

Prepared by Doug Ledson

Neighborhood meeting - December 6, 2017- Gordon St.

17-REZ-19

Doug Ledson, the property owner and applicant, reviewed the changes to the rezoning case since the Town Council amended the ordinances to provide a means of adding the same conditions that are put on a parcel being rezoned to be allowed on an adjacent property that doesn't require rezoning. This was done to address those concerns of adjacent property owners and provide consistency in zoning conditions when properties are contiguous to each other. Thus, all the conditional uses restricted on the Gordon St lot would be restricted to the larger commercial lot, assuming the Town Board approves it.

The adjacent property owners in attendance were as follows: Dawn & Chris Westbrook, Sharmeen Williams-Nokes, Jomayri & Keegan Robinson, Jim Curtis and Hunter Grumble. Chris, Sharmeen, Keegan and Hunter were new attendees to the meeting. The new attendees wanted to review the list of restricted uses. Keegan asked why he couldn't know exactly what would go there. Doug Ledson explained that in order to get a user, we first needed consistent zoning on all the parcels. Several people remarked that they couldn't understand why the city did not want to buy the property to expand the park. Doug Ledson explained that he couldn't do anything about that as it was a Town Council decision.

Doug Ledson then reviewed the restricted uses voted for at the previous meeting: Nightclubs, Motels, Kennels, and Veterinarian offices with outside kennels. It was also explained that there was no way to restrict restaurants that serve liquor. Keegan reiterated that he wanted to know exactly what was going there if he was to support it. Jim Curtis expressed to Keegan that Doug Ledson had been very sensitive to the homeowner's concerns in the past and he was comfortable in supporting this. Hunter Grumble stated that he didn't support any restricted commercial uses as he thought it would possibly reduce the value of his property. Doug Ledson explained it should have no effect as it didn't change his existing zoning. Furthermore, the restricted uses for the redevelopment of his property in conjunction with this larger parcel would not represent the highest and best use.

The Robinsons & Westbrooks expressed their concern about the connectivity of Gordon St. with SW Maynard Road and stated they would express those concerns to the Town Council. Doug Ledson explained that he was not allowed to condition any access concerns in the rezoning as connectivity was Town Policy and only the Town Council could change that. The Robinsons, Westbrook and Sharmeen Williams-Nokes reiterated their desire that the property should be used to expand the existing park.