

PLANNING AND ZONING COMMITTEE
October 24, 2023
6:00 PM

Members Present: Benjie Barham, Weaver McCracken, Mauricka McKenzie, Sandra Atterberry
Heyward Bell & Barbara Linn

City Officials Present: Roy Edwards, Director of Community Development

Minutes Recorded by: Taylor Seaton, Administrative 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 September 26, 2023

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Certificate of Appropriateness – Ben Pasley - 1001 Monroe St.

Upon presentation by Roy Edwards, Director of Community Development

Ben and Deborah Pasley present to represent

Weaver McCracken asked what the city size limitations are

Roy Edwards stated that it is 750 Sq. Ft and 12 Ft. on the height

Motion made by Heyward Bell to approve the certificate of appropriateness of storage building to be located at 1001 Monroe St. as well as the exterior color change of the home as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Site Plan – Signage – Bloom X – 484 Springridge Road

Upon presentation by Roy Edwards, Director of Community Development

No representative

Motion made by Weaver McCracken to approve the sign for Bloom X Spa at 484 Springridge road as presented

Seconded by Barbara Linn

Unanimous Approval

Site Plan – Signage – Cafezinho Coffee – 1000 Hampstead Blvd

Upon presentation by Roy Edwards, Director of Community Development

Johni Medeiros present representing Cafezinho Coffee

Weaver McCracken asked if this sign will be illuminated

Roy Edwards stated no it will not be illuminated

Motion made by Sandra Atterberry to approve the signage for Cafezinho Coffee at 1000 Hampstead Blvd as presented

Seconded by Heyward Bell

Unanimous Approval

Site Plan – Signage – Mauricka McKenzie – 602 E Northside

Upon presentation by Roy Edwards, Director of Community Development
Mauricka McKenzie present to represent 602 E Northside
Mauricka McKenzie recused himself from meeting
Benjie Barham asked if this sign will be internally lighted
Roy Edwards stated yes
Motion made by Heyward Bell to approve the signage for Fountain of Life located at 602 E Northside Drive as presented
Seconded by Barbara Linn
Unanimous Approval

Architectural Review – Methodist Rehabilitation Center – 251 Clinton Center Drive

Upon presentation by Roy Edwards, Director of Community Development
Kirk Oldenburg present to represent Methodist Rehabilitation Center
Benjie Barham asked if the asphalt will be redone
Kirk Oldenburg stated yes it will be redone
Benjie Barham asked what the square footage of the building is
Kirk Oldenburg stated it is about 3600 Square Feet
Motion made by Weaver McCracken to approve the architectural changes to the commercial building at 251 Clinton Center Dr. as presented
Seconded by Mauricka McKenzie
Unanimous Approval

Site Plan Review – Sam Graham – 101 Cross park Drive

Upon presentation by Roy Edwards, Director of Community Development
Sam Graham Present to represent
Heyward Bell recused himself
Motion made by Sandra Atterberry to approve the site plan to construct a metal building at 101 Cross park drive as presented
Seconded by Mauricka McKenzie
Unanimous Approval

Conditional Use – John Deady – 1208 Springridge Road

Upon presentation by Roy Edwards, Director of Community Development
No representative
Heyward Bell asked if there is anyway to put up a screen so the trucks are not as visible from the street
Roy Edwards stated they did add something to the fence to create a small screen but it does not hide the trucks
Benjie Barham asked if they will be adding any lighting or an office building
Roy Edwards stated they will have lighting but no office space it is strictly to park vehicles to be prepared incase of a storm or disaster
Heyward Bell stated he would like to request they add better screening with a privacy fence
Motion made by Weaver McCracken to approve the request with the recommendation to add a privacy fence to create a better screen
Seconded by Heyward Bell
Unanimous Approval

Zoning Amendment – Commercial Farming in Agricultural Zoned Areas

Upon presentation by Roy Edwards, Director of Community Development

Weaver McCracken asked about the purpose of a conditional use for this

Roy Edwards stated that when asking for a conditional use when it comes before the board conditions can be added with the approval to prevent any concerns there may be and it will also limits the number of commercial farms we have

Motion made by Heyward Bell to approve the presented zoning amendments as it pertains to commercial farming in Agricultural zoned areas

Seconded by Sandra Atterberry

Unanimous Approval

Zoning Ordinance Discussion

Weaver McCracken stated that the represented Zoning Ordinance is a much better format and easier to find what you are looking for.

Heyward Bell stated that the illustrations are great and make it easier to understand

Heyward Bell asked if it will be on the website

Roy Edwards stated that it will be

Other Business

No other business

Next Meeting

The next meeting will be November 28, 2023

Adjournment

Motion by Heyward Bell to adjourn at 6:40 PM

Seconded by Barbara Linn

Unanimous approval