

CITY OF GLADEWATER  
PLANNING & ZONING COMMISSION  
MINUTES  
JUNE 11, 2020  
5:30 P.M.

MEMBERS PRESENT: Mark Friend, Tameka Gordon, Marlene Downing, Harry Sutphen, Nicholas McKinney, Karla Byrd (Ex-officio Member)

MEMBERS ABSENT: Sheila Faggans, Ann Clay

STAFF PRESENT: Judy Van Houten, Al Harrison

GUESTS PRESENT: David Passmore, Brett Edmonds, Trecia Turner, Kay Lucas, Elizabeth Sage

I. CALL TO ORDER

Chairman Friend called the meeting to order at 5:32 p.m.

II. INVOCATION

Marlene Downing gave the invocation.

*[Harry Sutphen entered the meeting at 5:33 p.m.]*

III. CITIZENS COMMENTS

None.

IV. APPROVAL OF MINUTES – March 12, 2020

Nicholas McKinney moved to approve, seconded by Marlene Downing. Motion carried 5-0.

V. PUBLIC HEARING regarding:

- a) Zoning Change request from neighborhood shopping to light industrial for a distillery at LT 10A NCB 4(W PT LT 10) & LTS 11 THRU 13 NCB 5 GLADEWATER & PT OF STREET, more commonly known as 105 Broadway Avenue; and
- b) A request to rename a portion of E. Upshur Avenue to N. Mill Street; and
- c) Specific Use Permit for a request to sell beer and wine at LTS 9 & 10 NCB 7 GLADEWATER & PT ALLEY, more commonly known as 103 N. Main Street.

Chairman Friend opened the public hearing at 5:34 p.m.

- a) Al Harrison explained that the request should have been to Heavy Industrial not Light Industrial. The request would constitute spot zoning and that is not allowed under our current code. Mr. Passmore stated that he is withdrawing his request at this time and will seek other property for this business.
- b) Al Harrison showed presented a map showing the portion of E. Upshur Avenue in question. Nicholas McKinney asked if there are any businesses currently located on this part of E. Upshur Avenue who would be affected. Al Harrison said there are none. Trecia Turner explained that her new office is on N. Mill Street and she feels it would make giving directions to her customers easier.

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- c) Al Harrison explained that this request would have been presented earlier but due to the COVID-19 shutdown it has been delayed. The owner has his state license to sell beer and wine and the previous owner at this location sold beer and wine as well. This request is to make them fully compliant with our Code of Ordinances. Judy Van Houten informed the board that a letter was received from The Happy Cabbage owners asking that the request be denied. Brett Edmonds said he has done everything required of him and would like to continue selling beer and wine.

With no further comments Chairman Friend closed the public hearing at 5:43 p.m.

VI. CONSIDERATION of:

- a) Zoning Change request from neighborhood shopping to light industrial for a distillery at LT 10A NCB 4(W PT LT 10) & LTS 11 THRU 13 NCB 5 GLADEWATER & PT OF STREET, more commonly known as 105 Broadway Avenue; and
- b) A request to rename a portion of E. Upshur Avenue to N. Mill Street; and
- c) Specific Use Permit for a request to sell beer and wine at LTS 9 & 10 NCB 7 GLADEWATER & PT ALLEY, more commonly known as 103 N. Main Street.

Chairman Friend asked if any board members had additional questions and if not, he would entertain a motion.

- a) Nicholas McKinney made a motion to dismiss (deny) this request as it has been pulled by the requestor; seconded by Harry Sutphen. Motion carried 5-0.
- b) Marlene Downing made a motion to approve the request; seconded by Tameka Gordon. Motion carried 5-0.
- c) Nicholas McKinney made a motion to approve the request; seconded by Tameka Gordon. Motion carried 5-0.

VII. ADJOURN

Nicholas McKinney made a motion to adjourn at 5:46 p.m., seconded by Marlene Downing. Motion carried 5-0.

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Mark Friend, Chairman

Attest:

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Judy Van Houten, City Clerk