

PLANNING BOARD MINUTES

July 20, 2020

The Town of La Grange Planning Board met in regular session on Monday July 20, 2020 in the Town Council Chambers at Town Hall, located at 203 S. Center Street.

Members present: Chairwoman Christine Wilhelm, Carolyn Ellis, John Miller, and Dorothy Sutton.

Members absent: Penny Dawson, Edward Moore, and Julia Wooten.

Public Present: Robert F. “Bob” Mooring, Jr.

Town Staff Present: John P. Craft, Town Manager; Wendy S. Morton, Town Clerk

Chairwoman Wilhelm announced the presence of a quorum, and called the meeting to order at 7:03 pm. Chairwoman Wilhelm welcomed the members, staff, and public to the meeting and mentioned the fact that the Planning Board had not met in some time due to the restrictions in place due to COVID-19 and moved into the agenda.

Agenda Item 3 – Approval of Minutes; September 23, 2019.

Chairwoman Wilhelm stated that the members had a copy of the minutes of the September 23, 2019 Planning Board meeting and requested a motion to approve. On the motion of Mr. Miller, second by Ms. Ellis, the minutes of the September 23, 2019 minutes were unanimously approved as submitted (4-0).

Agenda Item 4 – TA-2020-01

Mr. Robert F. Mooring, Jr. had requested that Chapter 38, Zoning, Section 11-4 Table of Uses by District be amended to include “Repair of Poultry metal cages and fabrication of Aluminum tubing for carports” in the Downtown District (DD). The Town Manager presented the request to the Planning Board, recognizing that the buildings that Mr. Mooring owned and plans to use had been built for, and operated for a very similar (yet nonconforming) operation before the business closed and the building was repurposed, and that it had not been used for such uses in more than fifteen (15) years, meaning that the building and the non-conforming use could no longer be “grandfathered” in. The Town Manager expressed his understanding for the rationale of Mr. Mooring’s request, but recommended that the Planning Board deny the request due to the fact that the approval of Mr. Mooring’s request would allow this type of operation anywhere in the Downtown District (DD) and this caused concerns for structures and businesses downtown due to the fact that many of the buildings in the Downtown District shared common walls and that he had concerns about a fire threat to adjoining structures, and the noise from such a business could cause problems for adjoining properties and businesses.

Mr. Mooring addressed the Planning Board, and requested their favorable consideration of his request in order to allow him to find a use for his property.

After discussion, Chairwoman Wilhelm requested a motion regarding Mr. Moorings request. Mr. John T. Miller made a motion to make no recommendation to the Town Council regarding Mr. Mooring’s request, Ms. Ellis seconded the motion, and the motion passed unanimously.

Agenda Item 5 – TA-2020-02

Town Manager Craft informed the Planning Board the Mr. Acevedo had withdrawn his request, as the building in which he planned to utilize for this purpose had been purchased by another individual. As a result, no action was taken related to TA-2020-02.

Agenda Item 6 – Board Questions

There were no questions or issues raised by members of the Planning Board.

The Town Manager informed the Planning Board that there would need to meet on August 24, 2020 to consider a request to add “Food Trucks” to Chapter 38, Zoning, Section 11-4 Table of Uses by District for the Downtown District (DD).

Agenda Item 7 – Adjournment

Having no further business, Chairwoman Wilhelm declared the meeting adjourned at 7:48 pm.

Christine Wilhelm, Chairwoman