

The Planning Commission met Monday, May 1, 2017 at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner, Chairperson; Richard Peterson; Rebecca Bryant; Charles Johnson; Ralph Thayer; Hollie MacKellar; David Martin; Wayne Dyess, Planning Director; Nancy Milford, Planner; Emily Boyett, Secretary; and Ken Watson, City Attorney
Absent: George Roberds, Vice-Chair and Jimmy Conyers

Chairman Turner called the meeting to order at 5:02 PM and announced the meeting is being recorded. He announced agenda items A, B, and D have been withdrawn from the agenda. He also welcomed Rebecca Bryant to the Commission.

The minutes of the April 3, 2017 meeting were considered and Ralph Thayer moved to accept the minutes as written and was 2nd by David Martin. The motion carried with one abstention by Rebecca Bryant.

SD 16.39 Request of Dewberry/Preble-Rish, LLC for Multiple Occupancy Project approval for Graceway “A Senior Living Community,” a 48-unit project, Logan Dunn. The property is located on the west side of Bishop Road, just north of Edwards Avenue. Mr. Dyess gave the staff report saying this project was approved at the April 3, 2017, Commission meeting with the condition that the project shall comply with the LID regulations. He explained the applicant is requesting 2 waivers from the required 10 LID design requirements and they have provided a letter stating their justifications and corresponding calculations for the LID techniques. The City’s 3rd party engineer has reviewed the documentation and has submitted an email confirming the applicant’s assessment. Staff recommendation is the LID waivers be approved. Mr. Turner opened the public hearing. Having no one present to speak, he closed the public hearing.

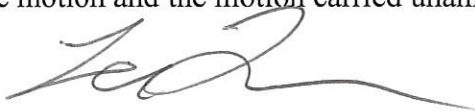
Ralph Thayer made a motion to accept the staff recommendation to approve the LID waivers. David Martin 2nd the motion and the motion carried unanimously.

IR 17.02 Request of S.E. Civil Engineering, LLC for an Informal Review of Van Antwerp Park, a 4-lot subdivision, Larry Smith. The property is located on the northeast corner of the intersection of N. Mobile Street and Pensacola Avenue. Mr. Dyess asked the Commission to provide insight and comments regarding the proposed development. Mac Walcott addressed the Commission saying his intent is to develop the property with less density than the R-2 zoning would allow to protect the gulley. He explained he wants to develop a 4-lot minor subdivision now and come back after the moratorium for a major subdivision of the remaining 8 lots. He stated the site has a 20% slope and wants this project to be a prototype. He said he has conflicting ideas for a public or private park. He noted the N. Mobile Street right-of-way is currently a gravel drive to access existing residences. Mr. Walcott asked where the City is regarding the moratorium and if it will be extended. Mr. Turner suggested Mr. Walcott contact the Mayor and City Council. Dr. Thayer asked if the houses will be elevated and built with the soil in place and Mr. Walcott responded yes, the rear will be elevated due to the slope of the property and they hope to arrange the houses with as little disturbance as possible. Mr. Walcott stated there are several designs they are looking at for the houses and the final layout will be determined by working around the trees. Mrs. Bryant asked if the POA would be put in place prior to the subdivision and Mr. Walcott responded it would

probably not be setup before the minor division because they are still not sure of the final design and layout. Dr. Thayer noted concerns with over building the lots and drainage. Mr. Walcott stated there will be an approved list of house plans to choose from for these lots.

Larry Smith stated the proposed layout meets the required setbacks and widths but there is an issue with the existing gravel road which is accessing existing lots. He said they would like to utilize the existing gravel road for the minor subdivision and make the improvements with the major subdivision application. Dr. Thayer asked where the creek bed and the Volanta Watershed discharges and Mr. Smith responded it discharges into the bay. Mr. Turner asked if there are issues with approving the gravel road access and Mr. Dyess answered he is not sure. Mr. Turner noted Colony Woods was a recent case approved with similar circumstances and Ms. Milford cited Griffing Estates, Phase 2. Mr. Walcott asked how many of the City's rights-of-way do not meet the current standards. Mr. Turner asked if there are any issues with the applicant submitting a minor subdivision and Ms. Milford replied phased developments are required to submit all phases. Mr. Walcott explained at this time they are not sure what the remainder of the development will look like and said it also hinges on the status of the moratorium. Mr. Dyess asked about stormwater and Mr. Smith stated with the minor subdivision the drainage would be addressed at the time of building permit. Mr. Smith stated the major subdivision will meet are required regulations including LID. Mrs. Bryant stated this will be a good time to see LID techniques on a slope. Mr. Walcott stated each lot will have development requirements to minimize the impact on the site and the drainage. Mr. Turner asked when the moratorium is currently scheduled to end and Mr. Dyess stated July 4, 2017. Mr. Turner said he would like to see the overall development. Ms. Milford questioned how they propose to prevent the gully from losing absorbability and Mr. Walcott responded with the buffers along the gully. Mr. Smith elaborated on the design saying they will use the ROW and the individual lots to handle the drainage. Mr. Dyess asked how the drainage will change from the major subdivision to the minor subdivision and Mr. Smith answered it will not change, they will be using non-traditional designs for this entire development. Mrs. MacKellar stated she would like to see examples of what they want to do. Mrs. Bryant asked how the City will be assured the design will be maintained. Mr. Turner suggested the applicant work out more of the details because they still seem to be undecided on several items.

Having no further business, Ralph Thayer made a motion to adjourn. David Martin 2nd the motion and the motion carried unanimously. The meeting was adjourned at 5:48 PM.



Lee Turner, Chairman



Emily Boyett, Secretary