

PLANNING & ZONING/BOARD OF ADJUSTMENT MEETING

Tuesday, July 11, 2006

7:00 p.m.

Members Present: Herman Johnson, Wade Clapp, Cathy Wilson, Laurie Jarrett, Sandra Masho, and Don Waugh

Vice Chairman Johnson called the meeting to order at 7:00 p.m.

BOARD OF ADJUSTMENT

New Business

Variance Request – 338 Isley Road – Vice Chairman Johnson told everyone that Ms. Linda Justice has request a variance on her property to place a 24x36 storage building. She owns two adjoining lots and she wants to place the building on the lot line dividing her two parcels. It would be cost restrictive for her to have the lots combined into one, there is a creek on the property preventing building on the back of the lot and the topography shows how unlevel the land is. The normal side setback is 15' and she would like it reduced to zero. Vice Chairman Johnson asked if there were any comments.

Max Taylor of Isley Road spoke against the variance request saying that she should be able to put the building somewhere else on her land.

Benard Pennix who is Zoning Enforcement Officer for the Town of Green Level said he just came to see what the variance was for because the Town owns an adjoining parcel of land.

Several of the Board members asked Ms. Justice if there was somewhere else that she could place the building and meet the setbacks. Ms. Justice said there were other places but it would be cost restrictive and they would have to clear a large amount of trees or put in another driveway.

Cathy Wilson made a motion to approve the variance, Sandra Masho seconded. Motion was not approved as vote was 4 to 2 with Cathy Wilson, Sandra Masho, Wade Clapp and Herman Johnson for and Laurie Jarrett and Don Waugh against.

PLANNING & ZONING

New Business

Rezoning Request - 751 Trollingwood Road (parcel 8894762902) – Vice Chairman Johnson explained that Steve Whitfield had requested to rezone this property from R-18 to B-2 for his client so she could put her chiropractic office there. He also said that most of the parcels around it were already zoned B-2. Don Waugh made a motion to approve rezoning from R-18 to B-2, seconded by Wade Clapp. Passed 6 to 0.

Rezoning Request – 723 E Main Street (parcel 8895435338)

Rezoning Request – 725 E Main Street (parcel 8895436424)

Rezoning Request – 103 Ferris Street (parcel 8895437434) – Joe Sells of A Better Development Group spoke to the Board concerning all three of the parcels stating that they had several offer to purchase the land contingent upon the rezoning being approved. He said that he could not say what the businesses are at the present time but that any would be good for the town. Don Waugh made a motion to approve rezoning 723 and 725 East Main Street from R-12 to B-2 and 103 Ferris Street from R-G to B-2, seconded by Wade Clapp. Passed 6 to 0.

Flood Prevention Ordinance & Flood Insurance Rate Map (FIRM) – Misty Hagood told the Board that FEMA had revised the Flood Insurance Rate Maps and the State was requiring all cities and counties to revise their Flood Prevention Ordinances or they would not be eligible for any FEMA money if anything happened and also for residents to purchase flood insurance. She said the maps are considered a type of zoning map and the ordinance is in the land use section of the Code of Ordinance so the Board would need to make a recommendation to the Town Council. Don Waugh made a motion to approve the maps and the ordinance, Wade Clapp seconded. Passed 5 to 0 with Herman Johnson voting against.

Vice Chairman Johnson asked if there were any other items for discussion. There being no further business, Don Waugh made a motion to adjourn at 7:37 p.m. Passed 6 to 0.


Vice Chairman