



- Call to order of the regular meeting and stand for the pledge.
- Roll call:

Ms. Porter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT				

- The Board acknowledges that the minutes are recorded and transcribed.
- 4. Motion to approve the September 5, October 3, and November 7, 2022, meeting minutes

_____ Second the motion _____

****NOTE-**The September 5, October 3, and November 7, 2022, minutes are not available at this time due to an issue with the transcriptionist.**

Is there discussion on the minutes of the previous meeting as presented? YES NO

Roll call:

- | | | | | | | | |
|---------------|------------------------------|-----------------------------|----------------------------------|------------|------------------------------|-----------------------------|----------------------------------|
| Ms. Porter | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> ABSTAIN | Mr. Layton | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> ABSTAIN |
| Mr. McFarland | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> ABSTAIN | Mr. Stoner | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> ABSTAIN |
| Mr. Jacobs | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> ABSTAIN | | | | |

- **Introduction/Presentation: 3272 Hebron Road Possible Development-National Church Residences**
- **Introduction/Presentation: 138 E. Main Street Possible Combined Zoning – Brady Williams**

Public Hearings:

No decision will be made at this Public Hearing. It will be made either during the regular meeting or within 35 days from the date of the Public Hearing.

Oath to witnesses:

Anyone wishing to comment during a public hearing must take the witness oath or their comments cannot be considered. It is suggested that you stand and participate in the group witness oath to ensure your comments will be considered as part of the official record.

Public hearing to consider the following:

- **Spire Development, Inc., has applied for a Zoning Amendment. (Planning & Zoning Code, Section 1111) The applicant is requesting the property located at 129 High Street be rezoned from M-1 Manufacturing and R-4 Single Family Dwelling Zero Lot Line to R-5 Multi-Family Residential District.**
 - **Planning & Zoning Code Section 1131 - R-5 Multi-Family (from M-1 & R-4 to R-5).**

An application was received for the property located at 129 High Street. The owner wants to allow for the construction of Hopewell Cottages II, a 42-unit, cottage-style, workforce rental housing development to serve as the second phase of Hopewell Cottages, located at 165 Hope Circle.
- **Spire Development, Inc., has applied for Site Development (Planning & Zoning Code, Section 1109). The property is currently zoned R-5 Multi-Family Residential District. This property is located directly south of 101 Canal Street.**
 - **Planning & Zoning Code Section 1109 - Site Development**

An application was received for the property located directly south of 101 Canal Street. The owner wants to allow for the construction of Canal Crossing, a housing development situated in an R-5 district.
- **Kessler Sign Company has applied for a Zoning Amendment. (Planning & Zoning Code, Section 1111). The applicant is requesting the property located at 3261 Hebron Road be rezoned from C-1 Conservation District to M-1 Manufacturing District.**
 - **Planning & Zoning Code Section 1137 – Manufacturing District**

An application was received for the property located at 3261 Hebron Road. The applicant wants to amend the current zoning to M-1.

- **Marietta Subdivision Residents – 408-424 Cumberland Street – Zoned R-2 Medium Density Residential District has applied for a variance from:**

- **Planning & Zoning Code Section 1179.13** - All sidewalks will be installed and constructed as outlined in the Hebron Construction Standards.

(e) Development along Existing Street. Any development of property which is located in a Residential, Neighborhood Commercial, or General Commercial District will include the installation of a sidewalk on the side of the street being developed. The sidewalk will extend across the full length of the development's street frontage.

A motion to adjourn from the Public Hearing _____ and reconvene into the regular meeting made by _____, seconded by _____ Time _____

Roll call:

Ms. Porter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

5. ITEMS REQUIRING ACTION:

- **Spire Development, Inc., has applied for a Zoning Amendment. (Planning & Zoning Code, Section 1111) The applicant is requesting the property located at 129 High Street be rezoned from M-1 Manufacturing and R-4 Single Family Dwelling Zero Lot Line to R-5 Multi-Family Residential District.**

- **A motion to make a recommendation to Council to (approve or deny)**

_____ made by _____

Second the Motion _____

Roll call:

Ms. Porter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

- **Spire Development, Inc., has applied for Site Development (Planning & Zoning Code, Section 1109). The property is currently zoned R-5 Multi-Family Residential District. This property is located directly south of 101 Canal Street.**

An application was received for the property located directly south of 101 Canal Street. The owner wants to allow for the construction of Canal Crossing, a housing development situated in an R-5 district.

A motion to (approve, approve with conditions, or deny)

_____ made by _____

Second the Motion _____

Roll call:

Ms. Porter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

- **Kessler Sign Company has applied for a Zoning Amendment. (Planning & Zoning Code, Section 1111). The applicant is requesting the property located at 3261 Hebron Road be rezoned from C-1 Conservation District to M-1 Manufacturing District.**

An application was received for the property located at 3261 Hebron Road. The applicant wants to amend the current zoning to M-1.

A motion to make a recommendation to Council to (approve or deny)

_____ made by _____

Second the Motion _____

Roll call:

Ms. Porter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

- **Marietta Subdivision's Residents – 408 -424 E. Cumberland St. - Zoned R2 Residential**
An application was received for a variance from constructing sidewalks required by 1179.13 Sidewalks of the Hebron Planning & Zoning Code.

A motion to _____

made by _____ Second the Motion _____

Ms. Porter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

4. Community Development Monthly Report
5. Next regular meeting – February 6, 2022 @ 6:30 pm
6. Motion to adjourn _____ Time _____

A motion to adjourn at _____

made by _____ Second the Motion _____

Ms. Porter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

Board Members

Rick Stoner, Chair
 Michael McFarland, Vice Chair
 Scott Jacobs, Secretary
 Jim Layton, Mayor
 Annelle Porter, Council Member