

Planning Commission. Meeting 5/30/24

Commission members present: Trey White, Kim Williams, Glen Willhite, Todd Beene (No quorum at this time)

7:01 pm Public hearing began- Public hearing called to order

Discussed purpose of Public Hearing, and guidelines for how Public Hearing is handled/processed.

Conditional use Daycare-

Tracie Lamarr presented in home daycare. Currently has 5 in home daycare, to do more she needs the conditional use permission for daycare @ 65 Eagle Street.

Has had in home daycare for 18 years, was out of city limits until home burned. Has since moved to 65 Eagle Street. The home is set up for parking, fenced in area for kids to play.

PUBLIC COMMENT- none

Conditional use Mobile Home @ 968 main street

Judith Abbott petitions to place mobile home on property, has previously had a mobile home on the property until

PUBLIC COMMENT-

Ramona Peach. 970 main street, what is the law regarding mobile homes on main street. She is concerned about property values of her home next to this location.

Trey White explained the guidelines.

Mrs. Abbott said that would be her permanent home, this property is one she can afford, the sale of her current home closes in the next few weeks.

7:11 pm PUBLIC HEARING IS ADJOURNED.

RECONVEINED AT 7:15 WITH ADDITION OF RYAN SIMS TO THE MEETING

PLANNING COMM CALLED TO ORDER 7:16

Prev minutes for Oct 26, 2023

Motion to approve made by Ryan Sims, 2nd by Glen

In Favor- all

Opposed – none

Prev minutes for Nov 30, 2023

Motion to approve made by Ryan Sims, 2nd Todd Beene

In Favor- all

Opposed- none

Minutes from April 25, 2024

Members present Change from Gerald Coker to Charles Coker

Motion to approve made by Ryan Sims, 2nd by Kim Williams

In Favor- all

Opposed- none

Conditional use permits-

Trey stated our duty is to make a recommendation to City Council- either as approved as submitted, with modification or conditions, defer directly to City Council, or deny conditional use.

IN HOME DAYCARE, Tracie Lamarr

Discussion of UDO for future use, childcare family home would be permitted with special conditions in residential areas.

In the UDO the requirements- all but 1 has been met- the UDO requires a 6' opaque fence around play area. As of now there is a 3' or 4' chain link fence around play areas of back yard.

Discussion- position of home compared to street, area of it in the city, property behind the home etc. fits well as conditional use.

Kim asked what ages are currently in care?

Tracie answered she is trying to keep toddler age not babies.

Motion made to approve conditional use for in home daycare at 65 eagle street made by Todd Beene, 2nd by Kim Williams

In favor- all

Opposed- none

MOBILE HOME at 968 Main Street

Trey stated concerns, based on our guidelines on Highway overlay district there are driveway spacing limits requiring 200' between driveways on a 55+ mph area, this driveway is less than 50' and is not in line with this guideline. 2nd UDO only allows manufactured homes in residential areas only.

Kim defined conditional use as it applies to this request, putting a mobile home in this area will decrease current property values in this area.

Recommendation requested-

Kim makes a motion to city council that we deny this application for conditional use, 2nd made by Glen.

In favor - 4

Opposed - none

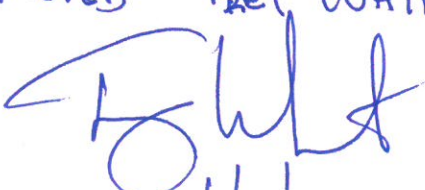
Abstained - 1

Trey recommends that we postpone voting until we are able to have a larger attendance by commissioners until possibly a special called meeting.

June 13 possible special called work night w/ Trey Foster discussing the UDO and Zoning, conditional use etc.

Commission will meet in June. We already have applications for that month.

ADJOURNED Planning Commission at 7:30pm.

APPROVED TREY WHITE

6/27/24

Brady Zweifel
