



PLANNING AND ZONING COMMISSION January 17, 2023

1. Call to Order: 7:00p

Roll Call- Commissioners present: Derek Flake, Jeff Greer, Reid Stinnett, and Justin White.
Michael Lunt joined at 7:24p
Staff present: Scott Allen, Joseph Jarvis

2. Pledge and Prayer: Prayer: Stinnett Pledge: White

3. Call to the Public:

No one spoke

4. Commissioner Reports:

No comments

5. Approval of Previous Meeting Minutes:

A. MEETING MINUTES- December 20, 2022

Stinnett moved to approve the meeting minutes as presented. The motion was seconded by Greer. The motion was approved unanimously, with Lunt absent.

6. Discussion/ Action Items:

A. SPECIAL USE PERMIT: 202-33-010: STEPHENSON: CONSTRUCTION OF A SECONDARY RESIDENCE IN THE GARAGE

Item tabled until the applicant or their representative can be present.

7. Open Public Hearing:

A. EXCHANGE OF LAND 202-05-053B AND 011N

Jarvis provided background. Gordon Farr Jr. provided additional details, including background on the improvements that he made to the property, negotiations with the Town about the improvements, and why the Town was completing a property exchange. Farr provided additional handouts to the Commission, that were not included in the agenda packet.

Kent Williams is a neighboring property owner. Farr met with Williams and asked if they would go in together and build a fence. Williams inquired of the Town as to why he was not notified of the land exchange and the Town apologized for this oversight. Williams attempted and was able to discuss his concern with Farr. Williams does not want his view to be obstructed. He is opposed to the land exchange if his view is obstructed. He wants this limitation to be noted in the paperwork.

Farr is not willing to include this language in the paperwork. He provided additional documents that were not included in the agenda packet. Farr disputes Williams' motivation and what the view is like. He is not certain how the property will be developed in the future.

Stinnett asked staff for clarification on how the property will be transferred. Staff stated that the traded portion would retain the same property lines and zoning unless the Town Council approves changes as part of their approved motion.

Stinnett inquired of Williams whether he understood what was shared by the staff. Stinnett and Williams discussed these and other details further. Williams provided details about infringement on his property and Stinnett asked that we focus on the item on the agenda.

White wanted to confirm that kids will not be blocked from accessing the pond for fishing.

B. ORDINANCE 2023-01 AND RESOLUTION 2023-01: TOWN CODE TEXT AMENDMENT

Staff provided additional details. The Commissioners asked follow-up questions.

8. Close Public Hearing: (Each item was discussed after the open public hearing was completed)

A. EXCHANGE OF LAND 202-05-053B AND 011N

Stinnett is supportive of the land exchange. The Farr's are prepared to present all future developments to the Planning and Zoning Commission and Town Council. Greer is also supportive of the request.

Flake moved to recommend for approval the land exchange. The motion was seconded by White. The motion was approved unanimously.

B. ORDINANCE 2023-01 AND RESOLUTION 2023-01: TOWN CODE TEXT AMENDMENT

Greer moved to recommend for approval the ordinance and resolution as presented. The motion was seconded by Lunt. The motion was approved unanimously.

9. Adjourn 7:58