

**MINUTES
TOWN COUNCIL
PLANNING COMMISSION
TOWN OF SHENANDOAH
JOINT PUBLIC HEARING
REZONING REQUEST**

MAY 24, 2022

The Shenandoah Town Council and the Shenandoah Planning Commission held a joint public hearing on Tuesday, May 24, 2022, beginning at 7:00 p.m., with Mayor Clinton O. Lucas, Jr., presiding.

ATTENDANCE: Council Members present were: Mayor Clinton O. Lucas, Jr.; Vice Mayor William Kite; Councilmen Russell Comer, Jr.; Councilman Lynn Fox; I. Michael Lowe; and Richard Pierce.

Council Members absent were: Councilman Charles Jenkins

Planning Commission Members Present: Chairman I. Michael Lowe; Commissioners Jonathan Comer; Karen Comer; Jessica Karnes; and Sean Wheeler.

Planning Commission Members Absent: Vice Chairman Arthur “Todd” Stroupe; Commissioner James Campbell, Jr.

Other Town Officials present were: Juanita Roudabush, Town Manager/MMC; Lora Jenkins, Town Clerk; and Paul Davis, Chief of Police.

Citizens present were: Kathy Breeden; Emmett Long; Lexa Robeson; Dee Sampson; and Keith Sampson.

Media Representatives: There were no media representatives present at this meeting.

CALL TO ORDER: Mayor Lucas opened the public hearing at 7:00 p.m. He stated a quorum of the Planning Commission and Town Council is present. He stated the purpose of this joint public hearing is for a rezoning request from Kathy Breeden, from Industrial to Residential (R2) on property located on Shenandoah River Road. This property is identified by tax map numbers 102A1-(A)-8B. He noted if approved, this rezoning would allow for any items allowed as a matter of right and in compliance with Town Code Section 50-67.

Mayor Lucas inquired if there was anyone present to speak *for* the rezoning request?

Kathy Breeden stated she requested the rezoning because she wants to build a home on the land.

Mayor Lucas asked if the home would be a rental?

Ms. Breeden stated no, it would be her home.

Mayor Lucas inquired if there was anyone present to speak *against* the rezoning request?

There was no one to speak against the rezoning request.

There being no further questions or comments, a *motion* was made by Vice Mayor Kite, *seconded* by Councilman Pierce, to close the public hearing at 7:04 p.m.

Members vote was as follows:

YEA: Vice Mayor Kite
Councilman Comer
Councilman Fox
Councilman Lowe
Councilman Pierce

NAY: None.

ABSTAIN: Mayor Lucas

ABSENT: Councilman Jenkins

VOTE: **Unanimous in favor of motion.**

Mayor Lucas asked if the Planning Commission wanted to discuss this request and make a recommendation to Council, or if they needed more time for review?

There being no questions, a *motion* was made by Planning Commissioner K. Comer, *seconded* by Planning Commissioner Wheeler, to recommend approval of the rezoning request from Industrial to Residential (R2) for Kathy Breeden on property located on Shenandoah River Road, identified by tax map numbers 102A1-(A)-8B, as presented.

Planning Commission Members Vote was as follows:

YEA: Chairman Lowe
Commissioner J. Comer
Commissioner K. Comer
Commissioner Karnes
Commissioner Wheeler

NAY: None.

Abstain: None.

Absent: Vice Chairman Stroupe; and Commissioner Campbell, Jr

VOTE: **Unanimous in favor of motion.**

Mayor Lucas asked if the Council had any questions?

Councilman Fox asked what the other properties were zoned around Ms. Breeden?

Town Manager Roudabush stated the land on either side of Ms. Breeden is zoned Industrial (identified by tax map numbers 102A1-(A)-8A and 102A1-(A)-8D). However, last year a Public Hearing was held for a nearby property owned by Doug and Cheryl McDaniel (tax map number 102A1-(A)-8 and 102A1-(A)-8C) to be rezoned from Industrial to R-2 and was approved.

Councilman Fox asked if the Planning Commission and Council could have a blanket vote to have all lots near Ms. Breeden to be rezoned from Industrial to R-2?

Town Manager Roudabush stated no, current laws require states a Public Hearing must be held for each lot for rezoning requests. Whenever the entire zoning map is readopted in the future (following public hearings) is when multiple properties can be rezoned in Town at once.

There being no other questions, a *motion* was then made by Vice Mayor Kite, *seconded* by Councilman Fox, to concur with the Planning Commission's recommendation and approve the rezoning request from Industrial to Residential (R2) for Kathy Breeden on property located on Shenandoah River Road, identified by tax map numbers 102A1-(A)-8B, as presented.

ADJOURNMENT: A *motion* was made by Councilman Lowe, *seconded* by Councilman Jenkins, to adjourn the meeting at 7:07 p.m.

Members vote was as follows:

YEA: Vice Mayor Kite
 Councilman Comer
 Councilman Fox
 Councilman Lowe
 Councilman Pierce

NAY: None.

ABSTAIN: Mayor Lucas

ABSENT: Councilman Jenkins

VOTE: **Unanimous in favor of motion.**

APPROVED:

ATTESTED:

Clinton O. Lucas, Jr., Mayor

Lora Jenkins, Clerk