

PLANNING & ZONING COMMISSION

Tuesday, December 19, 2017

White Oak City Hall

MINUTES

6:00 p.m.

MEMBERS PRESENT : Pete Sacciocio, David Puckett, Kenny Corbell, Joe Stephens,  
Randy Brint, Kevin Berry

MEMBERS ABSENT : Mike Spencer

STAFF & GUESTS : Mayor Kyle Kutch, Charlie Smith, Sherry Roberts, Terri Mogavero

CALL TO ORDER

Chairperson Pete Sacciocio called the meeting to order at 6:02 p.m.

OPEN PUBLIC HEARING to receive comments from the public regarding the request regarding the recommendation to rezone AB 92 G W Hooper Sur Tr 71, Section 3, or more commonly known as 206 W. Whatley Rd., and AB 92 G W Hooper Sur Tr 72-02, Section 1, or more commonly known as 1501 N. White Oak Rd., from an agricultural zoning district to Single-Family 8 (SF8).

Chairperson Sacciocio opened the public hearing at 6:03 p.m.

Ms. Mogavero explained that she will be the only person to build on the property and will eventually have more property deeded to her.

Board member Brint asked Ms. Mogavero if her mom owns the part where the pond is to the north. Ms. Mogavero answered yes, and the land is sort of a horseshoe shape.

Board member Berry asked if buildings were currently on the property. City Coordinator Smith said no, but the foundation has already been built.

Chairperson Sacciocio clarified with Ms. Mogavero that she was asking to rezone that piece of property and that once it is rezoned Single-Family 8, it is no longer agricultural. She stated she understood.

City Coordinator Smith explained that a piece of property must be one acre of land to be zoned agriculture and hers is .59 acres. She originally requested a variance to build on this property without the two-car garage requirement under agriculture, and the Board of Adjustments denied it. The Board of Adjustments also had opposition to the property's size according to the agriculture zoning requirements.

Board member Brint asked if there was any opposition from the church. City Coordinator Smith answered no; there was no opposition from any property owners that were sent the notification letters. Board member Brint then asked if the Larrison's had any issues. City Coordinator Smith answered no and they were not interested in rezoning their property.

Chairperson Sacciocio asked if the rest of her mom's property would stay agriculture to which City Coordinator Smith affirmed.

Board member Berry asked Ms. Mogavero what size house she planned to build to which she answered 1,200 square feet.

CLOSE PUBLIC HEARING

Chairperson Sacciocio closed the public hearing at 6:10 p.m.

CONSIDER AND/OR APPROVE the request regarding the recommendation to rezone AB 92 G W Hooper Sur Tr 71, Section 3, or more commonly known as 206 W. Whatley Rd., and AB 92 G W Hooper Sur Tr 72-02, Section 1, or more commonly known as 1501 N. White Oak Rd., from an agricultural zoning district to Single-Family 8 (SF8).

Chairperson Sacciocio asked if this was not the same as spot zoning. City Coordinator Smith explained that he cannot find anything illegal about spot zoning. This fits the area and the south side of Whatley.

Motion to approve made by Board member Stephens, seconded by Board member Corbell. Carried unanimously.

CONSIDER AND/OR APPROVE minutes from the November 7, 2017 Planning & Zoning Commission meeting.

Motion to approve made by Board member Corbell, seconded by Board member Brint. Carried unanimously.

ADJOURNMENT

Motion to adjourn at 6:27 p.m. by Board member Stephens, seconded by Vice-Chairperson Puckett. Carried unanimously.

  
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Pete Sacciocio  
Chairperson

ATTEST:

  
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Sherry Roberts, TRMC  
Asst. City Manager/City Secretary