

TOWN OF BENSON  
PLANNING BOARD  
7:00PM JANUARY 7, 2020  
BENSON CONFERENCE CENTER

Minutes

**Members Present:** Decauris Ingram, Josh Hefner, Tawanda Shepard, Ray Adams, Danny Holland, Sherry Lockamy, Cody Peedin, Erin Joseph (Planning Director)

Quorum achieved with seven of eight members present.

**Action: Josh Hefner made a motion to nominate Danny Holland as acting-chair. Tawanda Shepard made a second to the motion. Vote: Approved 6-0.**

1. **CALL TO ORDER** – Meeting called to order by Danny Holland, acting-chair, at 7:02 pm.
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES** – December 3, 2019

**Action: Ray Adams made a motion to approve the December 3, 2019 meeting minutes. Sherry Lockamy made a second to the motion. Vote: Approved 6-0.**

4. **NEW BUSINESS** -

- a. **Public Hearing: RZ-2020-01:** Consider request to rezone a parcel of land located at E. Brocklyn St. and Elm St. from RA (Single Family Residential/Agriculture) to B-2 (Neighborhood Business) within the corporate limits of the Town of Benson. Tax ID 01040004. Property Owner: Town of Benson. Applicant: Town of Benson

Erin Joseph, Planning Director, explained to the Planning Board that this request will be an amendment to the zoning map. Subject property is a 4.5 acre parcel located in the Town of Benson. It is currently a vacant, unimproved lot. Surrounding zoning in the area is RA (Residential/Agriculture), industrial and commercial. Subject property is consistent for rezoning from RA (Residential/Agriculture) to B-2 (Neighborhood Business) and it would bring subject property into alignment with the future land use plan and future land use map.

Ray Adams asked if a site plan will have to come to the Planning Board for approval. Erin Joseph explained that the site plan will come back to the Planning Board and specifically address the proposals for this site.

Danny Holland stressed that there should be strict attention paid to future growth of the Town of Benson and to take that into consideration when planning parking to accommodate all the activities that will take place at this location.

**Action: Josh Hefner made a motion that the Planning Board finds and determines that case number RZ-2020-01 is not inconsistent with the goals, objectives and policies of the Town of Benson Comprehensive Land Use Plan and hereby**

**recommends its approval. Tawanda Shepard made a second to the motion. Vote: Approved 6-0.**

5. **OLD BUSINESS** - None
6. **MEMBER REPORTS** – Ray Adams asked about the progress of the UDO Committee. Erin explained that the UDO Committee will be reviewing changes made through Article IV at their next meeting. Ray Adams also asked if there are plans to update the Comprehensive Land Use Plan. Erin Joseph stated that it is an item that she would like to discuss at the Board Retreat in February.
7. **PLANNING ADMINISTRATOR REPORT** – Erin Joseph introduced Cody Peedin as the newest Planning Board Member. Erin will be sending out the by-laws to the Planning Board members for their review as well as School of Government modules.

8. **ADJOURNMENT**

**Action: Ray Adams made a motion to adjourn meeting. Josh Hefner made a second to the motion. Vote: Approved 6-0. Meeting adjourned at 7:41 PM.**

Respectfully submitted: Laureen Shepard