

BROADWAY PLANNING COMMISSION
October 21, 2019

The Broadway Planning Commission met on October 21, 2019 in the Council Chambers of the Broadway Municipal Building. Commission Members present were Kathy Boase, David Jordan, Eddie Long, and Steve Shifflett. Staff members present were Kyle O'Brien, Marla Kline, Police Sergeant Larry Good, and Town Attorney Matt Light. Also in attendance were Irvin Armentrout, Ed Blackwell, Brisco Dellinger, Janet Dellinger, Linda Gilbert, Heather Harris, Bo Hotchkiss, Joy Kauffman, Kent Kauffman, Tracey Long, Debbie Mason, Mac Nichols, Michael Noble, Marcie Phares, and Neil Phares,

Chairman Kathy Boase called the meeting to order at 7:00 p.m.

Approval of Minutes:

Eddie Long moved, seconded by Steve Shifflett, to adopt the minutes of the September 30, 2019 session of the Planning Commission. The motion was approved with the following recorded vote:

Kathy Boase	Aye	David Jordan	Aye
Eddie Long	Aye	Steve Shifflett	Aye

Rezoning Request, Rockingham Petroleum:

Chairman Boase stated that as a result of additional information that has been provided to the Commission addressing specific concerns related to this request since the public hearing was held, she is prepared to receive a motion either to recommend approval, denial or the tabling of the proposed rezoning request.

Steve Shifflett moved, seconded by Eddie Long, to recommend approval to the Town Council of the attached ordinance and proffers in order to rezone the referenced property to B-1. Chairman Boase then invited discussion of the motion.

Mr. Shifflett read a prepared statement that he has given this request quite a bit of consideration and has spoken to a number of residents throughout the Town and has heard a lot of pros and cons. He further stated that he understands how residents in the vicinity of the proposed request may feel that the business may devalue their property or decrease the quality of their existing properties; however, he feels Rockingham Petroleum has adequately addressed these concerns with a proposal of planting trees, landscaping, and providing sidewalks. He commented that he feels the business will bring revenue, a much-needed service to consumers and farmers, as well as additional jobs to the Town.

Commissioner Eddie Long commented that a tremendous amount of time has been spent on this request and he feels every concern that has been voiced has been thoroughly considered and addressed by the applicant.

Council representative Dave Jordan commented that he too is pleased that concerns were heard and have been addressed.

Mrs. Boase stated that unlike the other members, she is not in favor of rezoning the land to business. She further stated that she travels Route 259 daily and does not like the thought of looking over and seeing lights and a gas station on this property. She acknowledged that Rockingham Petroleum is a good business, and if approved, she feels it will be a nice business.

The motion was approved with the following recorded vote:

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Kathy Boase	Nay	David Jordan	Aye
Eddie Long	Aye	Steve Shifflett	Aye

Town Attorney Matt Light reminded everyone that the Town Council will hold a public hearing on November 5, 2019 at 7:00 p.m., at which time there will be an additional opportunity for public comment on the proposed rezoning. Town Manager Kyle O'Brien clarified that the Planning Commission's recommendation will be presented to the Council and after the public hearing is held, the Council will have the opportunity to take action on the proposed request.

There being no further business, the meeting was adjourned.

Marla W. Kline, MMC, Town Clerk