

CENTRAL PLANNING COMMISSION MEETING  
JULY 19, 2022 6:30 PM

**MINUTES**

1. Call to Order
2. Roll Call – Present: Justin Rakey, Daniel Bare, Tripp Brooks, Erin Ash, David Vaughn, Edith Williams, Lauren Queen
  - a. Council Member Present: Paige Bowers
  - b. Advisor Present: Jennifer Vissage
3. Approve Minutes
  - a. April 19 minutes approved
  - b. May 17 minutes approved
    - i. Clarify in 5.a.3 the red oak will be identified as a “significant natural feature”
4. Old Business
  - a. Discussion of Lawton Road
    - i. Tripp Brooks—The town is responsible for half the road but not realistic. Need to determine how rightaways will be maintained (currently not). Need to figure out a balance between town, development, and county for maintaining the road.
    - ii. Paige Bowers—Met with county—proposal to divide the distance. Will be reviewed at next review. Likely won’t be paved until after the development is built.
    - iii. Lauren Queen—Responsibility of Great Southern Homes?
    - iv. David Vaughn—In practice, currently a one-lane road.
    - v. Tripp Brooks – Review of next steps in development process.
5. New Business
  - a. Zoning Request
    - i. 222 Wentink Road—Request from R12 with NSRD to Agriculture
      1. Tripp Brooks—Ag zoning allows intensive use of the land (commercial farming, timber farming). Concerns with water usage and runoff. Firearm use is allowed on Ag-zoned property, which some citizens have concerns about. Is ag zoning needed in municipality or better suited to county. Less concerned about this particular property due to its location.
      2. Justin Rakey—Does not support rezoning property as Ag within the town limits. But should not un-annex from town because town would lose control over possible future development. Therefore support rezoning request.

3. Lauren Queen—Asked for clarification of control of county versus town.
4. Justin Rakey—More restrictive than county (400-500 homes versus less than 300 on the same piece of land).
5. David Vaughn—Clarify firearms can be used on property zoned as Agriculture.
6. Motion carries unanimously.

b. Sign Ordinance

- i. Tripp Brooks—Table agenda item for a future work session or special meeting. Remains concerned that housing the sign ordinance in the zoning ordinance makes it difficult for PD enforcement. Concern about current enforcement as ordinance exists. Need to make easily accessible for PD.
- ii. Justin Rakey—Current confusion over sign ordinance. Town Administrator asked Commission to review and revise to streamline process for sign approvals and fee collection.
- iii. Motion to table item for future discussion carries unanimously.

c. Add 417 Gaines Street to the Main Street District Overlay

- i. Justin Rakey—Provided background on Main Street District Overlay for new members of the commission.
- ii. Paige Bowers—Request came from a citizen petition.
- iii. Tripp Brooks—Adjacent to the depot and old city jail so make sense to include in district.
- iv. Justin Rakey—Currently residential zoned but may be better as neighborhood commercial for consistency with surrounding area.
- v. Amend motion to approve rezoning to Neighborhood Commercial with Main Street District Overlay.
- vi. Motion carries unanimously.

6. Adjourn.