

**MINUTES
TOWN COUNCIL
TOWN OF SHENANDOAH
JOINT PUBLIC HEARING
REZONING REQUEST**

JUNE 13, 2023

The Shenandoah Town Council and the Shenandoah Planning Commission held a joint public hearing on Tuesday, June 13, 2023, 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; Council Members Denise Cave; Russell Comer, Jr.; Lynn Fox; I. Michael Lowe; and Richard Pierce.

Council Members absent were: None.

Planning Commission Members Present: Chairman I. Michael Lowe; Vice Chairman Arthur “Todd” Stroupe; Commissioners Jonathan Comer, Karen Comer, Timothy Seal, and MacKenzie Watson.

Planning Commission Members Absent: There is one vacant position on the Planning Commission.

Other Town Officials present were: Juanita Roudabush, Town Manager/MMC; Tonya Southers, Town Clerk; Paul Davis, Chief of Police.

Citizens present were: Carol Sue Zirkle, Robert P. Zirkle, Keith Sampson, Dee Sampson, Jackie Shuler, Stephanie Richards, Jeff Grimsley, Sunny Mehta, Mehul Trikal, and Jaxon Staples.

Media Representatives: Amos Thomas (Shenandoah Newz)

CALL TO ORDER: Mayor Clinton O. Lucas, Jr. opened the public hearing at 7:00 p.m. He stated the purpose of this joint public hearing is for a rezoning request of Superior Siding & Home Improvements, from Commercial to Residential (R2) on property located at corner of S. Second St & Pulaski Avenue, Shenandoah. This property is identified by tax numbers 102A6-1-82-1 through 4.

He noted if approved, this rezoning would allow for any items allowed as a matter of right and in compliance with Town Code Section 50-67.

Mayor Lucas inquired if there was anyone present to speak *for* the rezoning request?

James Shifflett, owner of Superior Siding & Home Improvements, stated he wanted to rezone these four lots to build four single-family homes.

Keith Sampson inquired as to whether a fence will be installed between these lots and AutoDealz; to which Mr. Shifflett replied he had not planned on it. Mr. Sampson stated he has safety concerns with kids running around all the cars while playing. He stated he would also like to see increased Police protection due to drivers ignoring the stop sign.

Mayor Lucas inquired if there was anyone present to speak *against* the rezoning request?

Dee Sampson asked about a limit on the number of people in the home.

James Shifflett stated they were to be single-family homes which would have three bedrooms each.

Mayor Lucas inquired if there were any questions by the Council or Planning Commission members?

Councilwoman Cave inquired as to how many homes were to be built.

James Shifflett stated there would be four lots, for four single-family homes.

Closing of Joint Public Hearing: There being no further questions, a *motion* was made by Vice Mayor Kite, *seconded* by Councilman Fox, to close public hearing at 7:06 p.m.

Council Members Vote was as follows:

YEA: Vice Mayor Kite Councilwoman Cave Councilman Comer Councilman Fox Councilman Lowe Councilman Pierce	NAY: None.
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ABSTAIN: Mayor Lucas

ABSENT: None

VOTE: Unanimous in favor of motion.

A *motion* was made by Planning Commissioner Arthur “Todd” Stroupe, *seconded* by Planning Commissioner Karen Comer, to recommend approval of the rezoning request from Commercial to Residential (R2) for James Shifflett on property located at corner of S. Second St. & Pulaski Ave, identified by tax map numbers 102A6-1-82-1 through 4, as presented.

Planning Commission Members Vote was as follows:

YEA: Chairman Lowe Vice Chairman Stroupe Commissioner Jonathan Comer	NAY: None.
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Commissioner Karen Comer
Commissioner Seal
Commissioner Watson

Abstain: None

Absent: None

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

A ***motion*** was then made by Vice Mayor Kite, ***seconded*** by Councilman Fox, to concur with the Planning Commission's recommendation and approve the rezoning request from Commercial to Residential (R2) for James Shifflett on property located at corner of S. Second St. & Pulaski Ave, identified by tax map numbers 102A6-1-82-1 through 4, as presented.

Council members Roll Call Vote was as follows:

YEA: Vice Mayor Kite
Councilwoman Cave
Councilman Comer
Councilman Fox
Councilman Lowe
Councilman Pierce

NAY: None.

ABSTAIN: Mayor Lucas

ABSENT: None

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

ADJOURNMENT: A ***motion*** was made by Councilman Comer, ***seconded*** by Councilman Pierce, to adjourn the meeting at 7:08 p.m.

Members vote was as follows:

YEA: Vice Mayor Kite
Councilwoman Cave
Councilman Comer
Councilman Fox
Councilman Lowe
Councilman Pierce

NAY: None.

ABSTAIN: Mayor Lucas

ABSENT: None

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

APPROVED:

ATTESTED:

Clinton O. Lucas, Jr., Mayor

Tonya Southers, Town Clerk