



**Planning Commission
Minutes of the February 19, 2015 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman

Damian Bianca, CAPZO Present

Planning Commission Vice-Chair

Stephen Brooks, CAPZO Present

City Council Member

Michael Potter, CAPZO Present

Tim Cowles, CAPZO Present

Cynthia McCollum, CAPZO Absent

Steve Ryder, CAPZO Present

Cameron Grounds, CAPZO Present

Lewie L. Bates, CAPZO Present

Troy Wesson, CAPZO Present

PLANNING STAFF PRESENT

Amy Sturdivant, Director of Planning & Economic Development; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney ; Ross Ivey, Assistant Planner

REGISTERED PUBLIC ATTENDEES

Brad Bernard, J. Stringer, Val Davis, Jonathan McGee

ACCEPTANCE OF THE AGENDA

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

COMMENTS

Mr. Brooks referenced that all Planning Commission members are now CAPZO.

APPROVAL OF THE MINUTES

Mr. Bates noted that in the copy of the January minutes that the section approving the December Planning Commission meeting minutes listed Aye for Cowles, McCollum, and Bates when they were absent and should have been noted as abstain. The appropriate corrections were made. Councilman

Potter motioned to approve the minutes of the January 15, 2015 Regular Meeting minutes and Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

PUBLIC COMMENTS

There were no Public Comments.

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC HEARINGS

Cambridge Commercial Subdivision, Phase 2 – Certified Plat Approval

Location: South of Crownridge Drive and west of County Line Road

Representative: Smith Engineering Company

Applicant/Owner: Heritage Plantation, Inc.

Lots: Lot 1 and Lot 2

Acreage: 2.23 acres

Applicants Request:

There were no comments from the Applicant.

Staff Comments:

Mrs. Sturdivant informed the Planning Commission that the subject properties are located south of Crownridge Drive and west of County Line Road. The applicant and property owner is Heritage Plantation, Inc., and the design firm is Smith Engineering Company. The subject property is 2.33 acres. The property is zoned B2, Community Business District. The adjoining property to the north, east, and west are zoned R2, Medium Density Residential. The adjoining property to the south is zoned B2, Community Business District.

The applicant is requesting approval of Cambridge Commercial Subdivision Phase 2. The purpose of the proposed certified plat is to re-subdivide Lot 1 of Cambridge Commercial Subdivision into two lots. Lot 1 will have an area of 1.18 acres and Lot 2 will have an area of 1.15 acres. On behalf of the Planning Department Staff, and the Technical Review Committee, Mrs. Sturdivant recommend approval of the certified plat for Cambridge Commercial Subdivision Phase 2.

Public Comments:

There were no comments from the Public.

Commission Comments:

Mr. Brooks was curious about the property zoned B-2 to the south. Mrs. Sturdivant informed him that the property is actually the school practice fields.

Motion:

Mr. Ryder moved to approve the Certified Plat for Cambridge Commercial Subdivision, Phase 2. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member Mike Potter	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Chestnut Acres Subdivision, Phase 3 – Certified Plat Approval

Location: South of US Hwy 72 and west of Walnut Street

Representative: Hays Surveying and Create Architects

Applicant/Owner: Rick Lanning

Lot: Lot 10 and Lot 11 of Chestnut Acres

Acreage: 1.21 acres

Applicants Request:

Brad Bernard of Create Architects, presented the request on behalf of Mr. and Mrs. Rick Lanning.

Staff Comments:

Mrs. Sturdivant informed the commission that the subject property is located south of US Highway 72 and west of Walnut Street. The applicant and property owner is Rick Lanning and the design firm is Hay's Surveying. The properties have a total area of 1.21 acres. The subject properties are zoned B3, General Business District. The adjoining properties to the north, east, and west are zoned B3, General Business and the adjoining property to the south is zoned R1A, Low Density Residential.

The applicant is requesting certified plat approval to consolidate Lot 10 and Lot 11 into one lot. This re-subdivision is in conjunction with an administrative site plan, which proposed to demolish the existing building and build a new facility to be home to Rick's BBQ. Staff and the Technical Review Committee recommend approval of the certified plat for Chestnut Acres Subdivision, Phase 3, with the following contingencies:

Planning Department Comments:

1. Closure Tape
2. Title Opinion

3. Signature:
 - a. Dedication
 - b. Notaries Acknowledgement
 - c. Surveyor's Seal

Public Comments:

There were no comments from the Public.

Commission Comments:

Mr. Bates asked if all of the existing buildings on the property were to be removed. Mr. Bernard confirmed that all buildings were to be removed.

Mr. Brooks asked when the target opening date is. Mr. Bernard answered him by saying they hope to be open sometime in August.

Mr. Wesson asked if any easements were to be vacated. Mrs. Sturdivant said that no easements were to be vacated. Mr. Potter asked if this would have any issues with the Highway 72 road project. Mrs. Sturdivant answered him that the Planning staff and Technical Review committee had addressed the situation and felt that it would not be an issue.

Motion:

Vice-Chairman Brooks moved to approve with the following contingencies:

1. Closure Tape
2. Title Opinion
3. Signatures:
 - a. Dedication
 - b. Notaries Acknowledgement
 - c. Surveyor's seal

Mr. Bates seconded the motion.

Mr. Bernard informed the commission that he had brought all of the outstanding items with him and given them to Mr. Ivey prior to the meeting.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

NEW BUSINESS

There was no new business.

ADJOURNMENT

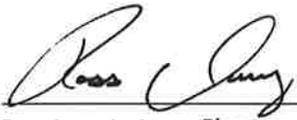
With no new business to discuss, Chairman Bianca adjourned the meeting at 5:40 p.m.

Minutes Approved



Damien Bianca, Chairman

ATTEST:



Ross Ivey, Assistant Planner and Recording Secretary