



# Minutes – Planning & Zoning Commission January 12, 2026

## MEMBERS AND TOWN OFFICIALS PRESENT

Present were Chairperson Janet Rochester, Members: Marion Chance, Bob Jensen, JP Griffin JR, Others in attendance were Town Planner, Sarah Franklin, and Kyle Ambrose, Town Administrator.

### 1. Call to Order

Chairperson Janet Rochester called the meeting to order at 6:00 p.m.

### 2. Approval of Minutes

The Commission approved the minutes of the December 8<sup>th</sup>, 2025, meeting as written.

### 3. Introduction of new Town Planner – Ms. Sarah Franklin

President Town Commissioner Charlie Rhodes Jr introduced Sarah Franklin of Emerald Creek Planning LLC as the Town's new Town Planner.

### 4. Unfinished Business: None

**5. New Business:** Ms. Sarah Franklin reviewed and addressed the Proposed Solar Energy System Ordinance to the Planning Commission. A draft memorandum was outlined and reviewed for each Planning Commission Member. The Planning Commission discussed the possibility of regulating residential solar panels.

President Town Commissioner Charlie Rhodes Jr addressed the 34 acres in Town that is Zoned Commercial regarding a possible Solar Array.

### 6. Future Business:

- Cannabis Ordinance
- Accessory Dwelling Unit - Sarah Franklin advised that the Town should complete a parking study within Town limits before October 2026.

**7. Adjournment:** Commission Member Bob Jensen made a motion to adjourn the meeting. Commission Member Marion Chance seconded the motion. The motion passed unanimously at 7:15 pm.