Planning Commission
Public Hearing
June 28, 2016

The meeting was called to order by Zoning Chairman Nixon Adams and the secretary called the roll.

Present: Simmie Fairley, Ren Clark, Dennis Thomas, Scott Quillin, Rebecca Bush and Nixon Adams

Absent: Michael Blache

Also Present: Louisette Scott, Planning Director

The June 8, 2016, minute adoption was deferred until the next meeting.

Mr. Adams asked for the bike committee to review Devon Drive for sidewalks to the park based on comments at the meeting.

Mr. Adams moved to adopt the minutes of June 14, 2016, seconded by Mr. Quillin and was unanimously approved.

Mr. Fairley moved to adopt the minutes of June 15, 2016, seconded by Mr. Quillin and was unanimously approved.

Ms. Scott said the joint meeting of the Short Term Work Program would need to be rescheduled since two Council members were out of town the week of July 18th. It was agreed to schedule the meeting for July 13th or July 11th at 7:00 p.m.

Mr. Quillin moved to adjourn the meeting, seconded by Ms. Bush and was unanimously approved.

Lori Spranley, Secretary

Dennis Thomas, Chairman
Planning Commission

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Mr. Adams announced that written notice of decisions regarding zoning variances will be filed in the Board's office the following day of this meeting at which time applicable appeal time will begin to run.

The first case discussed was SUP16-06-03 Mike Cusimano requests a Special Use Permit to Section 6.2.7, Multi-Family Residential and 6.7.1, Combined Use – Residence/Office, 1.43 acres in double square 44, 729-731 Carroll Street, zoned O/R

Ms. Scott presented a Special Use Permit request for the construction of 16 multi-family units located on Carroll Street. The Town Center was the adjacent zoning with a two four-plex buildings and there was an existing single family residence on the north side of the property. The plan was revised to widen the driveway at the request of the Fire Department. There was a 15' greenbelt and a 25' building setback on Carroll Street. The storage building and office was moved to the rear corner. There was a 15' buffer requirement adjacent to the existing residence. The live oak tree would be protected and was in compliance in accordance with the Landscape Inspector. The balconies would be facing into the courtyard. The elevation on Carroll Street would have a face to the street. The Fire District requested a rear fire hydrant and it was shown on the revised plan.

Jason Kaufman, Fire District #4, was concerned about the surface of the roadway to support the fire trucks and the architect stated the surfacing would support the equipment. There should be a hydrant to the rear to allow the truck to get to the rear without hoses on the ground. He asked if there were more than two cars in the parking provided, could there be parking only on one side of the Carroll Street to allow sufficient room for the fire truck. Ms. Scott said if the cars were determined to an issue she would request the Fire Department note it to the City for the City Council to approve an ordinance restricting the parking.

Vaughan Sollberger, architect, stated there was room behind the parking spaces to provide for parking for an additional car and maintain a two way road. Mr. Kaufman said if a problem was determined he would provide the information for the City Council to pass an ordinance. Mr. Sollberger was in agreement to installing a rear fire hydrant.

Ms. Scott noted that a fence was added to the plan along the property line on the north side of the property.

Hope Kitchens, 751 Carroll Street, was concerned about the density of 16 three bedroom units having 32 cars and possibly 80 people on a property measuring 200' x 200'.

Mr. Quillin moved to approve the Special Use Permit including the installation of a fire hydrant to the rear of the property as requested by the Fire Department and it would be located with their approval, seconded by Mr. Fairley and was unanimously approved.

The next case discussed was SUP16-06-04 Wolfgang Newmann, Lynn Divincent and Sue Spillsbury/Kent Design Build,Inc. requests a Special Use Permit to Section 6.4.57, Medical Services, lot 34, Parcel K, Poitevent Tract, 3235 E. Causeway Approach, zoned O/R

Ms. Scott presented a Special Use Permit for the construction of a medical office building. The site was adjacent to the residences in the Golden Glen Subdivision. There was a significant live oak that was being protected. The neighbors had requested to relocate the dumpster from the rear and the new location was shown adjacent to the existing office building. There were parking spaces to the rear that were created as a parking bank, but should they be required in the future the owner could construct the spaces. There would be a fence along the rear property line adjacent to the residences. This should serve as additional buffering for noise and car lights from East Causeway Approach.

Mr. Thomas commented that the dumpster should be located to the southwestern corner if the area under the live oak tree was going to be used as a picnic/break area.

Ken Spray, architect, said there was concern of a dumpster close to the property line being an eyesore to East Causeway Approach.

Jim Heap, 118 Devon Drive, agreed with the dumpster being located as far away from the residences as possible because of the noise. Ms. Scott said if it was at the street, it could have a wall constructed around it as a buffer. There was a discussion that the dumpster would only contain paper products and lunch debris, and the issue would be discussed with the owner. Mr. Heap was also concerned if the elevation would be the same grade in regard to drainage. Ricky Gallaway, DDG, said the proposed grade would be generally as it was existing to meet the fill ordinance. The rear water from the subdivision would flow in the rear ditch to drain to the side and onto East Causeway Approach. Mr. Heap said there were mostly vines in the no cut zone and asked if additional planting could be planted for fall foliage. Mr. Thomas said at the last meeting the neighbors requested a fence which the applicant was now providing.

Mr. Quillin moved to approve the Special Use Permit as revised through June 20, 2016 and pending the change in the dumpster location, seconded by Ms. Bush and was unanimously approved.

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Nixon Adams, Chairman
Zoning Commission