

## Pembroke Planning and Zoning Commission

### Minutes of the June 7, 2018 Meeting

The Pembroke Planning and Zoning Commission met on June 7, 2018 in the council room at City Hall. All members of the Commission were present, as well as Dain Reams, Secretary. After determining that a quorum was present to conduct business, the meeting was called to order.

**Call to Order:** Charlotte Bacon, chairperson, called the meeting to order and reminded those present that the Commission was a recommending body and that the City Council would have final say over the issues discussed.

**Approval of the Agenda:** The agenda was approved by all members of the commission.

**Approval of the Minutes of the April 5, 2018 Meeting:** After the minutes were reviewed by the commission members, Wayne Porter made the motion to accept the minutes as written, with Dave Williams seconding. The motion was passed by unanimous decision of those present.

#### New Business/Discussions

- I. Conditional Use Permit – Michael Avery (Solar Sharp)
  - a. 8 Cameron Court West (Parcel# P13-025)
    1. Tool sharpening business out of accessory building
    2. Using solar powered equipment
  - b. Mr. Avery was present and introduced himself and his business plan
    1. Provided flyers and business cards to commission members
    2. Linda Boyette asked about potential traffic issues – Mr. Avery stated that most of his business would be drop off or pick up.
    3. Johnny Tuten asked about advertising. Mr. Avery stated that at the moment, it was word of mouth, but there was a sign placed on his fence.
      - i. Ms. Bacon inquired about the sign to Mr. Reams who responded that the only issue that might be problematic would be that the sign would blink – potentially causing distraction
      - ii. Mr. Avery said that the lighting could be done away with or set to constant light
  - c. There were no other members of the public present to speak on the matter
  - d. With no further questions, Ms. Boyette made a motion to recommend the Conditional Use Permit for recommendation, with Mr. Tuten seconding with all members unanimously agreeing.
- II. Rezoning of former Alco Building – Jordon McCoy (Storehouse Salvage)
  - a. 790 W. Bacon Street (Parcel #012-009)
  - b. Rezoning from I-1 (industrial) to B-2 (General Commercial)
  - c. Mr. Terry McCoy was present to represent Mr. Jordon McCoy
    1. Mr. Porter asked about the type of business – Mr. McCoy responded that it would be “salvage”, but more as new parts/remnants of orders from elsewhere, with only a very small percentage being actually used.
    2. Ms. Bacon asked about the easement for the Byrd family as they use the entry for access to their parcel. – Mr. McCoy stated that they had no intention for changing

this. Mr. Reams reminded the Commission that the easement has been in place for some time, including both the time Alco was present and in the time since.

- d. With no further questions, Mr. Williams made a motion to recommend the rezoning for approval. Mr. Tuten seconded the motion, which was unanimously carried by all members.

**Old Business/Discussions**

- I. Replacement for Ms. Boyette
  - a. Mr. Reams introduced Ms. Bernadette China – director of Pembroke’s Senior Center
  - b. Ms. China was recommended by Mr. Williams for the position
  - c. Mr. Williams stated that he knows Ms. China and that she is a Pembroke native.
  - d. Mr. Reams stated that she lives in Councilman Johnny Miller’s district which currently has no representation on the P&Z Comission.
  - e. With only cursory questions back and forth, the council requested that Ms. China’s recommendation be put before City Council.

**Adjournment:** With no further business, Ms. Boyette made a motion that the meeting be adjourned with Mr. Porter seconding the motion and all present members approving.

The next meeting is 5 July, 2018.

\_\_\_\_\_Chairperson \_\_\_\_\_Date

\_\_\_\_\_Secretary \_\_\_\_\_Date