



**MINUTES:** Planning & Zoning Commission  
March 13, 2017

**MEMBERS**

**PRESENT:** Sherri McCandless, Eddie Piercy, Kelly Morgan, Dennis Dillon, and Justin Allen

**MEMBERS**

**ABSENT:** Sandra Hensley and Jason Collett

**OTHERS**

**PRESENT:** Alina Ciocan, Director of Economic and Community Development  
Michelle Burke, Permit Technician; Georgia Royal; Peggy Haskins; Joe Falls; Wanda Nubine;  
Ruby Davis

1. **Meeting called to order at 7:00 PM.**
2. **Determine Presence of a Quorum.**
3. **Pledge of Allegiance.**
4. **Consider and Possibly Adopt Minutes of the Meeting of February 13, 2017.**

Motion to approve minutes as presented was given by Justin Allen with a second by Sherri McCandless.  
Motion carried unanimously.

5. **Conduct a Public Hearing Concerning a Request to Rezone Approximately 4.16 Acres off of Jones Street, Approximately 1,100 Feet South of E. Willow Street from A Agricultural District to I-1 Industrial District 1.**

Public Hearing Opened at 7:06 PM.

David Clark, 731 Chaparral, asked for the definition between LI-1 and L-2. Alina Ciocan explained the zoning differences.

Georgia Royal, 203 Willow, opposed the rezoning stating that she does not want to see any industrial development there and would like to keep the area residential.

Peggy Haskins, 305 E. Willow, opposed the rezoning stating that an industrial zoning will generate too much traffic on Jones Street and asked to keep the area residential.

Joe Falls (applicant), 4489 McReynolds Road, stated that a boat storage and storage units would "fit the area" given that the sewer plant is already zoned industrial and the end of Jones St not suitable for

residential. Since the proposed development is only 4 acres there will not be that many units and therefore, it will not generate that much traffic.

Sherri McCandless then asked Mr. Falls how many units he was proposing and he had no answer for her.  
Public Hearing Closed at 7:13 PM.

Board asked staff about uses in Agricultural District with an SUP. Storage units are not allowed with a SUP in this district. A concern from some commissioners on the Board was that rezoning to an Industrial District would open the door for any use allowed in I-1 if the storage units do not get built. Mr. Falls was asked about plans for how many units so the Board could see exactly what he was proposing. The applicant stated that he had no plans at that time and was not going to spend the money on plans before the property was rezoned.

Public Hearing was Re-Opened at 7:24 PM.

Ruby Davis, 203 Jones Street, stated she was very opposed to the rezoning to Industrial.

Wanda Nubine, 305 E Willow St, stated she was representing herself and Charlie Haskins. They both opposed the rezoning and wanted to keep it residential.

Brian Caton, 614 Ranger Creek, recently moved to Sanger and expressed support for the rezoning because there is a definite shortage of storage in Sanger.

Public Hearing Closed at 7:28 PM.

**6. Consider, Discuss, and Possibly Act on a Request to Rezone Approximately 4.16 Acres off of Jones Street, Approximately 1,000 Feet South of E. Willow Street from A Agricultural District to I-1 Industrial District 1.**

Alina Ciocan briefly presented the staff report. A discussion ensued regarding the many uses in the Agricultural and Industrial zoning districts. Motion to deny the rezoning was given by Eddie Piercy, with a second by Sherri McCandless. Kelly Morgan, Justin Allen and Dennis Dillon voted against the denial. A second motion was then made by Eddie Piercy to approve the rezoning, seconded by Justin Allen, with a three in favor, one against and one abstain vote. Motion carried.

**7. Adjourn.**