

**PLANNING COMMISSION MINUTES**  
**January 28, 2016**  
**6:30 p.m.**

**1. CALL TO ORDER & ROLL CALL**

Chairman Fred Britain called the meeting to order at 6:30pm.

**Members Present:**

Fred Britain  
Dan Bullock  
Scott Leason  
David Lewis  
Brad Long  
Samuel McVay  
Allen Potter  
Gerald Watson

**Staff Present:**

Jay Shivers  
Scott Rickard

**Others Present:**

Vince Haines  
Sherry Clymer

**2. APPROVAL OF MINUTES**

Commissioner Long moved to approve the minutes of the November 19<sup>th</sup>, 2015, meeting, seconded by Commissioner Leason. The motion passed unanimously (8-0).

**3. NEW BUSINESS**

**ITEM NO. 1 – CASE NO. 16-001-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 409 HAVERHILL ROAD FROM I-1 LIGHT INDUSTRIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT.**

**A) PRESENTATION OF REQUEST**

Jay Shivers provided a brief overview of the zone change application and explained that the purpose is to allow Becker Tire to put up more signs.

**B) PUBLIC HEARING**

The public hearing was opened. There being no one to speak, the public hearing was closed.

## C) DISCUSSION BY PLANNING COMMISSIONERS

Commissioner Long asked if Becker Tire would put up electronic signs. Mr. Shivers stated that, based on conversations with Becker Tire, their intent is to put up additional wall signs to advertise their tire brands. Mr. Shivers also said that C-1 allows the digital video signs by right.

Commissioner Bullock asked if Becker could put signs anywhere on the property with C-1 zoning. Mr. Shivers stated C-1 is the least restrictive in overall sign regulations and that they are allowed to put up more signs than I-1. He stated that a good example of the sign regulations in C-1 is the new QuikTrip that features elevated signs, canopy signs, and wall signs to attract customers.

Vince Haines spoke on behalf of 220 Properties, LLC, and stated that purpose is to allow Becker to post more signage and that all proposed signage meets the zoning ordinance.

Commissioner Watson asked if there are restrictions in C-1 that I-1 does not have. Mr. Shivers responded that the primary restrictions are in the allowed land uses. C-1 primarily allows retail uses; I-1 primarily allows industrial uses, such as manufacturing and warehousing, and limited retail, such as car repair.

Commissioner Watson stated that Becker Tire will have screening requirements. Mr. Shivers stated that Becker Tire does have a trailer and tires stacked outside the building. Mr. Shivers stated that he has been in contact with Mr. Haines about the requirement and that Becker Tire plans to screen the outdoor storage to meet the zoning ordinance.

Commissioner Watson asked if they are required to build a buffer. Mr. Shivers stated that they are not required to build a transitional buffer since the adjacent lots are vacant. He explained that the neighboring properties, depending on future use, may be required to build a transitional buffer in the future.

## D) MOTION

A motion was made by Commissioner Leason to recommend approval of Case No. 16-001-REZ, an application by 220 Properties, LLC, to rezone 409 N. Haverhill Road, from I-1 Light Industrial District to C-1 General Business District, for reasons stated in the staff recommendation and heard at this public hearing. The motion was seconded by Commissioner Watson. The motion passed unanimously (8-0).

### **4. OLD BUSINESS**

### **5. STAFF ITEMS**

Mr. Shivers stated that a memo was included in the agenda packet by Kevin Wishart to update the Commission the progress of the Connect 2025 plan adoption.

### **6. ADJOURNMENT**