

**VILLAGE OF HEBRON  
PLANNING & ZONING SPECIAL MEETING MINUTES  
February 6, 2023  
6:30 p.m.**

This meeting was held both remotely and in person.

**CALL TO ORDER**

Chairman Rick Stoner called the meeting to order at 6:30pm

**PLEDGE OF ALLEGIANCE**

Chairman Stoner requested everyone join in the Pledge of Allegiance.

**ROLL CALL**

Planning & Zoning Board Members present: Chairman Rick Stoner, Dr. Valerie Mockus, Mr. Scott Jacobs, Mr. James Layton, and Mr. Mike McFarland

Visitors in attendance: Doug Lowe, Sarajane Steffes, and Steve White

Others in attendance: Village Zoning Attorney David Moser, Interim Administrator Deborah Morgan, Community Development Coordinator Bonnie Miller

**PUBLIC HEARING:**

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:**

**National Church Residences has applied for a zoning amendment in compliance with Zoning Ordinance Code 1111. The applicant is requesting the property located at 3272 Hebron Road be rezoned from GC-General Commercial to RS-Multi-Family Residential District.**

Mr. Mike McFarland stated that he will abstain from participating and voting as he is related to someone affiliated with National Church Residence.

Ms. Sarajane Steffes presented a PowerPoint Presentation to the Planning & Zoning outlining the proposed development. It would be a 55+ community and she detailed the operations of such a community. After further discussion was held Ms. Steffes thanked the board and requested their consideration in the re-zone application.

**Items Requiring Action:**

**National Church Residences has applied for a zoning amendment in compliance with Zoning Ordinance Code 1111. The applicant is requesting the property located at 3272 Hebron Road be rezoned from GC-General Commercial to RS-Multi-Family Residential District.**

A motion to recommend the re-zone of the property located at 3272 Hebron Road from GC-General Commercial to RS-Multi-Family Residential to The Village of Hebron Council was made by Board Member Mr. Layton and seconded by Board Member Mr. Jacobs. The motion passed by a unanimous vote of members present, with Mr. McFarland abstaining.

**Stephen & Victoria White have applied for a lot split for their property located on Canal Road (Parcel #07S-347010-00.000)**

**A lot split, otherwise known as a Minor Subdivision, may be approved by the Community Development Coordinator if the proposed lot split complies with all the following requirements.**

- A. The proposed lot split is located along an existing dedicated public right of way and does not involve the creation or extension of public utilities.
- B. No more than three (3) lots, including the remainder, are created from the original property.
- C. The proposed lot split complies with all applicable Subdivision and Zoning Regulations.

Steve & Victoria White submitted an application for a lot split. The applicant wants to split an 8.689-acre lot into two lots. One lot will be split into 7.69 acres and the other 0.999 acres. Spire Development intends to purchase the 0.999 parcel. The property is zoned R-2 Medium Density Residential.

Mr. Steve White addressed the Planning & Zoning Board and stated the reasons noted above for this lot split application. After a brief discussion Mr. White thanked the board for the time and consideration of his application.

A motion to approve the lot split application was made by Board Member Mr. McFarland and seconded by Board Member Dr. Mockus. The motion passed by a unanimous vote of all members present.

**Community Development Monthly Report**

Mrs. Bonnie Miller, Community Development Coordinator presented her monthly report on zoning/property maintenance activities.

**Discussion**

Farm Animals

Discussion was held on the types of farm animals that the Village should consider allowing, such as chickens. The amount, types, and definition of farm animals was discussed as well. After discussion was completed, it was decided to forward this information to Village Zoning Attorney David Moser for his recommendations on how to handle the issue of farm animals, with the possibility of some sample language that could be added to the current Zoning Regulations.

The next regular meeting will be held March 6, 2023, at 6:30 p.m.

**ADJOURN**

A motion to adjourn at 7:19 p.m. was made by Board Member Mr. Jacobs and seconded by Board Member Mr. McFarland. The motion passed by a unanimous vote of all members present.

(on file)

\_\_\_\_\_  
Rick Stoner, Chairman

**Attest:**

(on file)

\_\_\_\_\_  
Bonnie Miller, Community Development Coordinator