

**PLANNING BOARD**  
**Minutes**  
**June 10, 2013**

Present: Darrell Jones, Larry Ray, Gene Blount, Wallace Jenkins, Avon Privette, Mark Hetrick-Planning, Julie Wilkins-Planning, Bo Dobrzanski-Planning, Eric Vernon-Attorney, Lisa Markland-Clerk  
Absent: Kenny Waldroup

The meeting was called to order by Darrell Jones at 7:31pm.

Gene Blount made a motion, second by Avon Privette to approve the agenda. There was no discussion and the motion passed unanimously.

**SWEARING IN**

Lisa Markland swore in Avon Privette and Eugene Blount as Planning Board members.

**NEW BUSINESS**

*Election of Officers*

Darrell Jones asked for nomination for Chairman and Vice Chairman.

Darrell Jones nominated Kenny Waldroup, seconded by Wallace Jenkins.

Avon Privette made a comment stating that Kenny was very knowledgeable about some areas of town government but he thought that he wasn't sure he could keep a separation that he thought might be needed to make unbiased decision and could be too pro government. He thought he needed to be more neutral and thought he would be a great vice chair which would give him the opportunity to learn more about how it works. Avon also said that he had nothing against Kenny and wanted to make sure that this was taken in the spirit it was intended and not negatively.

Avon Privette nominated Darrell Jones, seconded by Gene Blount.

Gene Blount made a motion, second by Larry Ray that nominations be closed. There was no discussion and the motion passed unanimously.

Darrell Jones asked for vote on Kenny Waldroup as chair, those voting in favor were Gene Blount and Darrell Jones.

Darrell Jones asked for vote on Darrell Jones as chair, those voting in favor were Wallace Jenkins, Larry Ray and Avon Privette.

Darrell Jones was elected the new chairman of the Planning Board.

Darrell Jones opened the floor for nominations for vice chairman.

Gene Blount nominated Kenny Waldroup, seconded by Larry Ray.

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Nominations were closed since there were no further nominations coming forward.

Darrell Jones asked for a vote on Kenny Waldroup as vice chair, the vote was unanimous.

Kenny Waldroup was elected the vice chairman of the Planning Board.

## **OLD BUSINESS**

*ZA 2013-05—Text Amendment to 152.129 Permitted Uses Table that would allow bars in the central business district with a special use permit.*

Bo Dobrzanski stated that this item had been tabled from the last meeting and he continued by saying that there were no negative comments or positive comments from the last meeting.

Larry Ray asked for a map of the central business district. It was displayed on the screen and Bo stated that the central business district was almost exclusively from Walgreens to the railroad tracks. However, it did go two parcels in both directions on Vance St. and Horton Street. There was discussion about the use and if there were requests for that use. Bo stated that with the approval of allowing a microbrewery downtown it would allow a bar in the area as well. The definition of bar was read for the board to hear and consider.

Gene Blount asked if a sports bar/restaurant or comedy club would fall into that category. Bo stated it would. Adult establishments were discussed as well. Bo Dobrzanski explained that to be considered a bar the food sales would have to be subordinate to the alcohol sales which rarely was the case.

Darrell Jones stated that he thought it was a good idea to have it as a special use permit so that they could weed out what could be considered an undesirable business. He also thought that since microbreweries were allowed downtown it seemed ridiculous that they would not be allowed to sell their product in the same area.

Larry Ray asked about the limited parking downtown and what they would have to be available. Bo stated that could be a condition of the special use permit but considering the peak hours of a bar there would be plenty of available parking downtown.

Gene Blount made a motion, second by Darrell Jones to recommend approval of ZA 2013-05 to the Board of Commissioners as presented by staff. There was no discussion and the motion passed unanimously.

## **NEW BUSINESS**

*ZA 2013-07—Text amendment to 152.235—Design Requirements*

Bo Dobrzanski presented

## **STAFF REPORT**

Mark stated that there was nothing new to report.

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Kenny Waldroup made a motion, second by Gene Blount to adjourn the meeting. There was no discussion and the motion passed unanimously.

Meeting adjourned at 7:15pm.

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Date

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Darrell Jones—Vice Chairman

SEAL

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Lisa M. Markland, CMC—Town Clerk