

**PLANNING AND ZONING COMMISSION
MINUTES
MAY 1, 2012**

ATTENDEES:	<u>Members</u>	<u>Staff</u>
	Pam Buckley	Blaine Smith
	Lauren Taylor	Kay Stroud
	Peck Miller	Will Esham
	Chris Shanahan	

CALL TO ORDER – 7:00 PM

I. APPROVAL OF MINUTES:

Minutes of April 17, 2012 were held until the next meeting because the some of the members who were present at that meeting were not present at this meeting.

II. PUBLIC HEARING DELIBERATION:

The Planning Commission held a public hearing for Cato, Inc.'s Conditional Use proposal to redevelop the existing service/fueling station located at 5201 Coastal Highway on March 20, 2012. After conducting the public hearing and receiving testimony from the applicant, staff, and adjacent property owners, the Commission asked that the hearing be closed to further testimony, but remain open for deliberation after revisions to the site plan according to their requests had been received. This entire record can be found in the Minutes dated March 20, 2012.

After this deliberation was called to order, Blaine Smith, Zoning Administrator, updated the Commission with the revisions to the site plan. Since all was found in accordance with their prior recommendations, the Commission finalized deliberations on the Conditional Use request and site plan.

MOTION/Taylor **SECONDED/Miller** Vote was unanimous (4-0) to recommend the Conditional Use to the Mayor and City Council for their review and to approve the site plan per the revisions shown. The Commission determined through consulting with staff that the site plan would not need to be returned to them and be administered for building permit through the staff. If the staff detected flaws per the recommendation and approval the plan would be remanded back for further review. The Conditional Use Agreement would be built in accordance with approved site plan as revised and dated May 1, 2012.

III. ADJOURNMENT – 7:45 PM

John Staley 7/17/2012
John Staley/Commission Secretary Date

