

WHITE OAK PLANNING & ZONING COMMISSION
MEETING MINUTES
JANUARY 19, 2021

MEMBERS PRESENT: David Puckett, Mike Spencer, Robin Hood, Randy Brint, Kevin Berry

MEMBERS ABSENT: Jo Swanson

STAFF PRESENT: Charlie Smith, Leah Brooks, Jimmy Purcell, Tracey Fears

GUESTS PRESENT: Kyle Kutch, Rex Ryan, Diane Sims

1. CALL TO ORDER – 5:12 p.m.

2. CONSIDERATION of minutes – November 17, 2020

Randy Brint moved to approve, seconded by Robin Hood. Carried 5-0.

3. PUBLIC HEARING regarding a Special Use Provision (SUP) permit request from Diane and Jon Sims for a mother-in-law quarters to be located at AB 38 W.H. Castleberry Sur Tr 76 Sec 6, more commonly known as 305 Person Rd, White Oak

Public hearing opened at 5:13 p.m.

Diane Sims presented concept for mother-in-law residence to be located toward the back of the property, three feet off the property line, sixty feet away from the well head on the property. The MIL quarters would take up approximately a 58x23ft area and be a two bedroom/two bath, open concept.

The well head is operated by BASA, resident was unsure if the company had an easement that would extend the distance greater than the sixty feet required by City code. Kevin Berry stated the resident may benefit from having a legal document from BASA prior to moving forward with construction.

With no further comments, the public hearing was closed at 5:30 p.m.

4. CONSIDERATION regarding a Special Use Provision (SUP) permit request from Diane and Jon Sims for a mother-in-law quarters to be located at AB 38 W.H. Castleberry Sur Tr 76 Sec 6, more commonly known as 305 Person Rd, White Oak

Mike spencer moved to table the item until the February meeting, seconded by Kevin Berry. Carried 5-0.

5. PUBLIC HEARING a Special Use Provision (SUP) permit request from Brian Morton for an Appliance Repair and Service business to be located at Abstract 38 W.H. Castleberry Survey Tract 61 Section 10, more commonly known as 1711 S. Lake Harris Rd, White Oak.

Public hearing opened at 5:32 p.m.

Charlie Smith explained this property has historically been used as a commercial property however it is zoned residential. This property is 2.417 acres with a well head in the middle and has limited potential to be anything else. Concerns for this property include appliances

being left outside with the appearance of a junk yard and that it is the only commercial property on that street.

Rex Ryan stated he has been the owner of this property for thirty years and it has operated as a business property until March of 2020. This property has a 5,200 square-foot building with a dock in the rear. Mr. Ryan confirmed appliances would be placed outside the building but only prior to disposal pickup and would be in the dock area which could be written into the lease agreement with Mr. Morton.

With no further comments, the public hearing is closed at 5:42 p.m.

6. CONSIDERATION a Special Use Provision (SUP) permit request from Brian Morton for an Appliance Repair and Service business to be located at Abstract 38 W.H. Castleberry Survey Tract 61 Section 10, more commonly known as 1711 S. Lake Harris Rd, White Oak

Mike Spencer moved to approve, seconded by Kevin Berry. Carried 5-0.

7. CONSIDERATION of amending Section 28.3 D regarding Accessory Structures and Use Regulations

Charlie Smith explained there was a property on Leona where a home was built, property was divided in two and sold. The new owner of the property with the home on it would like to buy the additional property and build a shop. However, due to current zoning regulations, the owner would have to re-plat the property back into a single property to be able to build the shop.

Concerns from the Board members for amending this section of the zoning ordinance included future residents may be able to sell the shop property separately and creating a situation similar to that on Lake Harris.

Suggestions by the Board for this situation include creating a deed restriction and having the property re-surveyed into a single property to prevent it from being sold separately. No action taken.

8. CONSIDERATION of adding new zoning classifications Single-Family 22 and Single-Family 44

Mike Spencer suggests SF-44 may need additional requirements to be determined.

Mike Spencer moved to approve with regulations, seconded by Robin Hood. Carried 5-0.

9. CONSIDERATION of amending multi-family zoning minimum square footage requirements

Current regulations for duplexes are 1000 square feet per unit. In previous meetings, a motion was made to only allow single-family detached dwellings therefore the change would only be relevant to rebuilding an existing multi-family property that were destroyed.

No action taken.

10. CONSIDERATION regarding moving regular meeting dates

Suggested meeting days of the week include Wednesday's or Thursdays. Suggestions to look into virtual meetings were also included.

No action taken.

11. CONSIDERATION of topics for next meeting

Charlie Smith explained a billboard company had approached the City regarding an empty lot they were wanting to construct a billboard on however the lot does not fall within the current allowances of the zoning ordinance.

Suggestions for next meeting include creating and amending specific provisions for new and existing categories as well as sign/billboard regulations.

6. ADJOURNMENT

Mike Spencer moved to adjourn at 7:01 p.m., seconded by Robin Hood. Adjourned by consensus.

David Puckett, Chairman

Attest:

Leah Brooks, City Secretary/Finance Director