

**MINUTES
PLANNING COMMISSION SPECIAL MEETING
TOWN OF SHENANDOAH**

SEPTEMBER 6, 2022

The Shenandoah Planning Commission held a special meeting on Tuesday, September 6, 2022. The meeting was called to order at 4:00 p.m., by Chairman I. Michael Lowe.

The meeting began with a roll call of members.

ATTENDANCE: Members present were: Chairman I. Michael Lowe; Commissioner Karen Comer; Commissioner Storm Hammer; and Commissioner Sean Wheeler.

Members absent were: Vice Chairman Arthur “Todd” Stroupe; Commissioner Jonathan Comer; and Commissioner Jessica Karnes.

Other town officials present were: Juanita Roudabush, Town Manager; and Lora Jenkins, Town Clerk.

Citizens present were: None.

Media: None.

DISCUSSION AND VOTE

1 - Chairman Lowe stated the purpose of the meeting was to discuss and vote to concur with Zoning/Subdivision Administrator that the acquisition of Well Site Number 1 from the Shenandoah Land and Improvement Company by the Town does not violate the Town’s subdivision ordinance because of the acquisition of the property is not a “subdivision” regulated by that ordinance. Or that the acquisition of the property is subject to the Town’s subdivision ordinance, and a modification be granted under Town Code Section 50-247, so that the well site can be acquired by the Town.

Chairman Lowe stated his opinion was the Well Site Number 1 property does not constitute a subdivision. The site has been intended as public utility site and not a residential site.

Both Commissioners Hammer and Wheeler stated they agreed with Chairman Lowe.

Commissioner Hammer asked who owns Well Site Number 1 and what happened to the well?

Town Manager Roudabush stated the property is owned by the Shenandoah Land and Improvement Company. The well was started in 1976, but after a certain depth the drilling was stopped.

Commissioner Comer stated the cost of drilling deeper was probably a factor in stopping the

drilling.

Town Manager Roudabush stated the drilling was moved to different areas which turned into the current Tenth Street, Trenton Avenue, and Twelfth Street well locations. The Town went back to Well Site Number 1 to reinvestigate the site and drill deeper. Drilling deeper brought Well Site Number 1 into production, which will help in increasing water pressure to the Town residents.

There being no other questions, a ***motion*** was made by Commissioner Comer, ***seconded*** by Commissioner Hammer, to recommend to the Council that the Planning Commission concurs with the Zoning/Subdivision Administrator that the acquisition of Well Site Number 1 from the Shenandoah Land and Improvement Company by the Town does not violate the Town's subdivision ordinance because the acquisition of the property is not a "subdivision" regulated by that ordinance.

Members Roll Call Vote was as follows:

YEA: Chairman Lowe
Commissioner Comer
Commissioner Hammer
Commissioner Wheeler

NAY: None

Abstain: None.

Absent: Vice Chairman Stroupe; Commissioner Comer; and Commissioner Karnes

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

ADJOURNMENT: There being no further business, a ***motion*** was made by Commissioner Comer, ***seconded*** by Commissioner Hammer, to adjourn the meeting at 4:08 p.m.

Members Vote was as follows:

YEA: Chairman Lowe
Commissioner Comer
Commissioner Hammer
Commissioner Wheeler

NAY: None.

Abstain: None.

Absent: Vice Chairman Stroupe; Commissioner Comer; and Commissioner Karnes

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

Approved: _____
I. Michael Lowe, Chairman

Attested: _____
Lora Jenkins, Town Clerk