

**PUBLIC HEARING
MARCH 2 2015**

A Public Hearing was held in the Council Room of the Municipal Building at 5:00 P.M., at which time the following were present:

Johnny Harmon, Keith Davis, Charlie Jones, Terry Rushing, Don Parsley, Joe Watkins, Dorothy Watkins, Shelby Privett Walker, John Edmunsten, Don Dial, Jane Ellen Lazenby, Bob Lazenby, Teresa Tidwell, Tina Rushing, Baughn Merideth, Nick Cartee, Jimmie Jean Bullington, Lawrence Dorroh, Sue Grantham, Melinda Scifres, Barbara Rodgers, Jane Fike, B. T. Merideth, and Teddy Cheek

The purpose of the hearing was to receive public comment regarding a request by a property owner to change the zoning classification of the north 40' of Lot 1 Block 3 of Myrick's addition to the City of Caruthersville located on West 19th and Truman Boulevard from residential to B-1 business district. The Planning and Zoning has recommended the approval of the change as requested, subject to the stipulation that no commercial exit or entrance be allowed on West 19th Street.

Don Parsley, a resident of West 19th, stated the owner has brought this matter before the Planning Commission and the Council before. It was denied that last time, and the residents of West 19 were told this matter would never be brought up again.

Counselor Dorroh advised those present the bill that had been drafted had stipulations about entering or exiting on West 19th Street. There was discussion regarding the property line of the lot, and the side and rear yard that would be required. Since the lot is a corner lot it would have set back restrictions. There would, also, be restrictions because it abuts a residential neighborhood..

Don Parsley asked if the Council approves the zoning change, can he request another change in the future to allow entrance on West 19th? Counselor Dorroh said he could request a change in the future.

Don Dial, a resident of West 19th stated he was proud of his home, and he was sur that Mr. Gardner is proud of his business, and he wishes him well. His concern is if the laws change regarding the property, Then the owner can do what he wants, and the residential area will not be a safe place for children. He stated a petition was brought to the Council the last time a request was made of this nature, and he said they would have to do this again. Counselor Dorroh stated the City can accept a petition at any time, but there is no law requiring a petition. He will reviewe state statutes to see what form would be required for a petition.

Mayor Grantham thanked the residents for their participation, and asked if there were any other concerns. Dorothy Watkins then asked what the owner could put on the lot if the zoning were changed, and how far from her fence could he build. Counselor Dorroh stated he would have to stay 20' from the rear property line. He then read through the list of business that would be allowed on the property.

Shelby Walker then reported the street is too narrow for two cars, and if one day the business allows ingress and egress to the property from 19th then it could be very dangerous for the residents of the area.

Don Parsley reported the residents are receiving different information that what they were told before, and asked the Council to postpone the change until the property is surveyed.

Counselor Dorroh stated the request could be changed from a B-1 to a C-1, which restrict the types of business even more. He will talk with the property owner.

Mayor Grantham then thanked everyone for their input during the hearing. With no further business to come before the council, Councilperson Baugh Merideth motioned the hearing closed, with Councilperson Bullington seconded the motioned, and the motion carried unanimously.

ATTEST:


Mayor