RALEIGH COUNTY PLANNING AND ZONING COMMISSION

MINUTES

December 19, 2024

Mike Tyree called the meeting of the Raleigh County Planning and Zoning Commission to order. The meeting began with roll call and the members present were Tim Kosut, Ernie Parsons, Kevin Reedy, Jim Wood, Gary Thompson and Gavin Ward.

Minutes - Gavin Ward made a motion to approve the minutes of November 21, 2024 meeting. Second by Jim Wood. The vote was unanimous.

Map Recordation:

Map Recordation - Savanah Quesenberry presented a map of a minor subdivision for Sandra Merlene Worrell located on property located in the Town District, Tax Map 11, Parcel 5. After discussion, Gavin Ward made a motion to approve the minor division, second by Jim Wood. The vote was unanimous.

New Business:

Determination of Truck Stops - The County Commission's Zoning Representative requested a clarification through a **Determination** regarding the permitting of truck stops. The board members reviewed the definition of a truck stop in the Planning & Zoning Ordinance and discussed zoning of current truck stops within the county. Jim Wood made a motion that truck stops should be a permitted use in a commercial zone and listed as such in Chapter 10 of the ordinance, second by Kevin Reedy. The vote was unanimous.

Go Mart Inc.- Public hearing to consider the application to rezone 26.26 acres located in the Shady District, Tax Map 7006, parcels 1, 5, 7, Tax Map 7002, parcels 26, 24.2 and Tax Map 7006, parcels 18, 21,22 for the purpose of Convenience Store/Restaurant/Truck Stop/Travel Plaza/Retail/Hotel/Medical Office. Representatives from Go Mart presented the proposed development plan. Discussion and opposition were heard from the public and concerns were raised with environmental, traffic, air quality, noise, safety concerns and expansion of the truck stop/travel plaza outside of the plan that was presented. Go Mart offered to revised their restricted covenants to include there will be no expansion of the truck stop/travel plaza beyond what was presented on their development map. Jim Wood made motion to approve, second my Gary Thompson, the vote was unanimous.

There being no further business the meeting was adjourned.