

MEETING

BEGIN: 6:32 P.M.
ADJOURNED: 6:49 P.M.

MEMBERS PRESENT - James "Tripp" Bouknight; David W. Bouknight, Jr.; Jennifer Edwards;
Betty Hartley; Andy Jennings and Laurel Gillespie
Patricia Saeed

Meeting was called to order at 6:32 P.M.

Roll Call.

Old Business – None

D. Bouknight, Jr made the motion to approve the minutes as reviewed, L. Gillespie seconded.
All in favor.

Action 1

- A. Request from Frank & Daphyne Ridgell to rezone property located at 431 South Pine Street - TMS# 007000-03-006 = 27.18 acre from R-1 to C-2.**

Chairman Jennings brought forth the request from Frank and Daphne Ridgell to rezone property located at 431 South Pine Street, consisting of 27.18 acres from R-1 to C-2. Chairman Jennings addressed the applicants. Mr. Ridgell stated that he and his daughter, Lisa Peake, were present. The commission discussed the location of the property. Ms. Peake came forth and ask the commission to consider rezoning the property for an upholstery shop to be at the rear of the property. She stated that there would not be a lot of traffic coming and going. She said that there would be no more than what accesses it now on any given day. Chairman Jennings asked if there were any other plans to use the property for anything other than the upholstery shop. Ms. Peake stated, "At this time, no sir." Member Gillespie stated that it is a lot of property to change to commercial just for an upholstery shop. She asked if they had checked to see how it would affect their taxes. She also asked if they were sure that they wanted to rezone all of the acreage to commercial. Member Hartley asked if there were plans to expand. Ms. Peake stated the plan would be to expand but it would not be anytime within the next ten (10) to fifteen (15) years. Member D. Bouknight stated that the taxes would not increase on the entire parcel. He said that the portion that still has trees would be considered as agriculture from the county's standpoint.

Administrator Saeed introduced the Building Inspector, Michael Doles. Mr. Doles is an inspector with SafeBuilt whom the Town is contracted with for inspections, permit reviews and plan reviews. Administrator Saeed stated that Mr. Boles would be sitting in on the Planning Commission and Board of Appeal meetings. Mr. Boles came forth and explained his duties. He then expressed how it may be an advantage for him to attend the Planning Commission and Board of Appeal meetings because some applicants think that if a request is approved by either the Planning Commission or Board of Appeal that everything is automatically approved and that they can move forward. Mr. Boles stated that he would like to be in attendance to answer any questions that the Planning Commission or Board of Appeal may have in reference to building codes. Mr. Boles ask the applicant how large the upholstery building would be. Ms. Peake stated that the building would be around 1,000 sq. ft. Mr. Boles stated that an upholstery shop is considered F1 by Building Codes and that size is considered low hazard occupancy. Mr. Boles stated that anything over 2,500 sq. ft. would have to have sprinklers in the building. He explained to the applicant that a set of plans which has to show emergency exits and also be approved by the Fire Department would have to be submitted. Mr. Boles advised the applicant that since the building will be used for commercial, the structure would have to be built by a licensed General Contractor. Chairman Jennings thanked Mr. Boles for his input. Member Gillespie stated that Mr. Boles had given good information.

Chairman Jennings gave a brief overview of what had been discussed. He asked Ms. Peake if there was anything else she would like to add. Ms. Peake stated that there would not be a whole lot of foot traffic in the building. She said that there would just be people dropping off R.V.s and boats. Chairman Jennings asked Ms. Peake if she would be doing upholstery to furniture or would it just be R.V.s and boats. Ms. Peake stated that it would just be R.V.s and boats. Chairman Jennings asked Ms. Peake how many employees she would have. Ms. Peake stated just herself and one other. D. Bouknight stated that he did not see any problem with the business being there. He said that it was in an area in the center of the property and it is not going to bother anybody.

D. Bouknight made the motion to approve the request submitted by Frank and Daphne Ridgell.
L. Gillespie, second motion. All in favor

Adjourn

D Bouknight Jr. made the motion to adjourn at this time; J Edwards seconded the motion at 6:49 pm All in Favor

Patricia G. Saeed, Zoning Administrator

MarthaAnn C. Lake, Zoning Secretary

Committee Member Present