

**PLANNING & ZONING COMMISSION
MEETING**

March 17, 2022

3:00 p.m.

Members Present:

Mr. Tom Lancaster, Chairman
Mrs. Wanda Owens, Board Member
Mr. David Ridley, Alternate Board Member

Mr. Jim Morris, Vice-Chairman
Mr. Holland Kent, Board Member

Members Absent:

Ms. Rebecca Cousson, Board Member

Others Present:

Mrs. Tamara Donjuan, Code Enforcement Officer
Mr. Tommy Sasser, Council Liaison

Ms. Sherry Snell, Board Secretary

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- A. **Call To Order.** The meeting was called to order by Mr. Lancaster at 3:00 p.m.
- B. **Prayer and Pledge.** Prayer was given by Mr. Morris. Mr. Lancaster led the pledge to the American Flag.
- C. **Approval of Agenda.** Mrs. Donjuan added item D. 2. – October 28, 2021 minutes.

A motion was made by Mrs. Owens and seconded by Mr. Morris to approve the agenda with the addition. The motion passed unanimously.

- D. **Presentation and Approval of Minutes.**
 - 1. December 2, 2021.
 - 2. October 28, 2021.

A motion was made by Mr. Morris and seconded by Mr. Ridley to approve the minutes as presented. The motion passed unanimously.

- E. **Agenda Item.**

1) Request for Variance – 581 7th Street – Lloyd Franklin Everett.

Mrs. Donjuan explained that she had reviewed the nonconforming lots, the setback issue, and the heritage tree on the vacant lot. They can still build toward the back on the vacant lot, it is low but not in a flood zone. Mr. Ridley asked the condition of the homes. Mrs. Donjuan stated they are abandoned. Mr. Gary Everett stated they wanted to divide the one parcel into 3 lots and would sell immediately for someone to remodel. Mr. Morris stated he was not in favor if it was just going to be resold without anything being done to the homes. Mr. Everett stated he would be fine to just divide

into 2 parcels. Mr. Lancaster asked if anyone has shown interest in buying the property. Mr. Everett stated that Mrs. Donjuan has looked at the homes and might remodel one because she remodels homes. Mr. Lancaster stated he was not opposed to two parcels but was concerned on how long it would sit vacant. Mr. Lancaster asked if we needed to bring this back with a proposal to divide into just two lots. Mrs. Donjuan stated we could move forward doing that now. Mr. Everett agreed to proceed with the two lots. Discussion ensued.

A motion was made by Mrs. Owens and seconded by Mr. Kent to allow two parcels, with the tree being included in the lot with the home on the north parcel, for Lloyd Franklin Everett at 581 7th Street. The motion passed with three (3) ayes and two (2) nays. (Mr. Morris and Mr. Ridley were opposed).


Mrs. Owens asked if the homes were grandfathered in for not meeting the setbacks. Mrs. Donjuan stated the whole variance was because he wanted to split it. We had to get approval because the homes are nonconforming. The whole purpose was because he was subdividing out. Mr. Lancaster asked if we needed to amend the motion.

A motion was made by Mrs. Owens and seconded by Mr. Kent to let the homes stay where they are as nonconforming. The motion passed with three (3) ayes and two (2) nays. (Mr. Morris and Mr. Ridley were opposed).

F. Other Business.
There was no other business.

G. Adjourn. The meeting adjourned at 3:24 p.m.

Presented by: 
Sherry Snell
Board Secretary


Mr. Thomas Lancaster
Chairman