PLANNING COMMISSION MINUTES

February 12, 2003

Planning Commission Members Present: Thomas Weyrick, Madelyn Dixon, Wake Gooden, Bill Holt, Troy Lester and Dan Talbot

Staff Present: Donna Gooden and Todd McCoy

Call to Order

Mr. Weyrick called the meeting to order and welcomed Bill Holt to the commission.

MINUTES

D. Talbot moved, second by T. Lester to approve the minutes for November 13, 2002.

YEAS: M. Dixon, W. Gooden, B. Holt, T. Lester and D. Talbot

The motion carried 5-0

Comprehensive Plan

Todd McCoy stated that he had the disk to give to Mr. Strider. The council has allotted $8,000.00 for the comp plan. Mr. Strider will take the disk and make a rough draft and then bring back for the commission to review.

Dr. Trabosh- Subdivide Lot

Todd McCoy stated that a recommendation is needed to take to Council. Dr. Trabosh would like to subdivide the lot where his office is. At this time there are no plans to develop. At a later time Dr. Trabosh may build housing facing "A" Street. Todd McCoy stated that if housing was put on "A" Street Dr. Trabosh may be required to put in an alley.

T. Lester moved, seconded by B. Holt to recommend to council to subdivide the lot for Mr. Trabosh.

YEAS: M. Dixon, W. Gooden, B. Holt, T. Lester and D. Talbot

The motion carried 5-0

Special Use Permit-Mini Storage Units at Shen Elk Plaza

Todd McCoy stated that George McDaniel and Benny King were here tonight concerning a Special Use Permit for Mini Storage Units at Shen Elk Plaza. The Mini Storage buildings will be located on the end closest to the park. Mr. McDaniel stated that their goal was to get approval for three units but they will start out building two. The zoning for this area is M1 which is for industrial and business. In M1 setbacks for B3 are used. The question was asked what will this do to the shopping center. Mr. King stated that this is

looked at more as a Business Park than a shopping center. The units will match the center so they will not stand out. Paving will be done once all three buildings are complete.

T. Lester moved, seconded by W. Gooden to recommend to council a Special Use Permit for Mini Storage Units at Shen Elk Plaza

YEAS: M. Dixon, W. Gooden, B. Holt, T. Lester and D. Talbot

The motion carried 5-0

A Public Hearing will need to be held before the March Council meeting.

Valley Engineering- Ray Knicely

Todd McCoy stated that Mr. Knicely had a proposed addition to Elkwood which would be 36 lots. This proposal is for informational purposes only. Mr. Knicely stated that when this was bought up several years ago there were questions concerning the curbs and guttering. The planning commission wanted curbs and guttering and the developer did not want curbs and guttering. Mr. Knicely stated that they knew the water pressure was an issue. Todd McCoy stated a water model is being constructed at this time. This property is zoned R-8. Todd McCoy stated that we should ask for a master plan to show that single residential homes would be built behind single residential homes. Mr. Knicely stated that to comply with R-8 it would be better to submit a master plan for all of it. This would make it more feasible to plan for water and sewer. Tom Weyrick stated that the planning commission would look into the curb and guttering. Dan Talbot asked if it would be possible to ask the town Attorney to look at the subdivision section concerning the curbs and sidewalks. Todd McCoy stated he would do this.

Benny King-Wirt Avenue

Mr. King stated that he would like to have the sideyard setbacks amended in the Code Book. Mr. King would like to recommend for the R5 sideyard setbacks to be R4 or less. Todd McCoy stated that a Public Hearing would need to be held.

D. Talbot moved, seconded by T. Lester to change the sideyard setbacks in R5 and R6 to the setbacks in R4

YEAS: M. Dixon, W. Gooden, B. Holt, T. Lester and D. Talbot

Motion carried 5-0

Alley Closure- Rockingham Street

Todd McCoy stated that a homeowner on Rockingham Street said his survey showed that he had an alley behind his house. However the plat does not show an alley. If there is an alley he would like to close it. It was determined that there is no alley there.

Adjournment

As there was no further business, Mr. Weyrick adjourned the meeting.

Signature - Chairman

Signature - Secretary