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MINUTES

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TOWN COUNCIL

PLANNING COMMISSION

TOWN OF SHENANDOAH

JOINT PUBLIC HEARING

SPECIAL USE PERMIT REQUEST

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JUNE 8, 2010

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The Shenandoah Town Council and the Shenandoah Planning Commission held a joint public hearing on Tuesday, June 8, 2010, beginning at 7:00 p.m., with Mayor Clinton O. Lucas, Jr., presiding.

The meeting began with the Pledge of Allegiance.

ATTENDANCE: Council Members present were: Mayor Clinton O. Lucas, Jr.; Vice Mayor William Kite; Russell Comer, Jr.; Charles Jenkins; Richard Pierce; and Keith Sampson.

Council Members absent were: Councilwoman Constance Switzer.

Planning Commission Members Present: Chairman Douglas Rudolph; Vice Chairman I. Michael Lowe; Larry Dovel; Ray Lee Pence; Richard Pierce; and James "Tony" Williams, Jr.

Planning Commission Members Absent: Commissioner Donald Campbell.

Other Town Officials present were: Larry Dovel, Town Manager; Peter J. Monteleone, Chief of Police; and Juanita Roudabush, Assistant Town Manager/MMC.

Citizens present were: Carol Lee Strickler; Sheila Bentley; Albertje Stewart; Gary Patterson; and Page County Fire and EMS Coordinator Wesley Shifflett.

Media Representatives: None.

CALL TO ORDER: Mayor Lucas opened the public hearing at 7:00 p.m. He stated a quorum of the Planning Commission and Town Council is present. He noted the purpose of the joint public hearing is for a special use request of Sheila Bentley (property owner) and Albertje Stewart (proposed purchaser), 513 Second Street, identified by tax map numbers 102A3-(1)-C17, 18, 19.

He noted if approved, this special use permit would allow for a home occupation to make soap, lotions, and bath products, pursuant to Town Code Section 50-67, (c), (5), pursuant to Section 50-112.

Albertje Stewart Special Use Permit Request: Mayor Lucas asked if there was anyone present to speak *for* the special use permit request of Albertje Stewart?

Albertje Stewart stated no customers will be coming to her home, as her products are sold through retail stores, including Shenandoah General Store. She noted there would be no chemical smells or anything offensive created by this business.

She explained the only traffic will be UPS deliveries.

There being no further comments, Mayor Lucas asked if there was anyone present to speak *ag*
ainst
the special use permit request of Albertje Stewart?

There was no one present to speak against the request of Albertje Stewart.

Councilman Comer stated Mrs. Stewart had a business in Town previously and it was an asset to the Town.

Councilman Pierce stated the barber shop business at this location produced customer traffic and this business will not.

Planning Commission Chairman Doug Rudolph inquired if the products would be made inside the home or if she planned to utilize one of the storage buildings on the property?

Mrs. Stewart stated the products would be produced within the home to comply with Town Code regulations.

There being no further questions or comments, Mayor Lucas closed the public hearing.

Mayor Lucas asked if the Planning Commission wanted to discuss this request and make a recommendation to Council, or if they needed more time for review?

Planning Commission Chairman Rudolph stated he believes they are prepared to make a recommendation on this special use permit request.

A ***Motion*** was made by Planning Commission Vice Chairman Lowe, ***seconded*** by Planning Commissioner Pence, to recommend approval of the special use permit request for a home occupation for Albertje Stewart located at 513 Second Street, identified by tax map number 102A3-(1)-C17, 18, 19, as presented.

Planning Commission Members vote was as follows:

YEA: Chairman Rudolph

NAY: None.

Vice Chairman Lowe

Commissioner Dovel

Commissioner Pence

Commissioner Pierce

Commissioner Williams

ABSTAIN: None.

ABSENT: Commissioner Campbell.

VOTE: **Unanimous in favor of motion.**

A **Motion** was then made by Vice Mayor Kite, **seconded** by Councilman Comer, to concur with the Planning Commission's recommendation and approve the home occupation special use permit request for Albertje Stewart located at 513 Second Street, identified by tax map number 102A3-(1)-C17, 18, 19, as presented.

Members vote was as follows:

YEA: Vice Chairman Kite

NAY: None.

Councilman Comer

Councilman Jenkins

Councilman Pierce

Councilman Sampson

ABSTAIN: Mayor Lucas.

ABSENT: Councilwoman Switzer.

VOTE: **Unanimous in favor of motion.**

ADJOURNMENT: There being no further business, a ***Motion*** was made by Councilman Sampson, ***seconded*** by Vice

Mayor Kite, to adjourn the meeting at 7:06 p.m.

Members vote was as follows:

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YEA: Vice Chairman Kite

NAY: None.

Councilman Comer

Councilman Jenkins

Councilman Pierce

Councilman Sampson

ABSTAIN: Mayor Lucas.

ABSENT: Councilwoman Switzer.

VOTE: Unanimous in favor of motion.

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APPROVED:

ATTESTED:

Clinton O. Lucas, Jr., Mayor

Juanita Roudabush, Clerk