

MINUTES
TOWN OF GREENWOOD
PUBLIC HEARING
PLANNING/ZONING COMMISSION
Monday, October 30, 2017 AT 6:30 P.M.

Call to Order: Commissioner in Charge, Mr. Harold Goff called the meeting to order at 6:30 pm.

Invocation: Mellanie McKeever gave the invocation and led the pledge.

Present: Mr. Harold Goff, Mrs. Mellanie McKeever, Mrs. Melissa Vaitkus, Mr. John Robinson, Town Clerk Veronica Brown, and members of the public.

Absent: Mr. Justin Davis

There was a quorum

Melanie McKeever made a motion to convene into the public hearing and John Robinson seconded. The motion passed by unanimous vote.

Convene into Public Hearing:

PUBLIC HEARING: The purpose of the public hearing of Case No PZ 01-17, to approve the application submitted by James Gentry requesting approval to rezone the already zoned R1 to I, in order to pave a section of the lot.

PUBLIC HEARING: The purpose of the public hearing of Case No PZ 02-17, to approve the application submitted by Sandra Philyaw requesting approval to grant a special exception to the already zoned R1 to allow for a mobile home.

Public Comments:

1-Clinton Strange of 7021 Winburn Dr is against PZ 01-17. He feels that it will decrease his property value.

2-James Gentry of 8125 W 70th is for PZ 01-17 hopes to raise property values. He feels that the clean-up work that has already been done has done nothing but increase the value. They can come to amicable solutions to any issues. Suggest possible B1 zoning. There will be no business there only parking. He provided pictures showing proposed vision.

3-Donald Broussard of 7014 Winburn is against PZ 01-17 because the property has not been kept up.

4-Lee Coltharp of 9042 Ellerbe Rd Suite 500 Suggested B1 buffer zoning

5-William Britt of 7009 Winburn Dr is against PZ 01-17. Asked Gentry about the back parking. Mr. Gentry stated that parking is for the drivers. The new parking lot will be for office staff. He has 55 employees.

Adjourn to P & Z Commission Meeting: Mrs. McKeever made a motion to adjourn into P & Z meeting, seconded by Mrs. Vaitkus and passed by unanimous vote.

Approval of Agenda:

Mrs. Vaitkus made a motion to approve the agenda after changing Gentry's request to rezone to a B1 Buffer not Industrial, seconded by Mrs. McKeever and passed by unanimous vote.

Remarks by chairman: Mr. Chairman read the opening speech regarding procedure for the meeting. Each applicant will have ten minutes to explain their situation. Each person in opposition and favor will have three minutes to speak. Then the board will make a vote for a decision.

1. Applicant: James Gentry

Case No. PZ-01-2017

Location Lot 34 Winburn Dr, Greenwood LA 71033

Applicant James Gentry is requesting commission approval to rezone the already zoned R1 to I, in order to pave a section of the lot.

Applicant Comments/Oppositions:

Mr. Goff read the B1 buffer zoning to the public. There is a provision for prohibiting large vehicles in residential districts. Off-street parking is limited to vehicle up to one ton and wheel diameter of 17 inches. Also requires minimum design standards be met.

Mr. Gentry is requesting only 8 parking spaces for the employees. Zoning request is for lot 34 only. Mr. Gentry explained to the public by showing pictures that he only wants to rezone lot 34 and that he will maintain lot 33. His drive will enter from the main property. He will not use Winburn Dr for any access to the property. He would leave lot 33 residential and has proposed some landscaping as well as reconstruct the sign for the neighborhood. He has no plans on building a home on the corner lot as of right now. In addition, the hours of operation are Monday-Friday 8am-5pm.

For: Lee Coltharp, Jo Sellers and Daniel French all employees

Jerry Reames of 7112 Winburn Dr questioned the area of the parking lot in terms of backing space. Mr. Goff advised of regulations on parking lot size. Gregory Elliott 7051 Winburn Dr stated his respect for Mr. Gentry for the upkeep of the property.

Against: After Mr. Gentry explained everything, there was no opposition.

Danny Brown of 7039 Winburn Dr spoke about the land use for the subdivision as per information he obtained from the Caddo courthouse.

Questions from the board: Mr. Robinson asked if the existing parking is covered. It is not. Mr. Gentry is willing to make the proposed parking covered or not depending on what everyone agrees upon.

Mrs. McKeever reiterated that there will be no entrance from Winburn Dr. Mrs. Viatkus asked if he will have and security for the cars. Mr. Gentry stated that there are security cameras. He is not sure about putting a fence. Mr. Goff stated that he needs to get with the pipeline company for clearance.

Approve/Deny/Modify:

With there being no further questions or concerns from the board, Mrs. McKeever made a motion to approve the request with the modifications to B1 buffer as stated and seconded by Mrs. Vaitkus. The motion passed by unanimous voice vote.

2. Applicant: Sandra Philyaw

Case No. PZ-02-2017

Location 7015 Winburn Dr, Greenwood LA 71033

Applicant Sandra Philyaw is requesting commission approval to grant a special exception to the already zoned R1 to allow for a mobile home.

Applicant Comments/Oppositions:

Mrs. Philyaw stated that she was given incorrect information on zoning from Century 21. She stated that parking would be in the back and all of the improvements that would be made to the land.

For: There was no one in attendance in favor.

Against: Mr. Gabucci of 7026 Winburn Dr it is an eye sore.

Mr. Michael Stone of 7027 Winburn Dr does not want a trailer there and informed that the lot floods

Mr. Clinton Strange of 7021 Winburn Dr worried about property values going down with a trailer there

Mr. William Britt of 7009 Winburn Dr stated there are several civil issues between them

Mr. Gregg Elliott of 7051 Winburn Dr the trailer just does not fit in the neighborhood

Questions from the board: Mrs. McKeever questioned if she noticed the surrounding homes when she bought the site. Mrs. Philyaw stated that she took the word of what Century 21 said about mobile homes being allowed.

Approve/Deny/Modify:

With there being no further questions or concerns from the board, Mrs. Vaitkus made a motion to deny the request and seconded by Mrs. McKeever. The motion passed by unanimous voice vote.

Approval of Minutes: (November 7, 2016)

Mrs. Vaitkus requested to table the approval of minutes due to incorrect information. The request was seconded by Mrs. McKeever and passed by unanimous vote.

Other Business:
There being none.

Chairman and Commissioners Comments:

Mr. Goff stated to Mrs. Philyaw that everything about the sale of that property was wrong from the beginning and that he advised her to get an attorney.

Staff Comments:

There being none.

Adjourn:

Mrs. Vaitkus made a motion to adjourn the meeting at 7:45 pm with a second from Mrs. McKeever. The motion passed by unanimous vote.

Adjourn

Veronica Brown, Town Clerk

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