharon Pickens whom was unable to attend due to her husbands passing recently. Ricki stated that Sharons property is to the south of 340 Fortner Cove and the area where they are putting the metal building is visible from Sharon's rear yard. Sharon has had concerns in the past with the property due to

them having shipping containers sitting there and now with a large metal building she fears it will bring down her property value along with others in the neighborhood as well.

Ricki Garrett also states that on behalf of herself and others of Cedar Crest she asked for this to not be approved

Heyward Bell stated that the images presented seem to show that even though it is metal it will be aesthetically pleasing

Robert Logan asked how far the building will be from Sharons property

Roy Edwards stated that it will sit 150 Ft away from property line

Heyward Bell asked if it is wooded between the property line and the proposed building

Roy Edwards stated yes there are trees there

Lorraine Gilbert stated that it should be hard to see the building due to the area being wooded

Ted Gilbert stated that there are also others in the area that have larger metal buildings

Ricki Garrett stated that the metal buildings existing were there for a long time or did not go through the proper approvals before building

Heyward Bell asked if it was a kit and if it could be smaller

Ted Gilbert stated it is a kit but does not want to down size it due to the items he needs to store and stated that the container they have will be removed and was only there while work was being done

Motion made by Heyward Bell to approve the dimensional variance for a metal accessory building at 340 Fortner Cove

Seconded by Weaver McCracken

Unanimous approval

#### **Site Plan Review – Adam Rees – 0 Johnston Place**

Adam Rees present representing himself

Benjie Barham asked what this will be used for

Roy Edwards stated it will be a Cross Fit center

Benjie Barham asked which way the building will face

Roy Edwards stated it will face the Cul-de-sac on Johnston Place

Benjie Barham asked what the size of the lot is

Roy Edwards stated it is 3.6 Acres

Motion made by Heyward Bell to approve the site plan as presented to construction a new building at 0 Johnston Place

Seconded by Robert Logan

Unanimous approval

#### **Conditional Use – Dimensional Variance – Doug & Susan Williams – 1357 Kickapoo Road**

Doug and Susan Williams present representing themselves

Benjie Barham asked if the roof will match the existing roof of the barn

Susan Williams stated yes, the entire thing will be done to match the existing barn and it will also be landscaped so the building will not be visible from neighbor

Robert Logan stated that the neighbors can see the existing barn, correct?

Susan stated yes, it has been there for 14 years

Weaver McCracken asked if the hay storage could be moved elsewhere

Susan stated that her property is large but is also a lot of gullies so there is no where else feasible to put it where it is also close to the horses and barn so she has gotten landscaping to make a landscaping screen so the back of the building will not be visible to the neighbor.

Motion made by Heyward Bell to approve the dimensional variance and conditional use to construct an accessory structure at 1357 Kickapoo Road as presented

Seconded by Barbara Linn

Unanimous approval

**Certificate of Appropriateness – Colin Baird – 504 Jefferson St.**

Colin Baird present representing himself

Motion made by Weaver McCracken to approve to certificate of appropriateness as presented

Seconded by Barbara Linn

Unanimous approval

**Other Business**

No other business

**Next Meeting**

The next meeting will be March 26, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:58 PM

Seconded by Barbara Linn

Unanimous approval