

Planning Commission Meeting

Meeting minutes
November 6, 2024
7:00 P.M.

Opening Business

Meeting started at 7:03 pm.

Welcome : Nate Washer

Prayer: Nate Washer

Pledge of Allegiance: Led by Rachel Goates

Present at Meeting: Planning Commissioners Nate Washer, Jesse Carter, Council Member Rachel Goates. Absent is Commissioner Conner Lunt.

Also Present: Carol Bennett

Action/Discussion Items

Approval of past Minutes: Sept 4, 2024, Regular Planning Meeting

A motion was made to accept the minutes from the September meeting.

Rachel Goates made a motion to accept the minutes from September. Jesse seconded it. All were in favor. The motion was approved unanimously.

Permit Applications: New House – Jeff & Kim Rowell, New Shed – J. Winn

New House - Jeff & Kim Rowell

The commission reviewed the permit application for a new house for Jeff and Kim Rowell. The location of the proposed house was discussed, with commissioners clarifying its position relative to other properties in the area. It was noted to be on a corner lot near Bishop Walker's property.

The setbacks were examined closely. The commissioners emphasized the importance of marking property lines and setbacks from the actual property line, not the current fence which is right on the road. They noted the building inspector should verify this.

The house plans were reviewed in detail. The commissioners discussed various aspects including:

It was confirmed that the building inspector had reviewed and signed off on the plans. The commissioners also noted this would be the first building permit subject to new impact fees.

After thorough review, a motion was made to approve the permit application.

Rachel Goates made a motion to approve the new house permit application for Jeff and Kim Rowell. Jesse Carter seconded that motion. All were in favor. The motion passed.

New Shed - J. Winn

The commission reviewed a permit application for a new shed for Joel Winn. The location of shed on the lot was reviewed.

A motion was made to approve the permit application.

Rachel Goates made a motion to approve the permit application for a shed for Jay Winn. Jesse Carter seconded that. All were in favor. The motion passed.

Ordinance review discussion

The commission discussed potential changes to the clear view area requirements for driveways without sidewalks and a definition for view obstructing fences as being comprised of more than 50% opaque material.

The commission also reviewed proposed changes to the subdivision ordinance provided by their lawyer. They went through the document and discussed several recommended modifications:

The commission also briefly discussed updating the ordinance regarding gunpowder storage limits to align with state regulations.

Subdivision Ordinance Update

The commission reviewed a draft flag lot ordinance.

The commissioners provided feedback on the draft and requested some revisions before scheduling a public hearing on the proposed ordinance.

Reports

Office issued permits:

Electric Service – T. Jarrett,

Reroof – J. Washer,

Reroof – J. Echols

The clerk reported on recently issued permits.

Some discussion occurred identifying the locations of these properties.

The meeting was then adjourned.

Jesse Carter made a motion to adjourn the meeting. Rachel Goates seconded the motion. All were in favor. None were opposed.

The meeting was adjourned at 8:44 pm.

Christine Carrigan, Clerk