

Planning and Zoning Commission Meeting Minutes March 1, 2022

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, March 1, 2022, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were; Chair Chuck Merritt; Vice-Chair Gary Pasciak, Commissioner Teena Meadors; Commissioner Ron Penn; Commissioner David Somerville; Commissioner Robert Switzer, and Commissioner William Welker.

STAFF MEMBERS present were Laurie Lineberry, Development Services Director; Frank Marbury, Public Works Director; Will Dingee, Senior Planner; Bethan Heng, Planner; Dee Dee Moore, Customer Service Supervisor; Lawrence Digges, Audio/Video Technician.

CALL TO ORDER: Chair Merritt called the meeting to order at 6:00 p.m. Commission began with the Pledge of Allegiance.

CONSENT CALENDAR – A motion was made by Commissioner Switzer and seconded by Vice-Chair Pasciak to approve the items on the Consent Calendar. This motion passed unanimously by a 7-0 vote.

CASE# ZC-2022-01: - *This is a request by Jeremy Bach for a rezone of approximately 30.15 acres of real property from the Agricultural/Residential 5-Acre Minimum (AR-5) to Commercial Heavy with a Planned Area Development Overlay (CH/PAD), for the property located south of 2820 N Road 1 East, APN 306-14-026A.*

Bethan Heng, Planner, presented the staff report and shared that the Applicant was in attendance for this meeting. **Heng** added that after the concerns raised during the neighborhood meeting, at which 5 of the 24 citizens in attendance were within the 300 foot radius notification area, the applicant redesigned his site plan to address those concerns. The applicant reduced the number of spaces by over 20%, from 190 spaces to 150 spaces and committed to build a decorative block wall on the east property boundary with a landscaped area.

Commissioner Meadors asked that the applicant elaborate on the changes and **Commissioner Somerville** questioned the maximum height of the wall. **Heng** stated the wall height would be 6 feet, and **Senior Planner Will Dingee** added that the wall could be as high as 8 feet.

There were no further questions for Staff.

Applicant, Jeremy Bach, addressed the Commission and shared that this project would be designed with future utility connections, when available, with an 8" sewer and a water main future connection. He added that all water provisions would be approved by Arizona Department of Water Resources (ADWR) and that the sewer package plant system would have to be approved by Yavapai County Environmental Services. He added that their company is currently building other projects similar to this within the state. This proposed project would provide for 30-night stays with options to renew for 30 additional nights. He confirmed that a wall and approximately 20 feet of soft scape landscaping are proposed along the east property line.

Switzer asked if the Arizona Department of Environmental Quality (ADEQ) has specified that this sewer system must meet their A-Plus standard. **Bach** stated that yes, it meets the same requirements as a public utility system would.

Merritt asked if it would be monitored by ADEQ and **Somerville** asked about on-site office space. **Bach** stated that this project would be modeled like the project currently being built in Camp Verde.

Switzer questioned whether or not the applicant would be willing to provide a block wall to the west adjacent to the commercial properties, if there would be 24-7 on-site management, and if a traffic study was done regarding the realignment of Road 4 North and 30-day timeframe. **Bach** stated that he is not completely opposed to additional walls, but feels that it is specifically a concern to the eastside residential neighbors. He also stated that there would be management on-site 24-7 and that a traffic study was not completed. He added that the 30-day stay time period could be less if problems with the tenant happened. **Commissioner Penn** asked what the maximum length of RV would be. **Bach** stated some units are 65 feet.

The commission had no further questions for the applicant.

Merritt opened the meeting for public comment.

Robert Campbell of 1220 E Road 4 North stated he lived 700' from this property, and addressed the commission, provided a handout about what he felt a 5-Star RV Park contained. He felt that in order to be a 5-Star park, there would need to be amenities, such as golfing, office facilities, recreational areas, laundry, etc. Also, some parks provide wider and deeper spaces with pull-through parking, paved roads and private patios. **Campbell** shared that other amenities should include wi-fi, pet areas, trash collection and or course hook-ups (electric, water, sewer and cable-tv). Chino Valley is not a destination for RV's since there are no rivers, golf course, or national parks in the area. He stated that this parcel is too small for this development and it would be better suited at Old Home Manor.

Sharon Reilly & Arwynn Taylor of 2826 N Arizona Trail stated they were opposed to this project. They spoke about concerns for their horses and the need for a quiet neighborhood, like it is now, and also concerned about having enough water from their well. They were worried that it would just become a cheap place for people to live that can't afford to buy a home.

April Durnez of 1519 Florida Lane stated she is opposed to this project. She also had concerns about the water and where it would be coming from. She felt that there would be difficulty with infrastructure such as Fire, Police and Medical emergencies. She identified that the roads are currently without sub-grade and should be repaired. She wondered why there was a need for an RV park here, since Chino Valley is not a destination. She believed that the people staying at this park would spend their money in Prescott, Williams and Flagstaff, not here in Chino Valley. Durnez said they would pump water current residents depend on. She also shared that the existing stores in town are over-capacity.

Kathy Middlested of 380 Lauren Lane was opposed to this project and felt that this park was being design for long-term stays. She felt that more and more developers were asking to rezone residential to higher density and she would like to see more development, but with a project that fits the current zoning of the property. She felt higher density projects were impacting peoples' homes and more and more of the residents were getting frustrated when the Town approves rezones. She stated that all the rezoning was impacting the roads, water, infrastructure and property taxes.

Gary Denny of 2879 Arizona Trail shared that he was the owner of El Norte Restaurant and that his business was surrounded by commercial projects, including a future 100-acre solar farm. He added that early on, in 1958 Del Rio Springs had animals that were shipped from this area. The property adjacent to his business was, he believed, the only property zoned for a junk yard. He wanted to remind everybody in attendance that there was a commercial aspect to this area. He stated that the commercial area is what it is, and that the town needs to build, in order to be a strong city. The Town needs the revenue that new projects bring to be able to improve the roads, police, etc.

He felt that all the strain on roads, police and fire was not a good thing. His family has been in this area since the 1860's. He believed that Chino Valley dollars are being spent in Prescott. He stated that Chino Valley is just "work-force" housing for Prescott. He added that this town needed to "Build Strong".

Rachelle Fernow of 2949 N Road 1 East presented the following information in a PowerPoint presentation, stating that she was represent number of people:

Rachelle reflected on the large lot/agriculture nature of the area and stated she felt that the proposed project was not in-line with the characteristic of the neighborhood. She shared a slide that included the following concerns related to the project at this location: highway entrance, rental prices, water, population density, road improvements, traffic signs, road decay, traffic increase, perimeter fencing, length of stay, business operation, closeness to Perkinsville 44, Heavy Commercial zoning, landscaping, lighting, space sizing, impact on city services, and benefit to the town and residences. She addressed the developer's proposed reduction in units from 190 to 150 (after hearing neighbor concerns at the Neighborhood Meeting) and stated that she felt the reduction in units was due to right-of-way dedications and not the applicants desire to reduce intensity. She stated that she and other citizens visited several RV parks in Yavapai County and their investigation concluded that this project location had no mature vegetation, no natural attractions or views, and that the access points to the proposal were not on an interstate or highway like the other parks. (She shared photos of these parks in her presentation). She stated that she felt that the impact to the community was huge with a density ratio increase of 800%, increase in traffic, decrease in property values, increased safety concerns and no zoning transition. She shared that the neighbors were in opposition to this project and added that she has an online petition with over 350 signatures in opposition. Rachelle provided excerpts from various sources including the Town General Plan and Chamber of Commerce documents that state Chino Valley is a "laid-back, open space community with agricultural and farming heritage". She stated that she believed this project would cost the Town more money than it adds. Rachelle declared that she had reviewed the UDO and the General Plan and had concluded that this proposal did not fit this area based on her analysis. She asked the following questions: What was the point of zoning if not to put land uses in their proper place? Why were rezones approved prior to all the technical studies being done? Couldn't we wait to rezone until the Town's new general plan was completed? She concluded by stating that the Town should send the RV Park out to Old Home Manor.

Juliann Baker of 2869 N Road 1 East yielded her time to Rachelle Fernow.

Gary & Molly Beverly of 1219 Granite Creek stated they are opposed to this project. They thanked the commission and staff for putting in the time to help manage the town. This RV park does not fit at this location. He felt that there have been all kinds of projects approved but they never get built. Beverly expressed concerns about public safety with the emergency vehicles using Road 4 North. He stated that there are currently more than 175 lots that use that road daily. He felt that the 300-foot radius notification was a joke, that a traffic study should be completed, the road upgraded for RV use and the developer should pay for it. He felt that this RV park would become low-cost housing and should have a 30-day maximum stay within a 6-month timeframe. He added that any water usage should be recharged and that since 1940 the water table has dropped 100 feet.

John Garden IV of 849 Sycamore Lane spoke in opposition to this project. He added that in Prescott and Prescott Valley, development was happening everyday and he felt that those towns will be touching Chino Valley borders soon. Several of his neighbors' well water levels had been dropping, yet there are three water companies in Chino Valley. He thanked the citizens for being concerned about this project.

Toni Graybill of 1022 E Granite Creek Lane, also in opposition agreed with those that spoke before him and added that he felt this project would not generate the revenue the town needs and the neighbors would end up paying for it.

Diane Audette of 1322 Florida Lane agreed with previous speakers and asked the commission to make the right decision for the people, not for the revenue.

Kara Brennon of 2610 Georgia shared that she had lived here all her life and believed that this property could be used in a better way. She expressed concern about security, police and water usage. She suggested that the developer complete his other project in Verde Valley so the public could see what it would look like if he built in Chino Valley.

Ann Kennedy of 1875 N Rancho Santa Maria Drive stated she was a local business manager and was speaking for the Cat Sanctuary located at Granite Creek Vineyard. She felt that the Town needed to keep up the streets and she stated she opposed the project.

J. J. Walz was opposed and felt the Town should be kept the way it is. He stated that the applicant has not proven himself in regards to an RV park before building here. He felt that developers take advantage of the price of land in Chino Valley as opposed to Chino Valley being a desirable location.

Clay Camero of 1305 Taft Avenue stated his opposition to this project. He stated he moved here about a year ago because of the rural look, the quiet and the visibility of the night stars, Chino Valley is the exact opposite of Los Angeles. He supported 12,000 square foot lots.

There were no others that filled out the "Request to Speak" cards to speak.

Merritt asked if anyone else wished to speak. Rachelle Fernow encouraged all in attendance to speak up.

The following persons got up to speak and agreed with Rachelle Fernows presentation voicing opposition to the project:

Sonya Connelly, Dan Fernow, Linda Barnes, Justin Brereton, Susan Cruise, Tom Durnez, Barbara Celaya, Sasha Rodriguez, Mary Seal, Lila Pierce, Alisha Sutton, Michael O'Connor-Masse, Bob Schacker, Gary Steinmetz, Lori Redfern, Celia VanderMolen, Juliann Baker.

Merritt closed the Public Comment portion of the Public Hearing.

Merritt answered some of the questions brought up by the public. He stated that the fire department response is from Central Arizona Fire and Medical Authority (CAFMA) and is not a part of the Town of Chino Valley. He directed police security issues and road questions to the Public Works Director.

Public Works Director, Frank Marbury, shared that the closest water and sewer were over a mile away. If water was not considered available, then they were allowed to use a well. The wells were regulated by the State and fall under the jurisdiction and regulations set by the ADWR. The State regulates all wells, not the Town.

In regards to roads, **Marbury** stated that typically the Traffic Impact Analysis (TIA) would be required later in the project timeline. ADOT had requested a study prior to work beginning and had expressed concerns related to additional traffic in the roundabout. **Marbury** continued stating that Road 4 North was somewhat degraded and was planned to be a commercial road to feed into Old Home Manor. A roadway tax was presented to the voters a few years ago and the public voted roadway funding down. Without other significant funding sources, road repairs would be minimal, within the Town.

Marbury, in response to a question from **Merritt**, explained that CAFMA has certain roadway requirements inside the park, weight and radius requirements, and that if the project moves forward all parts of the plans, ADEQ, Sewer, Site Design, traffic, landscaping and various other items would need detailed review.

Bach returned to the podium to answer further questions from the commission.

Commissioner Meadors asked if **Bach** currently owned the property or if it was in escrow. **Bach** replied that the property was currently in escrow.

Merritt talked about the public concerns about this becoming a long-term, low-income RV park. He asked about CC&R's for the park and the use of the 30-day stay extension. **Bach** stated that there would be amenities and he would like to be able to extend stays in increments of 30-days. Fire concerns would be addressed with fire risers and storages tanks.

Merritt asked about the sewer infrastructure. **Bach** shared that Yavapai County had the final approval for any system that was used. This system must meet ADEQ requirements regarding maintenance and potential odors. The owners would be liable for fines if the standards were not met. Additionally, he shared this park would be by subscription and that most spaces were proposed to be 20' x 65' and have trees and shrubbery to give separation and privacy.

Somerville asked about the subscription detail. **Bach** stated that a subscription park allowed people to reserve space and dates, similar to KOA.

Merritt discussed the increase of traffic on Road 4 North and Road 1 East and the proximity of future growth east on this road towards Old Home Manor. **Marbury** stated that Road 4 North was planned to be the main commercial access to the Old Home Manor Commercial Park. But not all traffic would be on Road 4 North from the highway, as local citizens may use a different route to get to the Yavapai College, the shooting range, the dirt road access for off-roading and El Norte Restaurant.

Merritt asked **Heng** about this zoning not matching the surrounding area. **Heng** showed the General Plan map, which showed this parcel designated as Commercial or Multi-Family, and how that conformed with the current plan. **Merritt** asked why this rezone was for Commercial Heavy (CH) and what the cut-off point was for RV Parks. **Heng** stated that 25 spaces or less were allowed in Commercial Light (CL) and 26 spaces or more required the CH zoning. That the Planned Area Development (PAD) specifically ties the proposed RV Park use as the only development on the property, unless it came back through the Planning & Zoning Commission for another review.

Dingee added that the County West Mobile Home Park density was 14 spaces per acre, with the reduction by the applicant from 190 to 150 spaces, the density for this project was 5 spaces per acre.

There were no further questions from the Commission.

A motion was made by Vice-Chair Pasciak and seconded by Commissioner Welker to approve ZC-2022-01 as presented, with revisions dated 3-1-22 for Attachment A, and adding the stipulation that the project must be built within 2 years of the approval effective date or the zoning would revert to AR-5, and that residency can not be longer than 6 months. This motion failed with a 3-4 vote with Commissioner Somerville abstaining/then voting no. The Nay votes are explained as follows:

- Somerville:** It's the location as well as the condition of the roads. If the roads were improved, perhaps I'd be in favor later on. I'd like to see this project out at Old Home Manor rather than right on the highway.
- Switzer:** I'd like to see an RV Park in Chino just not at this location. I think Old Home Manor would be a good location. I would like to see the General Plan re-written first before a project of this density gets approved in this area. Be forewarned though that this property is in the commercial heavy corridor right now, and unless the general plan changes, the property could very easy end up being commercial heavy in the future. The other nice RV parks in Yavapai County are not this close to residential, I've stayed at them and it is nice that they are not near a residential district. I also think that a PAD with this density in this location does not work.
- Meadors:** This project is too dense for the area and I don't like that it's too close to residential. I too believe that it needs to go to Old Home Manor
- Penn:** I am troubled that there will be no traffic, noise or environmental study done before we make a decision. I do not like the fact that somebody can keep re-up every 30

days and stay there forever, that's a trailer park, not an RV park. I think that the people that live in the surrounding area should be given some consideration, they bought what they bought.

CASE# F-07-21: A request by Jay Bates on behalf of Right Homes LLC to replat Tract B, found within the Chino Meadows Unit 2 subdivision, as a buildable lot for a new home, as opposed to a tract of land. APN is 306-24-775.

Dingee, presented the staff report and shared that the Applicant was in attendance for this meeting. The request was not a rezone, as the property was currently zoned SR-0.16. When the Subdivision was recorded there was no designation of what Tract B was designated for. The vacant tract has been used by other residents for additional parking, drive-thru, etc. This parcel would be served by Chino Valley Sewer and Chino Meadows Water. Originally there were 2 letters of opposition, however, the applicant addressed the concerns of the interested parties and they are now in support of this case. Staff is recommending **APPROVAL**.

Meadors asked for confirmation that the request was for just one lot. **Welker** asked about the Tract versus Lot definition. **Merritt** asked if there was no designation was it open space. **Dingee** affirmed that any subdivision in the last 10 years will have designations for any tracts of land that are not designated as lots. **Switzer** asked about retention basin or drainage requirements. **Marbury** spoke regarding drainage and felt if a home was placed on this land it may improve current drainage. **Switzer** asked about landscaping requirements. **Dingee** stated there are no landscaping requirements for individual residential lots.

There were no further questions for Staff.

Jay Bates, Right Homes, applicant, shared that he would be placing a manufactured home of approximately 1600 square feet, 2 bedroom-2 bath on this land. **Switzer** asked about any landscaping plans. **Bates** stated that Right Homes builds a 10x12 porch with concrete slab and a 12x20 back patio and prepares the lot for future landscaping by the new owner.

The commission had no further questions for the Applicant.

Merritt opened the meeting for public comment.

Barbara Celaya of 2055 Jean Road lived in the area for 20 years, was concerned about the existing trees at the corner of the property, growing to become a safety hazard for drivers. She shared that there had been a lot of vehicle collisions at that corner and when the trees grow larger they could hinder visibility. She wanted to know who was responsible for the trees. She added that she was okay with where the house was planned to be located.

Robert Campbell stated that as a builder, the property appeared to be adequate to build a house, and even appeared to be larger than some other properties in that area.

Meadors asked about the code and the distances that needed to be maintained for visibility on corners. **Marbury** answered previous questions by sharing that the town considers the site triangle for vehicles using that intersection. **Marbury** stated the town ordinances indicate that the property owner was responsible to maintain the vegetation up to the roadway, including the right-of-way. **Switzer** asked if the height of the trees in questions were known. **Celaya** shared that they were about 5 feet tall right now. **Switzer** asked if the applicant would remove the trees. **Merritt** asked the applicant to return to the podium.

Bates returned to the podium and stated that most of the concerns, and large vegetation, happened to be located either on the APS easement or located in the no-man-land between APS and this property. **Switzer** said that **Marbury** stated the property owner is responsible for the easement too. **Marbury** Identified that

the trees being discussed are not located within the property boundaries. **Somerville** asked whether that road would extend through the southern section and if the town would purchase that section.

Merritt brought the questions to a halt, reminding everyone that none of these questions were related to the case before them. **Merritt** asked the applicant to return to the podium and **Bates** agreed that if any trees on this property became an issue that he would cut them down. **Marbury** added that he could cut other nuisance trees in public areas.

Merritt closed the meeting for public comment.

A motion was made by Commissioner Switzer and seconded by Commissioner Meadors to approve FP-2021-07, as presented by staff.

During the discussion following the motion **Pasciak** shared his concerns that when this subdivision was developed, 40-50 years ago, all that was notated on the plans were, lots by numbers, tracts by letter, streets by name, and the entire area was designated as SR-0.16 zoning. This property was listed as a tract and no one knows why it wasn't a lot. The SR-0.16 zoning is currently an "out-of-date" zoning district, and he feared that developers would be searching for other tracts to do this same type of re-plat. **Pasciak** stated that he was hesitant to change this tract to a lot, setting a precedent for others to try to resurrect the 0.16 zoning.

Meadors stated that this property was currently .51-acres, so it is larger than 0.16. **Lineberry** added that it would not be rezoned to one of the new zoning districts, because that would be spot zoning. **Switzer** shared that he thought that **Pasciak** was saying that this was a tract and was not zoned SR-0.16. **Pasciak** stated that, in fact, this property had a current zoning of SR-0.16, but it was not a lot.

Merritt asked if other existing land that currently had the SR-0.16 zoning would automatically mean that it caused other places in town to have that SR-0.16 available to it. **Lineberry** stated that currently there were properties that had the SR-0.16 zoning and they were allowed to develop. There wouldn't be any re-zoning of new parcels to that zoning designation. So, anything that was zoned SR-0.16 could be built. **Merritt** even if the property is a tract, because we don't want to re-open that door.

Pasciak read, for the record a portion of the UDO Section 3.12. SR-0.16 Single-Family Residential, A

"The purpose of this district is to allow for the regulation, development and redevelopment of existing 7,000 square foot residential lot. It is not the intention of the town to create any new SR-0.16 zoned property."

Pasciak then concluded that the parcel was a tract and not a lot.

Merritt asked for confirmation that the zoning was on the land, whether it is a tract or a lot. **Dingee** stated the property currently was zoned SR-0.16. **Merritt** shared his concerns that if the commission approved turning the tract into a lot, that might open a door that couldn't be shut. **Lineberry** confirmed that it might, and added that staff did have a conversation with the attorney regarding this concern because staff felt a tract could not be turned into a lot, but the attorney did not have the same opinion.

Switzer shared that after hearing the commissions discussion and **Pasciak's** comments he felt that this should be tabled and that the town attorney should be asked about staffs' position. **Meadors** stated that to the left of the subject property it appeared there was a non-conforming property where two lots had been combined into one, and was that a change that set a precedent and were they originally numbered as two separate lots.

Merritt believed that the commission was in agreement with staffs' recommendation, however, the motion should be rescinded until the town attorney could answer, very specifically, that if this tract was given a lot

designation was the Town opening itself up to other similar situations for other tracts. **Lineberry** stated that staff would have that conversation with the attorney.

A motion to rescind the prior motion, by Commissioner Switzer, and pending determination by the town attorney whether a tract can be turned into a lot with the SR-0.16 designation and whether this can be allowed on future parcels. The rescinded motion was seconded by Commissioner Meadors

Lineberry stated that this case would be continued to the next Planning & Zoning Commission meeting scheduled for April 5, 2022.

CASE# Z-17-21: *A request by Ralph Baker on behalf of Chino Valley Irrigation District (CVID) to rezone one (1) acre of approximately 14.79 acres of real property from AR-5 (Agricultural Residential 5-acre minimum) zoning district to CL (Commercial Light) zoning district in order to divide the property. Address 995 E Road 1 North, Parcel 306-23-048A.*

Will Dingee, Senior Planner, presented the staff report and shared that the Applicant was in attendance for this meeting. Staff is recommending **APPROVAL**.

Penn questioned what use that CVID was planning for the split. **Dingee** stated that the Chino Valley Irrigation District (CVID) has been in this location for 40 years and the only area being rezoned is the 1-acre area that is currently being used as the office and equipment yard.

Ralph Baker, CVID shared that originally CVID had planned to rezone the whole parcel, but after meeting with staff and concerns from the neighbors, it was determined the best route was to leave 13.75 acres as currently zoned, and break off 1-acre as commercial, which is what the current use actually is.

Switzer asked if the CVID owned that property and if they are planning to move elsewhere. **Baker** stated it is not an option to relocate the business and the equipment yard.

Merritt shared that if the whole parcel was rezoned, there could be any number of different types of businesses located there, but felt that with only 1-acre being rezoned the remaining portion of the parcel would retain its current zoning. There would be no change on that portion.

Merritt shared that this is what the General Plan shows and why we are only looking at 1-acre to be rezoned. **Penn** questioned if this proposal was approved it could set precedent, because it could be sold next month and then could be rezoned too. **Merritt** reiterated that yes, the opportunity is there if CVID sold that remaining property, anyone who purchases that property would have the same opportunity to apply for a rezone and that it would again come before the commission. There is nothing to keep anybody from requesting a zone change, even CVID.

Merritt opened the meeting for public comment.

Susan Cornman stated that she is happy with the changes to include only the 1-acre corner office property, she feels this is a solution to the zoning concerns.

Linda Ekdahl of 778 E Road 1 North shared that she felt that this area should stay residential and that the commercial buildings should be located on the highway corridor, not move down the street into the residential neighborhoods.

There were no further comments from the public and no further questions for staff.

Merritt commended the citizens for their participation in this process.

A motion was made by Commissioner Meadors and seconded by Vice-Chair Pasciak to approve Z-17-21, as presented by staff. The motion carried 5-2. The Nay votes are explained as follows:

- Switzer:** I don't want to sound like the bad guy. I know they have been there for 40 years, which is an incredibly long time, but I blame that on Chino being this potpourri of zoning. With SR-2.5 right across the street with established homes that have been there for 30 years, I think it does set a precedent for the rest of the lot. Who knows what is going to happen in the future, it's surrounded by agricultural land. I think we need to start doing things right instead of accommodating a bad decision from the past.
- Penn:** I agree with what Commission Switzer said. There is no guarantee that CVID won't sell the remainder of the property in three months, six months, a year from now. The surrounding properties are residential and agricultural and I don't want to see the property developed as a factory. I think this needs to be considered.

ACTION ITEMS: ACTION ITEMS WERE CONTINUED TO THE NEXT MEETING ON APRIL 5, 2022

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION ON PRIOR P&Z CASES: O Jogo Benito Soccer complex meeting was continued to the March 22, 2022 meeting. A work session regarding the 12,000 and 24,000 square foot lots was held with Council. The recommendation from the commission to keep the separation distance at 500' in the Marijuana text amendment was supported by council and staff has been directed to work on that change in the Town Code.

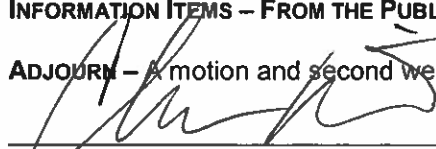
INFORMATION ITEMS – FROM COMMISSION: **Switzer** asked about increasing the 300' radius notification. **Lineberry** identified the state guidelines for notification on Planning and Zoning Cases. She stated that the town is currently using all 4 notification methods, when State Law only requires one method. To increase the notification distance, the Town Code would need to be changed. **Merritt** added that the agenda is always posted on the town webpage and that individuals can sign up for automatic notifications.

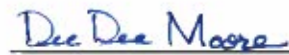
Merritt asked about the RV Park zoning issues that keep recurring. **Lineberry** agreed that the citizens are saying no more RV Parks in town, partly because of the CH zoning. The General Plan should help lay out the areas and zoning that the parks could best be located.

Meadors asked for future discussions regarding commercial landscaping and the upkeep to replace dead or dying landscaping. She felt that it is planted and neglected.

INFORMATION ITEMS – FROM THE PUBLIC: None

ADJOURN – A motion and second were made to adjourn the meeting at 9:18 p.m.


Charles Merritt
Chair


Dee Dee Moore
Prepared By