

September 2025 Minutes

Attendees: Mayor Joe Slaton, Chairman; Board Members: Richard Cary, George Gaines; Planning and Zoning Administrator April England; Town Clerk/Finance Officer Suzanne Hedden, Secretary.

Chairman Slaton called the meeting to order at 6:11 pm.

Mr. Cary made a motion to approve minutes of the July 1, 2025 meeting. Mr. Gaines seconded the motion; motion approved.

Mayor Slaton requested a revision to the agenda; item #4 (Adjourn) should be changed to: "What should be done when a property is situated in two (2) different zones.... specifically, the City Limits go through the middle of the lot, splitting the lot into R1 and R2". Mayor Slaton suggested that in a neighborhood where everything is R1, it should all be R1. The property owner was advised that it would probably be R1, but discussion will follow later in the meeting.

Mr. Gaines made a motion to approve the amended agenda; Mr. Cary seconded the motion; motion approved.

Mrs. England joined Committee members at the conference table and presented/discussed proposed changes to the Town of Hayesville Zoning Ordinances. Discussion continued as follows:

- (1) Mrs. England stated that she thinks it is was a good idea to have the original date that our Zoning Ordinances were established on the cover page; therefore, July 1, 1976 has been added.
- (2) In Section #420, the word "existing" has been added to the definition of a Single-Family Dwelling. We have always adhered to that description, but it could have been debatable without changing the wording.
- (3) In Section #612 (Item #5) "or side" has been added for placement of private garages and carports. Requiring placement only in rear of residence results in a limitation. Mayor Slaton added that Item #5, should say "no closer than ten (10) feet from property line if structure is on side of residence; five (5) feet if structure is in rear of residence". It was then noted that Item #10 states "Private Garages

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located in the side yard....” Mrs. England acknowledged the over sight and recommended instead of adding “or side” to Item #5, add “carports” to #10 to read “Private garages and carports....”

- (4) Section #1720 involves clarifying the effective date. The change is as follows: “This Ordinance adopted April 8, 2024, subsequent amendments shall take affect and be in force, the public welfare demanding it.

To continue the discussion pertaining to property that is divided into two (2) zones, Mayor Slaton suggested the entire piece of property be changed to the zone that is most restrictive. In a recent situation that pertains to this, the owner wants to sell the property and he wants to be able to advise the buyer exactly what the zoning class is. Mayor Slaton and Mrs. England are suggesting R-1 because this would be consistant with current zoning in the neighborhood.

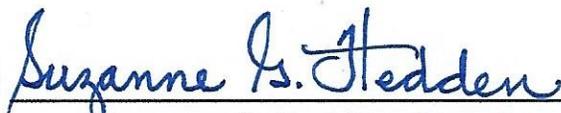
These changes are being addressed to establish guidance for Mrs. England. She stated that the Comprehensive Plan should always be our guide.... to which everyone agreed.

Mr. Cary made a motion to approve the edits for all items addressed; Mr. Gaines seconded the motion; motion approved.

Mayor Slaton thanked everyone for coming to the meeting. Mr. Gaines made a motion at 7:14 pm to adjourn the meeting; Mr. Cary seconded the motion; meeting adjourned.



Joe Slaton, Chairman

ATTEST: 
Suzanne G. Hedden, Secretary