



MINUTES: PLANNING AND ZONING COMMISSION  
April 13, 2015

MEMBERS

PRESENT: Dennis Dillon, Sandra Hensley, Kelly Morgan, Lee Allison, Sherri McCandless

MEMBERS

ABSENT: Justin Allen

OTHERS

PRESENT: Director of Development Services Joseph Iliff, Administrative Meghann Piercy, Ed McBirney, Rick Harden, and Eddie Piercy

1. Meeting called to order at 7:00 pm.
2. Determination that a quorum was present and no seating of an alternate was necessary.
3. Approve minutes of the January 12, 2015 meeting.
  - Motion to approve minutes as presented was given by Lee Allison. Motion carried unanimously.
4. Consider, Discuss, and Possibly Take Action on the Minor Plat of the Whitworth Addition, 0.478 Acres Located on the South Side of Willow Street Between 5<sup>th</sup> Street and 6<sup>th</sup> Street.
  - Minor Plat will be subdivided for three (3) single family homes with all driveways facing Willow Street. According to Mr. Iliff all three (3) driveways and lots do meet with all lot size requirements for SF10.
  - These homes will be located in the Central Core District.
  - Motion made to approve by Sherri McCandless with a second by Dennis Dillon. Motion carried unanimously.
5. Consider, Discuss, and Possibly Take Action on the Final Plat of Sanger Circle Phase 3C, 2.45 Acres Located South of Sanger Circle Drive and West of Marion Road.
  - Tabled until a later meeting.
6. Conduct a Public Hearing Concerning a Request to Rezone Approximately 2.0 Acres Located on the South Side of Sanger Circle Drive Between Marion Road and Windmill Drive from B-1 Business District to 2F Duplex District.
  - A brief overview was given to the Commission reminding them of the rezoning done a year ago regarding this location.
  - Rick Horn advised that just a small section that was originally rezoned to B1 is what is being requested to rezone to 2F to allow for six (6) more lots for Duplexes. This will also allow a road to be extended out to Marion Road to alleviate some of the congestion concerns.

- Ed McBirney also spoke giving an update in regards to homes currently being built, permits to be expecting, as well as future plats coming before the Commission.
- Eddie Piercy asked if the City of Sanger will be obtaining Marion Road into the city limits. Mr. Iliff stated that this is not currently anything that is being discussed. An acknowledgment has been made that Marion Road will be due for some updating with the demands about to be put on the road.

7. Consider, Discuss, and Possibly Take Action on a Request to Rezone Approximately 2.0 Acres Located on the South Side of Sanger Circle Drive Between Marion Road and Windmill Drive from B-1 Business District to 2F Duplex District.

- Motion made to approve by Lee Allison with a second by Sherry McCandless. Motion carried unanimously.

8. Adjourned at 7:47pm.