

**PLANNING BOARD MEETING
OCTOBER 6, 2014
3:00PM
MINUTES**

MEMBERS PRESENT

David Vestal
Glenda Gilliam
Bill Parker
Doug Chappell
Jeff Blackburn

Others Present

Scott Buffkin – Town Manager
Lynn Trivette-Town Clerk
Ronnie Lovett
Ron Sutphin, Jr. McDonald's USA, LLC

Discussions

Chairman, David Vestal opened the meeting.

REQUEST FOR VARIANCE – McDONALD'S RESTAURANT

The McDonald's restaurant in Jonesville is scheduled to be remodeled soon. As part of the proposed remodel, the drive thru will be expanded to two lanes. This expansion of the drive thru will require the elimination of six parking spaces. The Town's Zoning Ordinance requires one parking space for each 100 square feet of floor space, which would require 62 for McDonald's. The elimination of the 6 spaces would bring their total down to 56.

Therefore, McDonald's is requesting a variance to allow them to operate with 56 parking spaces instead of 62.

Board Member Chappell made the motion to approve the variance to eliminate 6 parking spaces from 62 to 56 for the new remodel and Board Member Blackburn seconded the motion, unanimous, 5-0.

REQUEST FOR REZONING OR ORDINANCE AMENDMENT

Mr. Ronnie Lovett is requesting that the zoning designation for 102 N. Bridge Street be changed from B-1 (Central Business District) to B-2 (General Business District) so that he may operate an automobile sales lot on the property. Currently the Zoning Ordinance only allows sales lots in the B-2 District.

Currently there are no other properties nearby zoned B-2. Therefore, a rezoning to this designation for this sole property would probably be considered illegal spot zoning. An alternative would be to recommend that the Town Council amend the Zoning Ordinance to make Auto Sales an allowed use in the B-1 District.

Board Member Gilliam made the motion to decline rezoning 102 North Bridge Street B1 and Board Member Blackburn seconded the motion, unanimous, 5-0

Board Member Gilliam made the motion to decline amending the ordinance to rezone 102 North Bridge Street to B1 and Board Member Chappell seconded the motion, unanimous, 5-0

RECOMMENDATION TO FILL VACANCY ON PLANNING / ZONING BOARD

Tammy Holcomb has notified the Town that she is no longer living in Jonesville and is, therefore, resigning her position on the Planning / Zoning Board. The Town Council would like for the Planning / Zoning Board to recommend one or more persons to fill this vacancy.

Board Member Chappell made the motion to recommend Susan Porter and Harriet Bryant to replace Tammy Holcomb and Board Member Gilliam seconded the motion, unanimous, 5-0.

Board Member Chappell made the motion to adjourn and Board Member Parker seconded the motion, unanimous adjournment 5-0.

Town Clerk _____