



**MINUTES:** PLANNING AND ZONING COMMISSION  
September 14, 2015

**MEMBERS**

**PRESENT:** Eddie Piercy, Sherri McCandless, Sandra Hensley, Kelly Morgan, Dorcyle McClure  
Lee Allison (arrived at 8:00pm)

**MEMBERS**

**ABSENT:** Justin Allen, Dennis Dillon

**OTHERS**

**PRESENT:** Director of Development Services Joseph Iliff, Administrative Jennifer Shumate, Kerry Elerson  
(220 S. 1<sup>st</sup> Street), Ed McBirney (Sanger Circle), and multiple citizens

- 1. Meeting called to order at 7:08pm.**
- 2. Determine Presence of a Quorum and Seating of Alternates.**
- 3. Approve minutes of the August 10, 2015 meeting.**

Motion to approve minutes as presented was given by Kelly Morgan with a second by Sandra Hensley.  
Motion carried unanimously.

- 4. Conduct a Public Hearing, Consider, Discuss, and Possibly Act on the Minor Replat of Parsons Addition, 2.075 Acres Located between 3<sup>rd</sup> Street and 5<sup>th</sup> Street, South of Austin Street.**

Public Hearing opened at 7:12pm.

Mr. Piercy spoke as how the lot layout was odd. He also questioned if outbuildings would be placed on the property. David Parsons advised that there would be one large building that is already being built.

Public Hearing closed at 7:15pm.

Motion to approved as presented made by Eddie Piercy with a second by Dorcyle McClure. Motion carried unanimously.

- 5. Conduct a Public Hearing Concerning a Proposed Rezoning of the Property Located at 220 S. 1<sup>st</sup> Street, from SF-10 Single Family Residential to PD-B-1 Business District.**

Public Hearing Opened at 7:18pm.

Carol Harper questioned what signage requirements might be. Mr. Iliff responded with the limitations of signed on the size of lot available.

Public Hearing Closed at 7:19pm.

6. **Consider, Discuss, and Possibly Take Action on Proposed Rezoning of the Property Located at 220 S. 1<sup>st</sup> Street, from SF-10 Single Family Residential to PD-B-1 Business District.**

Sherry McCandless made a motion to approve the proposed rezoning with the stipulation that the business hours be set at 7:00am to 7:00pm. Sandra Hensley seconded and the motion carried unanimously.

7. **Conduct a Public Hearing Concerning a Proposed Rezoning of Approximately One Acre of Land Located on the West Side of Freese Drive, South of David Drive from B-1 Business District to TH Townhome Residential District.**

Public Hearing Opened at 7:30pm.

Brandon Miller (Applicant) spoke in detail regarding plans for the Townhomes.

All of the below spoke with concerns and objections to the rezoning.

- Jim Sebastian (208 Kathryn)
- Michael & Melissa Brown (1004 Hunters Court)
- Elaine French (1003 Hunters Court)
- Dannie & Rhonda Cockrell (1002 Hunters Court)
- Janet McMahan (1002 Treys Court)
- Jerry Rainy (1804 Bucklew)
- Bobby and Brenda Hays (110 Stephen)
- Amy Layton (113 Stephen)

Public Hearing Closed at 8:02pm.

8. **Consider, Discuss, and Possibly Take Action on a Proposed Rezoning of Approximately One Acre of Land Located on the West Side of Freese Drive, South of David Drive from B-1 Business District to TH Townhome Residential District.**

A motion was made by Eddie Piercy to accept rezoning with no balconies being allowed anywhere. There was no second. Motion did not carry.

A motion was made to DENY rezoning by Sherry McCandless with a second by Sandra Hensley. Motion to DENY carried with a vote of 4-2. Voting to deny was Sherry McCandless, Sandra Hensley, Lee Allison, and Kelly Morgan. Eddie Piercy and Dorcyle McClure opposed the denial.

9. **Consider, Discuss and Possible Take Action on the Final Plat of Sanger Circle Phase 4, 20.10 Acres, Located West of Marion Road and South of Lakepark Drive.**

A motion was made by Sandra Hensley to accept the Final Plat as presented with a second from Eddie Piercy. Motion carried unanimously.

10. **Report from Director of Development Services on the Land use Assumptions and Capital Improvements Plan Under Which a Roadway Impact fee may be Imposed.**

Joseph Iliff presented the report on the Roadway Impact Fee study.

Kate Kennedy with Eikon also presented their findings during the study.

Board expressed concerns about roads being built in areas other than where the impact fees were collected, the City have the funds available to build the roads along with the Impact Fees, and other concerns.

**11. Conduct a Public Hearing Concerning the Land use Assumptions and Capital Improvements Plan Under Which a Roadway Impact fee may be Imposed.**

Public Hearing Opened at 9:28pm.

No Citizens Spoke.

Public Hearing Closed at 9:28pm.

**12. Consider, Discuss, and Possibly Adopt the Land use Assumptions and Capital Improvements Plan Under Which a Roadway Impact fee may be Imposed.**

Motion was made to accept the study by Lee Allison with a consideration of being economically competitive as well as honoring and implementing the capital improvement plan and not just spending them money is collected. A second was given by Eddie Piercy Motion carried unanimously.

**13. Adjourned.**