

Planning and Zoning Board
Tuesday, September 13, 2005
7 p.m.

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

Members Absent: none

Vice Chairman Johnson opened the meeting at 7:00 p.m. He then asked the board to review the minutes from the previous meeting (8/2/05). With no discussion, Don Waugh made a motion to approve the minutes, Wade Clapp seconded. Passed 6-0.

Vice Chairman Johnson gave an overview of the Rezoning request from the Ragland property on Boundary Street and stated that they would like the lot changed from R-12 to R-7 in order to operate a day care as a home occupation. There was discussion on the topic of spot zoning, and Don Waugh asked David Beal if the Raglands were aware of the rezoning process. David Beal stated that he had talked with Terry Ragland more than six months ago and explained the need for rezoning and the likely timeframe. He then said that there was no request made by the Raglands until the state daycare inspectors told them they had to be licensed. At that time, Terry Ragland again asked what was necessary for rezoning and was again told of the process and timeline.

Laurie Jarrett made a motion to deny the rezoning request, passed 4-2.

Laurie Jarrett then brought up the possibility of a text amendment that would allow day cares as home occupations in both R-12 and R-18 zones. David Beal said that it was entirely possible, and that the Planning and Zoning Board could forward a recommendation to the Town Council. A public hearing would be necessary. Vice Chairman Johnson asked if anyone wanted to make a motion that they forward such a request to the Town Council. Laurie Jarrett made a motion for a Zoning Ordinance Text Amendment to allow day care centers operated as home occupations in both R-12 and R-18 zones. Passed 6-0.

Vice Chairman Johnson asked if there were any other items for discussion. Don Waugh brought up the subject of sidewalks again and asked if any of the members had given thought to new areas for sidewalks. Brief discussion.

David Beal informed the board that there might be the possibility of a land use plan developed by some interested parties in the old mill sites. Brief discussion.

To wrap up, David Beal explained that both the rezoning vote and the proposed text amendment would be forwarded to the Town Council at their next meeting, and then a public hearing would be scheduled for each. After the public hearings, the Town Council could vote on each.

With no further business to consider, Wade Clapp made a motion to adjourn; Cathy Wilson seconded. Passed unanimously. The meeting was adjourned at 7:31 pm.

approved 1-10-06 meeting