

PLANNING AND ZONING COMMITTEE

September 27, 2016

6:30 p.m.

Members Present: Bettye King, Lisa Shoemaker, Rosemary Horne, Christine Whitton and Benjie Barham

City Officials Present: Roy Edwards (Director of Community Development) and Mark Jones (Director of Communications)

Guests: Jerry Jackson, Ben Walker, Shane Ormon, Tim Rooks, David Sherer, Estelle Sherer, Daniel Ching, El-Amin Bashir

Minutes Recorded By: Kelly Hall, Community Development

Call to Order

The meeting was called to order at 6:30 p.m. by Mrs. King.

Consideration and Approval of Minutes

Minutes of the meeting on August 23, 2016 were reviewed. Christine Whitton made the motion, seconded by Lisa Shoemaker, to approve the minutes as presented. The vote was unanimous in favor and the motion carried.

New Considerations

Site Review – Windsor Plantation Entrance on Pinehaven Road – Kirkland Development

Jerry Jackson was present to address any questions the committee might have. Samples of the roofing material and paint colors for the gatehouse were reviewed as well as samples of the brick. While this will be a gated entrance to the subdivision, the gates will remain open. If the homeowners association decides it wants to close the gates and allow limited access they will have to bring it before the City at a later date. Lisa Shoemaker made the motion, seconded by Rosemary Horne, to recommend approval of the site plan for the entrance to Windsor Plantation Subdivision. The vote was unanimous in favor and the motion carried.

Site Plan Review - Subdivision of Revell Hardware Property - Clinton Parkway

Tim Rooks with Revell Hardware is requesting approval to subdivide the 6.2 acre property between Revell Ace Hardware and Dr. Grubbs' dental office on Clinton Parkway. The property will be divided into two properties of 3.9 acres and 2.3 acres. A medical clinic is planned for the larger property. Ms. Whitton asked if the remainder of the 3.9 acre tract would have enough frontage to meet requirements for building in the future; Mr. Ormon stated that a 3,000 sf building would work on this property and still meet driveway requirements. Mr. Edwards noted that the requested division meets zoning and subdivision requirements. Lisa Shoemaker made the motion, seconded by Christine Whitton, to recommend approval of the request to subdivide the 6.2 acres into 3.9 acre and 2.3 acre lots. The vote was unanimous in favor and the motion carried.

Dimensional Variance – 732 Clinton Parkway – Merit Health Medical Clinic

Ben Walker of Kickapoo Properties is also seeking a five-foot variance from the ten-foot setback requirement for construction of a medical clinic at this location. The southwest corner of the building will extend into the required setback area, but there will still be ten feet of greenspace between the building and the driveway. The site was drawn this way so that large trucks making deliveries to the hardware store would have as much room as possible to get past this corner. Samples of the paint colors and roof shingles were also presented for the committee to review. Rosemary Horne made the motion, seconded by Benjie Barham, to recommend approval of the dimensional variance request for the proposed Merit Health Medical Clinic. The vote was unanimous in favor and the motion carried.

Certificate of Appropriateness – 301 E. College Street – Dave Riley

Mr. Riley has submitted color samples of the paint he would like to use on his building at 301 East College Street. Mr. Edwards noted the signs previously mounted on the roof have been moved to the front side of the building to meet ordinance requirements. Lisa Shoemaker made the motion, seconded by Rosemary Horne, to recommend approval of the Certificate of Appropriateness requested by Mr. Riley. The vote was unanimous in favor and the motion carried.

Dimensional Variance – 957-A Highway 80 East – Bombay Plaza

Mr. Edwards reported that the applicants for this project have requested to delay their presentation to the Planning & Zoning Committee until a later time.

Site Review – Cedar Hill Place Entrance – David Sherer

The site plans for the entrance to Cedar Hill Place was presented along with samples of paint colors, roof tile and brick samples. Mr. Edwards noted it meets all requirements for landscaping and setbacks. Mr. Sherer informed committee that the gates would be operated by sensors to allow access to public streets. Benjie Barham made the motion, seconded by Lisa Shoemaker, to recommend approval of the site plan for the entrance to Cedar Hill Place subdivision. The vote was unanimous in favor and the motion carried.

Site Review – 705 Highway 80 West – Premier Foot Care

El-Amin Bashir was present to respond to any questions from the committee regarding the proposed expansion of Dr. Thomas' podiatry clinic. The plan is to enclose the back porch and the porch on the west side to add approximately 700 sf of much needed space. The roof line of the building will not change. The exterior will match the log planks currently on the building or, if that cannot be done, they will use board and batten stained to match. Rosemary Horne made the motion, seconded by Lisa Shoemaker, to recommend approval of the site plan for the expansion of the Premier Foot Care building. The vote was unanimous in favor and the motion carried.

Site Review – 1198 Springridge Road – Entergy Storage Shed

Mr. Ching was on hand to answer any questions the committee might have related to Entergy's request to build a 30' x 80' open-front storage shed at the rear of their training facility on

Springridge Road. It was noted that this will be far enough to the back of the property that it will not be visible from the road. Rosemary Horne made the motion, seconded by Christine Whitton, to recommend approval of the site plan for the storage shed at Entergy's training facility. The vote was unanimous in favor and the motion carried.

Site Review – 105 Johnston Place – Fresenius Medical Center Sign

Since Fresenius did not have the plans for their sign when they requested approval for their Medical Clinic they are submitting their sign plans now. Mr. Edwards noted that the sign meets the requirements of the city's ordinance; it will be situated fifteen feet from the right-of-way and five feet from the curb of the driveway. Benjie Barham made the motion, seconded by Rosemary Horne, to recommend approval of the site plan for Fresenius Medical Center's sign. The vote was unanimous in favor and the motion carried.

Other Business

There was no other business to come before the committee.

Next Meeting

The next meeting, if needed, will be scheduled for October 25, 2016.

Adjournment

At this time Benjie Barham, seconded by Lisa Shoemaker, made the motion to adjourn. The vote was unanimous in favor and the meeting adjourned at 6:58 p.m.