

MINUTES

of the

MECKLENBURG COUNTY PLANNING COMMISSION

June 29, 2023

Present: Kyle Crump, Charles Reamy, Debra Crowder, Donna Dennis, Jerome Watson, David Brankley, Landon Hayes, Jr, Jarrious Lassiter, and Randy Crocker.

Members not present: Mark Warren

Secretary Reamy called the meeting to order.

A public hearing was held on the application by Jacob & Shawna King to rezone from Agricultural to Business B-1. This property, identified as County Tax Number 023000-A-046, is zoned as Agricultural and is located on the west side of Hwy 662 (Wightman Road), approximately 2 miles north of its intersection with Hwy Forty -Seven, Election District 7, County of Mecklenburg. Reference Deed Book LR-20-2187 and Will Book WF-18-65.

There was no public comment.

Mr. Hendrick advised the commission that two emails were received, one was in support of the application, and one was against the application.

The public hearing was closed.

Upon a motion from Mrs. Crowder, seconded by Mr. Watson, the commission unanimously recommended to approve the application with the following conditions:

1. The re-zoning would allow the owner more opportunities in the B1 district.
2. It will not be detrimental to the public welfare.
3. It will not affect adversely the health or safety of persons or the neighborhood for the proposed use.
4. The developer will have to meet VDOT standards for a commercial entrance.
5. The owner will follow the regulations that are set forth in the Business B-1 zoning ordinance.

A public hearing was held on an application by Larry Gartin for a special exemption permit for a neighborhood business. This property, identified as County Tax Number 180000-07-003, is zoned Agricultural and is located on the north side of Hwy 903, and approximately one (1) mile north of its intersection with Hwy 751(Golf Drive), Election District 3, County of Mecklenburg. Reference Deed Book LR-20-508.

Mr. Larry Gartin was present to answer questions on the application. Mr. Gartin advised the commission that they wish to operate an ice cream truck on the property.

There was no public input.

Mr. Hendrick advised the commission that he had not received any emails, phone calls, or letters on this application.

The public hearing was closed.

Upon a motion from Mr. Crocker, seconded by Mr. Lasster, the commission unanimously recommended to approve the application with the following conditions:

1. The county has approved these types of applications in the past.
2. It will not be detrimental to the public welfare.
3. It will not affect adversely the health or safety of persons or the neighborhood of the purposed use.

A public hearing was held on the application by Arnold & Beverly Tucker to rezone from Residential R-1 to Agricultural. This property, identified as County Tax Number 060000-08-D, zoned as Residential R-1, and is located on the west side of Hwy 637 (Chapico Road), and is approximately one (1) mile south of its intersection with Hwy 812 (Hudgin Road), Election District 4, County of Mecklenburg. Reference Deed Book LR-3-3285.

Mr. Arnold Tucker was present to answer questions. Mr. Tucker advised the commission that they had purchased the property in 2005. Mr. Tucker advised the commission that he wanted to rezone the property to agricultural so he would have better use of the land in an agricultural district.

The public hearing was closed.

Mr. Hendrick advised the commission that he had not received any phone calls, letters, or emails on the application.

The public hearing was closed.

Upon a motion from Mr. Brankley seconded by Mr. Crocker, the commission unanimously recommended to approve the application with the following conditions:

1. By rezoning the property from Residential R-1 to Agricultural it would allow the property owners more opportunities to use the property within the guidelines of an Agricultural District.
2. It will not be detrimental to the public welfare.
3. It will not affect adversely the health or safety of persons or the neighborhood for the proposed use.

Upon a motion from Mr. Reamy, seconded by Mrs. Dennis, the planning commission unanimously approved the May 25, 2023, planning commission minutes.

Mr. Hendrick presented the Zoning and Building permit reports for review.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Charles P. Reamy
Secretary