

**Amended
MINUTES
Public Hearing and Planning Commission
December 7, 2021 at 5:30PM
via Zoom and the Community Building**

Call to Order: Lisa Skiles, Co-Chair, called the meeting to order at 5:31PM.

Roll Call: James Gardener, Lisa Skiles, Mike Hill, Liz Mashie and Levon Ogden and Scott Stokenbury were present. Tom Hennelly was absent.

Approval of Agenda: The agenda was reviewed. Additions to agenda were reviewed. Additions included Review of Planning Commission report; Comments by Planning Commissioners, Mayor, and City Attorney; Public Comment; Adjournment. Levon Ogden made a motion to accept agenda as read; second by James Gardener. Motion carried.

Approval of Minutes: A motion was made to approve the September 7, 2021 minutes by Liz Mashie; second by Mike Hill. A motion was made to approve the October 5, 2021 minutes by Levon Ogden; second by Scott Stokenbury. Motion carried.

Public Hearing and Discussion Regarding Request for Conditional Use Permit: Dr. Brian Buell discussed his plans to build storage and retail space. Lisa Skiles recapped that the hearing is about the conditional use approval, as storage units are not allowed in the district; retail is allowed. John Stars, Dr. Buell's architect, and Eric Heller, Dr. Buell's engineer, discussed specific aspects of the construction and configuration of the proposal. Lisa Skiles indicated that the site utilization and landscaping plan did not fully illustrate the retention pond or drainage proposals. Lisa Skiles asked for comments from the public.

Josh Tritt spoke in favor of the proposal. Russell Stroud spoke in favor of the proposal.

Liz Mashie shared feedback from Tom Hennelly regarding landscape screening and color and asked Dr. Buell to comment. Additional feedback was shared by Dr. Buell's architectural and engineering teams. Discussion was held regarding the mix of retail and storage space and how to achieve a satisfactory mix during the building process.

James Gardner made a motion to recommend a conditional permit on the condition that the shell buildings which front the property be established concurrently or prior to the building of the storage units. Mike Hill seconded the motion. Lisa Skiles abstained. The motion carried and will be recommended to City Council.

Concept Planning for Asher's Ranch Subdivision, Blue Springs Road: Blake Murray, ESI, presented a request to get a waiver on subdivision density and discussed the plans. Lisa Skiles asked for a scale landscape plan. Lisa Skiles asked for Commissioner comments. Discussion was held why Riverside Subdivision did not have a second exit built for the subdivision. Kevin Riggins stated there was a plan at one time to build another exit, but the Fire Chief approved one exit. Lisa Skiles states that it is not confirmed that the Commission has the authority to grant waivers for fire exits to subdivisions. Brian Hogue will verify the authority of the Commission in this matter.

Discussion was held regarding the request for an exception on the formula for subdivision density and development, and the metrics involved in the calculations. The discussion also included how a right-of-way is included in the calculations, and if it should be included.

Mayor Poye discussed Conservation Subdivision rules and the application of those rules to this concept plan.

Lisa Skiles asked if this body would see a final plat; this was confirmed. Levon made a motion to approve, contingent on the Commission verifying the fire code access point, and get the Fire Chief to sign off on it, along with waiving curb and gutter requirement. James Gardner seconded.


The Commission asked that the builders help with compliance to exterior lighting requirements. The Planning Commission appreciated the comment of Kevin Riggins to help by including this in the POA covenants for the Asher Ranch development.

Brizzolara – E. Bowen Blvd. – Tract Split for Parcel #770-18073-000 and #770-18075-002: Nikki Littrell, Blew and Associates presented. Brian Hogue asked if this has to do with the ownership of the tract of land along Highway 45. Levon Ogden shared he would abstain from the vote. Nikki Littrell stated there should be an affidavit clearing up the ownership questions. It was shared that the website lists ownership as the Waterford POA. Additional discussion was held regarding access to the property and different options including purchasing land or an easement. Lisa Skiles made a motion to table this item until clarity on ownership can be provided. Scott Stokenbury seconded the motion; Levon Ogden abstained.

Chandler – 1614 Lafite Lane – Requesting Variance in Minor Subdivision Regulations: John Chandler shared a visual of the property with the Commission and discussed the plans. This tract was split in 2017. The variance requested is an additional split. Mayor Poye commented that he believed it to be a minor subdivision. Brian Hogue stated that since it was previously divided, it is now considered a minor subdivision. Brian Hogue stated that the Commission does not have the authority to deviate from the requirements. This item was tabled to be discussed next month and the requestor must resubmit as a subdivision requesting certain variances.

Lisa Skiles asked for any additional public comment.

Mike Hill made a motion to adjourn. The motion was seconded by Scott Stokenbury. Motion carried and the meeting adjourned at 6:50PM.



Mike Hill
Secretary