

## **Planning and Adjustment Board**

### **Meeting Minutes**

**November 17, 2022**

**@ 2pm**

The Planning and Adjustment Board meeting was started by Chairman Eddie Drake at 2 pm. Planning Board members Eddie Drake, Ada Morgan, David Manning, Barbara Taylor and George Barnes were all in attendance as well as zoning applicant Ben Mayo, town attorney Brian Pridgen and Town Administrator Fred Ventresco.

The Planning Board's first item for discussion was a rezoning application from Mr. Ben Mayo for 2 plots of land currently zoned R-20. The reason being for modular or manufactured homes to be allowed on those plots of land on N Second St. Mr. Mayo would like to place two manufactured homes approximately 33,750 sq. ft with brick underpinning on the 150x255 lots. The major concern with this rezoning was to remember whichever district it was rezoned to the town and other citizens would have to deal with what was allowed in that zoning district. There are only two districts that allow modular or manufactured homes; R10-MH and R20-MH. R20-MH zoning district opens plenty of agricultural uses that are not currently allowed such as livestock and aquaculture along with residential uses. R10-MH meanwhile does not allow the same amount of agricultural uses which may be a better option to limit future use since the land is inside town limits. Currently the land is not perked for sewer and since there aren't any buildings there are no septic tanks either. In R10-MH septic tanks are not allowed so he would have to be put onto the town sewer line, but the Town is unsure of the costs associated or if the line can even be extended to the property.

Ms. Barbara Taylor made a motion to approve recommendation of changing zoning from R-20 to R10-MH for the Board of Commissioners to approve. The motion was seconded by Mr. George Barnes and passed unanimously.

Brian Pridgen then asked Mr. Ben Mayo if he had closed on the land yet and if not, could he get the current landowners' signatures on the application to signify their approval of this rezoning as well. Mr. Mayo replies the landowners were out of town, but he could get their signatures within a week. Brian Pridgen replies that it may be best to hold onto bringing this subject up to the Board of Commissioners until the January meeting. Mr. Mayo agrees and is dismissed from the meeting.

The next course of business came from Brian Pridgen who recommended the Planning and Adjustment Board to recommend the approval of the subdivision development ordinance by the Board of Commissioners. The Town of Pinetops had originally paid the UPCOG to draft this document back in 2017 but it was never approved. Now the UPCOG no longer offers this service but kept the original draft of this document. The ordinance has been updated from the 2017 version to be more capable and encompassing for current times. Ms. Ada Morgan approved the Planning and Adjustment Boards recommendation of approval for the subdivision development

ordinances. Mr. George Barnes seconded the approval of recommendation which was approved unanimously. The next step would be to take this recommendation to the Board of Commissioners to pass this ordinance. Brian Pridgen does mention that any prior copy of this ordinance could be used until the Board approves the new document in January.

The meeting was adjourned at 2:45.

Planning & Adjustment Board Chair: Eddie Drake

Eddie Drake

ATTEST: Odyssey B  
Odyssey Brown