

**Town of West Jefferson - Board of Aldermen
Special Meeting Minutes
November 25, 2019 | 6:30 p.m.**

Board Members Present: Mayor Dale Baldwin, Alderman Calvin Green, Alderman Jerry McMillan (absent), Alderman John Reeves, Alderman Stephen Shoemaker, Alderman Rusty Barr

Town Staff Present: Town Manager Brantley Price, Town Attorney Jak Reeves, and Town Clerk Rebecca Eldreth

At 7:10 p.m. Mayor Baldwin called to order the special meeting of the Board of Aldermen.

Approval of the November 25, 2019 Agenda – With no changes, Alderman Reeves made the motion to approve the agenda. Alderman Barr seconded with a vote of 4-0 in favor.

Public Hearing

Consideration of Recommendation for Text Amendments and Zoning of Parcel ID 13231 075 (Saloon Studios) – Mayor Baldwin stated the purpose of the public hearing is to hear any comments on the proposed text amendments and the initial zoning of parcel ID 13231 075. Several members of the community were in attendance to voice their concerns and opinions. Mayor Baldwin opened the public hearing to allow comments for the proposed text amendments to Section 506.1 Permitted Uses to the Community Shopping district at 7:14pm. A total of twelve (12) members of the community voiced their views on adding “Boutique Hotel” to the list of Permitted Uses in the Community Shopping district with three (3) persons speaking for the addition including Billie Jo Woodie, Mark Beck, and Joanne Woodie and nine (9) persons speaking against the addition including Jim Powers, Walt Peterson, Pam Guion, Andy Guion, PK Sinal, Alfred Glover, Sherman Lyle, John Brown, and Velma Osbourne. There were no comments for the addition of “Event Venue” to the Permitted Uses in the Community Shopping district. Next, comments were allowed for the proposed text amendments to Section 507.101 Permitted Uses in the Highway Commercial District. A total of seven (7) members of the community voiced their views on adding “Concerts and Festivals”, and “Filming Location for Television, Movies, and Commercials” to Permitted Uses in the Highway Commercial District with two (2) persons speaking for the addition including Sherman Lyle and John Littlewood, and five (5) persons speaking against the addition including John Smith, Phillip Mayberry, Diane LeBonte, Edith Bishop, and Dave Kunzman. There were no comments made for the revision to fence height requirement in Permitted Uses or to the addition of definitions to Section 202. Lastly, Mayor Baldwin asked for comments on the proposed initial zoning of parcel ID 13231 075. With no further comments, Alderman Barr made the motion to close the public hearing. Alderman Reeves seconded with a vote of 4-0 in favor. The time was 8:27pm.

Regular Session

Consideration of Text Amendments to Section 506.1 Permitted Uses – With no comments, Alderman Reeves made the motion to approve the proposed text amendments to allow “Boutique Hotel” and “Event Venue” to be added to the permitted uses in the Community Shopping district. Alderman Barr seconded with a vote of 4-0 in favor.

Consideration of Text Amendments to Section 507.101 Permitted Uses – With no comments, Alderman Barr made the motion to approve the proposed text amendments to allow “Concerts and Festivals” and “Filming Location for Television, Movies, and Commercials” to be added to the permitted uses in the

Highway Commercial district. As well as amend the text to Section 507.101(42) and 507.101(46) to remove the text “not less than six (6) feet in height”. Alderman Green seconded with a vote of 4-0 in favor.

Consideration of Text Amendments to Section 202 Definitions of Specific Terms and Words – With no comments, Alderman Reeves made the motion to approve the addition of the definition of “Boutique Hotel. Small stylish hotel with less than thirty (30) rooms” and “Event Venue. A place where parties, corporate events, receptions, and family events are held” in Section 202. Alderman Barr seconded with a vote of 4-0 in favor.

Consideration of Zoning Parcel ID 13231 075 (Saloon Studios) – With no comments, Alderman Barr made the motion to approve the zoning of parcel ID 13231 075 to Highway Commercial. Alderman Green seconded with a vote of 4-0 in favor.

Consideration of Statements that Show Consistency with the 2008 Land Use Plan – With no discussion Alderman Shoemaker made the motion to approve the Statements that Show Consistency with the 2008 Land Use Plan. Alderman Reeves seconded the motion with a unanimous vote of 4-0 in favor.

Adjournment- With nothing further, Alderman Shoemaker made the motion to adjourn the special meeting. Alderman Barr seconded with a unanimous vote in favor. The time was 8:41 pm.

Tom Hartman, Mayor

Rebecca Eldreth, Town Clerk