

Edinburgh Planning Commission  
Tuesday, October 19, 2021  
6:00pm, Edinburgh High School Cafeteria

The Edinburgh Planning Commission meeting was held on October 19, 2021, at 6:00pm.

Chair Matt Ervin opened the meeting with roll call with Mike Graham, Miriam Rooks, Debbie Buck, Bill Jones, Ray Walton, Stephanie Taylor, and Kami Ervin Commission Secretary. Keith Sells was not present. Also present were Town Attorney Dustin Huddleston and Planning Director Wade Watson. Sixty-two additional people signed in on the sign in sheet at entry.

Ray Walton made a motion to approve the minutes of the January 19, 2021, meeting and Bill Jones seconded. Motion carried.

Dustin Huddleston explained the procedures of the meeting and the two items to be voted on. The first was the Planned Unit Development (PUD) renewal, and the second, whether or not to recommend to Edinburgh Town Council the Gradison Land Development Petition, Case Number PC 2-21-02. He presented on record Exhibits 1-6, written statements, and signed petitions against the case, and then swore in any of those attending who wished to speak.

Wade Watson presented Case Number PC 2021-02: Gradison Land Development, Inc. to restate and amend development statements for Amos' Timbergate Subdivision. Petitioner is requesting modifications to the Declaration of Conditions and Restrictions of Section 3 and Section 4 to accommodate changes to architectural design specifications and reductions in lot widths.

The petitioners were given 20 minutes to comment on the petition and speaking on behalf of the petitioners were Adam Mears and Mark Gradison from Gradison Land Development, Inc., and Joel Trewartha of Ryan Homes.

Those remonstrating against the petition were also given 20 minutes to comment on the petition and those speaking were Robert Dingle, Paul Owens, Ted Lucas, and Jerry Harden.

The petitioners were given an additional 10 minutes of rebuttal and those speaking were Adam Mears, Mark Gradison, and Joel Trewartha.

Dustin Huddleston clarified with the petitioner that the vote would include Wade Watson's staff report, with recommendations, in addition to using County Line access for section 4 to reduce construction traffic.

Ray Walton made a motion to approve the PUD renewal and Miriam Rooks seconded. Motion carried.

Miriam Rooks made a motion to not recommend approval Case Number PC 2021-02 and Bill Jones seconded. Motion carried by unanimous vote.

With no other business, Ray Walton made a motion to adjourn. Stephanie Taylor seconded. Motion carried.

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Matt Ervin, Chairman

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Kami Ervin, Secretary