

PLANNING COMMISSION MINUTES
January 12, 2015

MEMBERS PRESENT

Mr. Scearce
Mrs. Evans
Mr. Jones
Mr. Wilson
Mr. Bolton

MEMBERS ABSENT

Mr. Dodson

STAFF

Shanta Hairston
Ken Gillie
Renee Burton
Scott Holtry
Clarke Whitfield

The work session was called to order by Chairman Scearce at 7:00 p.m.

I. ELECTION OF OFFICERS

Mr. Whitfield took over presiding the meeting.

Mr. Whitfield called for nominations for Chairman.

Mr. Jones nominated Mr. Scearce for Chairman. The nomination was approved by a 5-0 vote.

Mr. Whitfield called for nominations for Vice Chairman.

Mr. Jones nominated Mr. Wilson for Vice Chairman. The nomination was approved by a 5-0 vote.

Mr. Whitfield called for nominations for Secretary.

Mr. Jones nominated Mrs. Evans for Secretary. The nomination was approved by a 4-0-1 vote.

II. ITEMS NOT FOR PUBLIC HEARING

- A. *To discuss development options for a proposed project on Stewart Street.*

Present on behalf of the discussion was Mr. Gus Dyer.

Mr. Dyer discussed the plans for the proposed project on Stewart Street. He went over the topography of Stewart Street, stating that it would call for more work to the site if the apartment building is moved to a different location on the street. He discussed the need for a cul-de-sac at the end of the road due to the properties at the lower end of Stewart Street not being ideal for purchase. He also addressed storm water management plans which do meet the new regulations.

The Commissioners addressed concerns regarding the location of the apartment complex and the possibility of moving it to the other side of the road. Mr. Dyer discussed with the

Commissioners the difference between the first and second project plan they presented and stated that the first plan is the preferred for what they are trying to do because it handles storm water management better. He expressed concerns for the difficulty placed on the project planner if they moved the apartments to the other side of the street.

Mr. Gillie addressed the differences between the two plans. He informed the Commissioners that storm water management is better suited under the original plan; however, the second plan does meet the requirements but could take more work in order to do so.

The Commissioners discussed with Mr. Dyer the reasoning behind the parking lot being in the front of the apartments instead of behind. Mr. Dyer informed the Commissioners that the multi-family unit required two and a half parking spaces per unit so the appropriate sized lot would only fit in the front. They discussed the number of units and the layout of the multi-family unit.

There was discussion on the amount of traffic going in and out of Stewart Street and the use of a cul-de-sac. Mr. Dyer stressed that the project would not affect the traffic tremendously and no traffic light would be necessary. Mr. Gillie discussed data found from traffic studies developed by the City Engineer which showed that the proposed project would not cause a problem for traffic in the area. Mr. Gillie informed the Commissioners that no traffic light would be needed at this point.

Mr. David Fuqua was present regarding the project. He expressed issues with the cul-de-sac due to potential traffic on Montague Street. Mr. Gillie discussed the funeral arrangements handled by Mr. Fuqua for that week to determine if it affected traffic in any way.

Mr. Keith Walden was present on behalf of the project. He read a statement that was found in a study done by the City. He discussed the importance of the cul-de-sac and how it will help regulate storm water management.

Mr. Lewis Dumont was present regarding the proposed project. He stated that he had been told he may lose his parking at his home if the project is approved. Mr. Gillie informed him that he would not. Mr. Dumont also expressed issues with installing a traffic light on Stewart Street, pointing out other similar streets that do not have a traffic light. He pointed out other multi-family units in the City with more units than the proposed project to show that there should be no issue with the number of units being presented. He also stated that any concerns regarding traffic and speeding on Stewart Street is an issue that on other similar streets in the City and should not prevent the Commissioners from approval. He expressed that he is supportive of the project and feels that it would be a good addition to the City.

Mrs. Melanie Vaughan was present in opposition to the proposed project. She discussed her feelings regarding the original proposed plans and thinks that this is not a good idea. She would like to see the multi-family unit moved down further towards the cul-de-sac or on the other side of the road on Central Boulevard. She stated that she would like to see a third plan with the multi-family unit located on Central Boulevard so the cul-de-sac will not be blocked but also the unit would not be visible behind her home. She suggested putting a stop sign on West Main going toward downtown and a stop sign going back so that a traffic light is not necessary. Mr. Gillie took note of the concerns Mrs. Vaughan expressed.

Mr. Kevin Vaughan stated that he received a copy of plans that were different from those presented at the Planning Commission meeting. He stated that he would like to see the multi-family unit on Central Boulevard as well, but still prefers the second project plan over the first. Mr. Vaughan asked about the design of the buildings. The Commissioners confirmed with Mr. and Mrs. Vaughan if the second proposed plan is the one that is approved that it will be acceptable to them. They stated that it would be, but for the community as a whole it would not be ideal.

There was discussion on moving the multi-family unit to Central Boulevard. Mr. Gillie addressed issues that would appear regarding the sewage and electricity lines that run along the street. He stated it would be too costly to move the multi-family unit to Central Boulevard.

Mr. Jack Garrett at 217 Montague Street expressed concerns about the multi-family unit being relocated to the cul-de-sac. He stated that this would be behind his house which is not acceptable. He is requesting that the apartments be moved to Central Boulevard. He also expressed concerns about turning Stewart Street into a cul-de-sac.

Mrs. Anne Silvas from Holbrook Avenue presented concerns about Stewart Street becoming a cul-de-sac. She felt as though a cul-de-sac should be located in a suburb community rather than the City.

Further discussion was made regarding the best choices for the proposed project. It was determined that the street would stay the same and would have curb and gutter. It was determined that there is no need for a traffic light as no additional traffic problems should arise from this project particularly. The Commissioners discussed the best option for the location of the multi-family unit with the developer. The developer agreed to give further information regarding the design of the buildings at the next Planning Commission meeting.

The Commissioners discussed options for how to handle future cases to refine the way they are heard.

III. OTHER BUSINESS

With no further business, the meeting adjourned at 8:35 p.m.

APPROVED