

Planning Commission Minutes
Regular Meeting – April 14th, 2016
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Chairman Mr. Roger Dougherty, Mr. Jim Antonides, Mr. Tom Broadhurst, Mr. Dan Fausett, Alderman Matt Hammack, Mr. Gregory Vincent and City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

Commissioner Antonides	Aye
Commissioner Broadhurst	Aye
Commissioner Dougherty	Aye
Commissioner Fausett	Aye
Alderman Hammack	Aye
Commissioner Mallinson	Absent
Commissioner Vincent	Aye

4. Consideration of the Minutes, February 11, 2016. Chairman Dougherty asked the Commission to review the minutes and note if any corrections or additions to the minutes are necessary. Commissioner Antonides questioned the vote on page 3 which approved the Amendment to Section 302.10 of the Property Maintenance Code, parking in the Side Yard. After some discussion, and a review of that night’s proceedings, the Commission asked that the word “originally” be added to the third sentence before presented. Chairman Dougherty asked for a Motion to accept the minutes as amended; Motion Made, Seconded & Passed (MMSP) (Mr. Broadhurst, 2nd by Mr. Fausett) to accept the Minutes as amended.

5. Consideration of the Agenda: Chairman Dougherty asked if there were any changes or amendments to the Agenda, Mr. McDonald stated there were none. Chairman Dougherty asked for a motion to approve the agenda as presented; Motion Made, Seconded & Passed (MMSP) (Mr. Antonides, 2nd by Alderman Hammack) to accept the Agenda as presented. Chairman Dougherty asked Mr. McDonald to read the Planning Commission Statement as three Public Hearings are on tonight’s Agenda; Mr. McDonald read the Statement for the meeting as requested.

6. New Business:

- a. PUBLIC HEARING: APPLICATION TO REZONE BRADLEY’S CROSSING INDUSTRIAL PH 1, LOTS 4 & 5 FROM C-1, GENERAL BUSINESS TO I-1, LIGHT INDUSTRIAL.

Mr. McDonald reviewed the Staff Report for the Rezoning Application and clarified the location of the property on the City Zoning Map for the Commissioners. Questions arose about what could be built with a Light Industrial zoning; Mr. McDonald stated anything permitted in the City’s approved Land-use Table could be constructed there, and gave several examples of small shops & office-warehouses. Commissioner Antonides commented that entering the City from the South on I-49, many of the properties are already zoned Light Industrial and those businesses give the first impressions of Peculiar. Mr. Antonides hopes with the new intersection that the City promotes more Commercial development along I-49, especially toward the North end, for both an improved appearance and growth. Mr. Antonides favors keeping the current C-1, General Business Zoning and keeping Light Industrial further west of I-49.

Alderman Hammack stated that the Future Land Use Map, as adopted by the City’s Comprehensive Plan is a guide towards development but does not direct zoning; he stated the Comprehensive Plan provides for flexibility.

Chairman Dougherty asked if anyone wished to speak in favor of the rezoning application. Mr. Randall Sallee addressed the Commission and identified himself as the applicant. He said they have a pending contract to purchase the remaining Tracts of property in Bradley’s Crossing and plan to develop and build there. He

said he understands the City wants Commercial development, however these tracts in Bradley's Crossing are at the end of Main Street and have relatively poor access and almost no daily traffic for a Commercial business.

Mr. Sallee stated that he has spoken to Staff regarding construction adjacent to I-49, and knows that a building's exterior treatment/finish requirements are much more stringent than building elsewhere. Alderman Hammack made a motion to call for the vote, Seconded by Mr. Antonides. Motion Made, Seconded & Passed (MMSP).

i. Motion Made by Alderman Hammack to disapprove the Application to Rezone Bradley's Crossing Industrial PH1, Lots 4 & 5 from District C-1, General Business to District I-1, Light Industrial; Motion Seconded by Commissioner Vincent.

Roll Call Vote: Antonides; Aye ; Broadhurst Aye ; Dougherty Nay ; Fausett Aye ; Hammack Aye ; Vincent Aye ;

- Disapproved: Application to Rezone Bradley's Crossing Industrial PH1, Lots 4 & 5 from District C-1, General Business to District I-1, Light Industrial.

b. PUBLIC HEARING: APPLICATION TO REPLAT BRADLEY'S CROSSING INDUSTRIAL PH 1, LOTS 3, 4 & 5 TO BRADLEY'S CROSSING SAFETY STORAGE, LOT 1.

Mr. Randall Sallee stated that with the ReZoning being disapproved the RePlat of these properties does not need to move forward at this time, and suggested it be tabled. The Commission discussed this and agreed that if the item was Tabled, it could be brought before the Commission again at any time. Commissioner Antonides commented that should an item be presented to the Board of Aldermen, and fail, that he believes it cannot be presented again for six (6) months. Mr. McDonald believed that to be correct but could not confirm or deny that without reviewing the City's Municipal Code.

i. Motion Made by Commissioner Vincent, Seconded by Commissioner Fausett to "Table" this RePlat Application for Bradley's Crossing Industrial PH 1, Lots 3, 4 and 5 pending Board of Aldermen action. Motion Made, Seconded & Passed (MMSP) – Application Tabled.

c. PUBLIC HEARING: APPLICATION TO REPLAT SPENCER'S ADDITION, LOT 47 AND ½ OF LOT 48 (COMMONLY KNOWN AS 21601 S. CLAIRMONT ST) TO BRADY'S PLACE, TRACT 1.

Mr. McDonald reviewed the Staff Report for the RePlat application, stated that he had spoken with several residents near the property who had no concerns with the proposed RePlat and stated that no formal protests had been received by the City. Mr. McDonald asked if the Commission had any questions, none were presented.

i. Motion Made by Commissioner Vincent, Seconded by Alderman Hammack to Approve the Application to RePlat Spencer's Addition, Lot 47 and ½ of Lot 48 to Brady's Place Tract 1.

Roll Call Vote: Antonides; Aye ; Broadhurst Aye ; Dougherty Aye ; Fausett Aye ; Hammack Aye ; Vincent Aye ;

Approved: Application to RePlat Spencer's Addition Lot 47 and ½ of Lot 48 to Brady's Place Tract 1.

7. Old Business: NONE

8. Commissioner's Comments: Commissioner Vincent commented that he believes that as long as the Commission has a quorum for a meeting that it should move forward with conducting the business on that night's agenda and that items should not be Tabled, or postponed until the next meeting due to a Commissioner's absence. He said the Commission postponed an issue in January, and although he appreciates the decision to ensure all voices are heard believes it better to move forward. He also asked about possibly

obtaining ID Badges for the Commissioners so they may identify themselves when talking to our residents about upcoming issues. Discussion ensued regarding the issues which commissioners may address and potential legal problems which can be created from the best of intentions. Several experienced Commissioners stated the Planning Commission walks a fine line especially with zoning.

Several positive comments were made regarding the new sidewalk and how beneficial it is to our residents.

9. Next Meeting Date: Scheduled for Thursday, May 12th, 2016.

10. There was no further business; Chairman Dougherty asked for a motion to adjourn. Commissioner Antonides motioned to adjourn, seconded by Alderman Hammack, (MMSP); Meeting adjourned at 8:10 pm.

Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.