

PLANNING AND ZONING COMMITTEE

November 22, 2016

6:30 p.m.

Members Present: Bettye King, Lisa Shoemaker, Christine Whitton, Gerald Ellis and Benjie Barham

City Officials Present: Lauren Chamblee (Community Development)

Guests: Patrick O'Diam, Daniel Woolridge, J. T. Newman, and Josh Foust

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 September 27, 2016 were reviewed. Lisa Shoemaker made the motion, seconded by Benjie Barham, to approve the minutes from September 27, 2016 as presented. The vote was unanimous in favor and the motion carried.

New Considerations

Dimensional Variance – 1023 Hampstead Boulevard – Mr. Carwash

Patrick O'Diam was present to answer questions related to his company's request for a 15' variance on the height of their sign as well as a 16' variance on the surface area of their sign. The present sign was erected by Venture Car Wash before the latest revisions to the Sign Ordinance were made. Mr. Carwash has purchased the facility and would like to retain the present sign with the exception of the digital display. That would be removed and a sign stating "Free Vacuums" would be installed in its place. Mr. Ellis pointed out that all requests for a variance related to signage have been denied since the Sign Ordinance was revised. Mr. Barham noted that the present sign is well back from the right-of-way and located in a low spot on the property. If the sign were to be moved closer to the road it would appear taller. Lisa Shoemaker made the motion, seconded by Christine Whitton, to recommend we do not approve the dimensional variances requested by Mr. Carwash. The vote was unanimous in favor and the motion carried.

Site Plan Review – Industrial Park Drive – E3 Environmental Services

Daniel Woolridge and J. T. Newman were present to answer any questions related to the site plan for a new building in Industrial Park that will serve as their corporate headquarters. The building will consist of 10,000 s.f. and will house offices, warehouse space and equipment storage. It is a metal building with a 32" high brick facing on the front. Color and material samples were presented for review. Mr. Ellis asked if any hazardous waste would be kept at this facility; per Mr. Newman the only time any hazardous materials would be on site is when they are en route to a disposal facility in another state. Gerald Ellis made the motion, seconded by Benjie Barham, to recommend approval of the site plan for E-3 Environmental Services. The vote was unanimous in favor and the motion carried.

Site Review – 543 Highway 80 West – State Farm Insurance

The site plan for a sign on the side of the building at 543 Highway 80 West was presented for review. Josh Foust was on hand to address any questions from the committee. Mrs. Chamblee noted that the sign dimensions are well within the size limits established by the Sign Ordinance. Benjie Barham made the motion, seconded by Lisa Shoemaker, to recommend approval of the site plan for the State Farm sign at 543 Highway 80 West. The vote was unanimous in favor and the motion carried.

Other Business

Mr. Ellis noted that he would like the committee to revisit the sign approval granted to Runnels Insurance on East College Street. He feels that the committee made its decision based on incomplete and/or incorrect information. Gerald Ellis moved, seconded by Lisa Shoemaker, to have this on the next meeting's agenda. The vote was unanimous in favor and the motion carried.

Next Meeting

The next meeting, if needed, will be scheduled for December 27, 2016.

Adjournment

At this time, Lisa Shoemaker, seconded by Christine Whitton, made the motion to adjourn. The vote was unanimous in favor and the meeting adjourned at 7:00 p.m.