

**TOWN OF PINEBLUFF  
BOARD OF COMMISSIONERS  
AND PLANNING BOARD  
SPECIAL MEETING  
PUBLIC HEARING**

July 18, 2023

The Mayor, the Board of Commissioners, and the Planning Board of the Town of Pinebluff held a Public Hearing, Tuesday, July 18, 2023 at 6:00 p.m. at the Town Hall.

Present were Mayor Ronald McDonald, Commissioners, Rachel Byrd, Jerry Williams, and Robbie Conley. Commissioners Mike Thomas and Guy McGraw were absent. A Quorum was present. Also present were Planning Board members, Chairperson, Frank McNeill, Michael Cunningham, Johnny Williamson, Malcolm Mills, and Cliff Brown. George Stone and Chuck Watson were absent.

Also, present were Town Clerk, Betty O McDuffie, Town Administrator, Melissa Adams, and Zoning Administrator, David Francis. Town's attorney, Kevin Hornik was also present.

Citizens presented were Aaron and Lisa Clark.

Mayor Ronald McDonald called the Public Hearing to order at 6:00 p.m.

Everyone stood for the Pledge of Allegiance.

Mayor McDonald informed the Board that that the Special Meeting was to hold a Public Hearing to receive input from citizens on their opinions in favor or against the possible new R-7 Zoning in Town.

Zoning Administrator, David Francis presented the Board maps showing the corner lots in R-15 (the old section of Town) that the R-7 would affect.

Mr. Aaron Clark informed the Board that he did not see his property on the map and he had a lot on West Chicago Avenue that is not buildable as is.

Town's attorney, Kevin Hornik informed the Board that the R-7 district is established as a district in which the principal use of land is for high-density residential development on individual lots. The regulations are intended to discourage any use which, because of its character, would interfere with the residential nature of this district. Mr. Hornik also informed the Board that the individuals would have to come to the Board to ask for his or her lot to be rezoned R-7 and the Board would have the right to approve or decline, and it would be open to all areas, not just the corner lots in R-15.

Both Boards expressed their concern about someone being able to come in and take a large parcel and breaking it up to 7,000 sq ft lots. They asked if they could limit the area.

Mr. Hornik informed the Board that they could look at amending the non-conformity language instead of adding an R-7 zoning.

Mayor McDonald asked if there were any more questions or comments.

Commissioner Jerry Williams made a motion to adjourn. Commissioner Rachel Byrd seconded. All ayes. Motion carried.

Public Hearing adjourned at 7:00 p.m.

Chairperson Frank McNeill called the Planning Board to order at 7:05 p.m.

Cliff Brown made a motion to un-table the discussion of R-7 from last month's meeting. Malcolm Mills seconded. All ayes. Motion carried.

The Board began to discuss the affect of a R-7 zoning district.

Page 2  
Planning Board Regular Board Minutes  
July 18, 2023

After further discussion, Cliff Brown made a motion to deny the recommendation of R-7 at this time. Malcolm Mills seconded. All ayes. Motion carried.

Cliff Brown made a motion to make a recommendation for the Board of Commissioners to appoint a committee to brainstorm and bring back further information on the R-7 zoning district.

Cliff Brown made a motion to adjourn. Malcolm Mills seconded. All ayes. Motion carried.

With no further information on the agenda, Chairperson Frank McNeill adjourned the Regular Board meeting at 8:04 p.m.

Respectfully submitted,



Betty O McDuffie, CMC  
Town Clerk