

## **Pembroke Planning and Zoning Commission**

### **Minutes of the January 7, 2016 Meeting**

The Pembroke Planning and Zoning Commission met on January 7, 2016 in the council room at City Hall. All members of the Planning and Zoning Commission were present, as well as Dain Reams, secretary.

**Call to Order:** Charlotte Bacon, chairperson, called the meeting to order.

**Approval of the Agenda:** The agenda was approved with no changes.

**Approval of the Minutes of the September 3, 2015 Meeting:** Linda Boyette voted to accept the minutes as presented with no corrections being made. Dave Williams seconded the motion, which was carried unanimously.

**Old Business:** None

#### **New Business:**

##### **Conditional Use Permit for Rachel Kendrick at 580 Mason Road (Parcel 0111-032-01)**

Linda Boyette had some questions for Ms. Kendrick about where the items for Ms. Kendrick's online store will be gotten and how they will be sent to purchasers. Ms. Kendrick responded that the items will be obtained offline from distributors and shipped directly to her house, and will then be shipped to the purchasers in much the same way.

Johnny Tuten asked about the website, to which Ms. Kendrick stated that she had someone helping her set up her website as an independent, and would not be using a third party site like Etsy.com.

After the questions were answered to the commission's satisfaction, Charlotte Bacon called for a vote. Dave Williams made a motion to approve the Conditional Use Permit for Ms. Kendrick, with Linda Boyette seconding the motion, which was subsequently approved by unanimous vote.

##### **Reappointment of Johnny Tuten and Dave Williams to Planning & Zoning Commission**

Both stated that they were still interested in maintaining their positions with the Planning and Zoning Commission. Dain Reams stated that he would put their continued interest before the Mayor and City Council, so that they could be reappointed for another 4 year term.

##### **Brief discussion of Zoning Ordinance 6-1**

Dain Reams brought up a discussion with a citizen about the possibility of replacing a dilapidated house on Harry Hagan Road for a duplex. Being in AR-1, a duplex is allowed. However, the lot is too small for the required setbacks. Section 6-1 allows, "in any 'AR-1' or 'R' district", for a single family dwelling to be placed on a pre-existing lot as long as the "Front, side and rear yards ... conform to the requirements of this Ordinance as closely as possible."

The question Mr. Reams asked was: since a duplex is allowed in that zoned district, should this Ordinance be expanded to include "permitted uses".

As this was for information and discussion only, there was no need for a vote.

**Adjournment:** With no further business, Wayne Porter made a motion that the meeting be adjourned with Dave Williams seconding the motion and all members approving.

\_\_\_\_\_ Chairperson \_\_\_\_\_ Date

\_\_\_\_\_ Secretary \_\_\_\_\_ Date