

MINUTES – 11-28-12

TOWN OF BOWLING GREEN
SPECIAL MEETING OF THE PLANNING COMMISSION

MINUTES

November 28, 2012

MEMBERS PRESENT: Vice-Chairman Matt Rowe, Jean Davis, Chad Webb, Armando Flores, Johnson Coleman, and Gene Self

MEMBERS ABSENT: Chairman Martin Hauser

OTHERS PRESENT: Mark Bissoon, and Town Manager Stephen Manster

Mr. Rowe called the Special Meeting of the Planning Commission to order at 7:00 PM and noted that a quorum of the Planning Commission was present.

Mr. Rowe stated that the purpose of the Special Meeting is to hold a public hearing and to consider a requested Conditional Rezoning and Special Use Permit at 218 North Main Street. He noted that the public hearing was appropriately advertised in the Fredericksburg Free Lance – Star on November 16th and 23rd and that notice was sent to adjacent property owners as required. He then read the advertisement which is attached to these minutes.

Mr. Rowe then declared the public hearing to be open and called for comments from anyone who would like to speak on the application. There were no comments from the public. He called a second and third time for comments. Hearing no comments, Mr. Rowe declared the public hearing to be closed. He then brought the matter back to the Planning Commission for questions, discussion and recommendation. He asked for comments from Commission members.

Mr. Self made MOTION to recommend that the Conditional Rezoning of the property at 218 North Main Street be approved and that the proffers as stated in the Substitute submission from the applicant be accepted. The MOTION also included a recommendation for approval of the Special Use Permit to use a building attached to the rear of the main structure as a single-family dwelling as per the application. The MOTION was seconded by Mr. Coleman.

Mr. Rowe asked if there was discussion on the motion. Mr. Manster noted that he was required to make a recommendation on the application. He stated that he supported the application in its original form as a Flower and Gift Shop. He then stated that because he felt the uses that were proffered in the substitute list created a higher level of activity and intensity than appropriate for a transitional property, and that there were not adequate protective actions taken in consideration of adjacent and nearby residential properties, that he recommended that the Conditional Rezoning in its current state be denied. He also noted his feeling that the current proposal was not in conformance with the Town Comprehensive Plan.

Mr. Rowe then commented that a problem was created because the Town does not have a “Transitional Zoning District” that could be used between commercial and residential areas in order to minimize the impact of one use on another. He stated that the Commission needed to look into the creation of such a zoning district and regulations because this type of situation may occur in the future.

There being no further discussion, the Chairman called for a vote on the motion, and the Commission voted 6-0 to adopt the motion to approve the Conditional Rezoning with the substitute proffers and approve the Special Use Permit per the application.

Mr. Rowe then noted that the Planning Commission meetings in January and February fell on holidays and that the Commission needed to change the dates of those meetings.

On MOTION by Mr. Flores, seconded by Mr. Coleman, and by 6-0 vote, the Planning Commission changed its January, 2013 meeting date to January 28th and its February, 2013 meeting date to February 25th.

There being no further business to come before the Commission, on MOTION by Mr. Flores, seconded by Mr. Self, and by 6-0 vote, the meeting was adjourned.

Respectfully submitted:

Approved:

Stephen Manster, Zoning Administrator

Martin Hauser, Chairman